

THE CORPORATION OF THE TOWN OF MINTO

By-law No. 2016-44

To Rezone 401, 411, 417 and 423 Jane Street, Palmerston from
Agricultural Exception (A-1) to Agricultural Exception (A-113)

WHEREAS Section 34 of The Planning Act, R.S.O. 1990, as amended, authorizes the council of a municipality to pass a zoning by-law for the use of land; and

WHEREAS, the Council of the Corporation of the Town of Minto deems it necessary to amend By-law Number 01-86;

NOW THEREFORE the Council of the Corporation of the Town of Minto enacts as follows:

1. THAT Schedule "A" - Map No. 4 (Palmerston) of the Town of Minto Zoning By-law 01-86 is amended by rezoning Part Lot 22, Concession 1, Geographic Township of Minto - with municipal addresses of 401, 411, 417 and 423 Jane Street, Palmerston, Town of Minto, from **Agricultural Exception (A-1)** to **Agricultural Exception (A-113)**, as shown on Schedule "A" attached to and forming part of this By-law.

2. THAT Section 36 – Exception Zone 3 – Rural Minto is amended by the inclusion of a new subsection as follows:

"36.113 A-113 Notwithstanding Section 8.5, Reduced Lot Regulations of the Agricultural Zone, the lands zoned A-113 shall be subject to the regulations of Section 11, Residential (R1C) zone, except for as provided for below:

Required Front Yard, Minimum	6.0 m (19.7 ft)
Required Front Yard, Maximum	18.3 m (60.0 ft)
Required Side Yard on one side, Minimum	1.8 m (5.9 ft)
Required Front Yard on one side, Maximum	3.0 m (9.8 ft)

3. THAT except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 01-86, as amended.
4. THAT this By-law shall come into effect upon the final passing thereof pursuant to Section 34(21) and Section 34(22) of The Planning Act, R.S.O., 1990, as amended, or where applicable, pursuant to Sections 34 (30) and (31) of the Planning Act, R.S.O., 1990, as amended.

Read a first, second, third time and passed in open Council this 7th day of June, 2016.

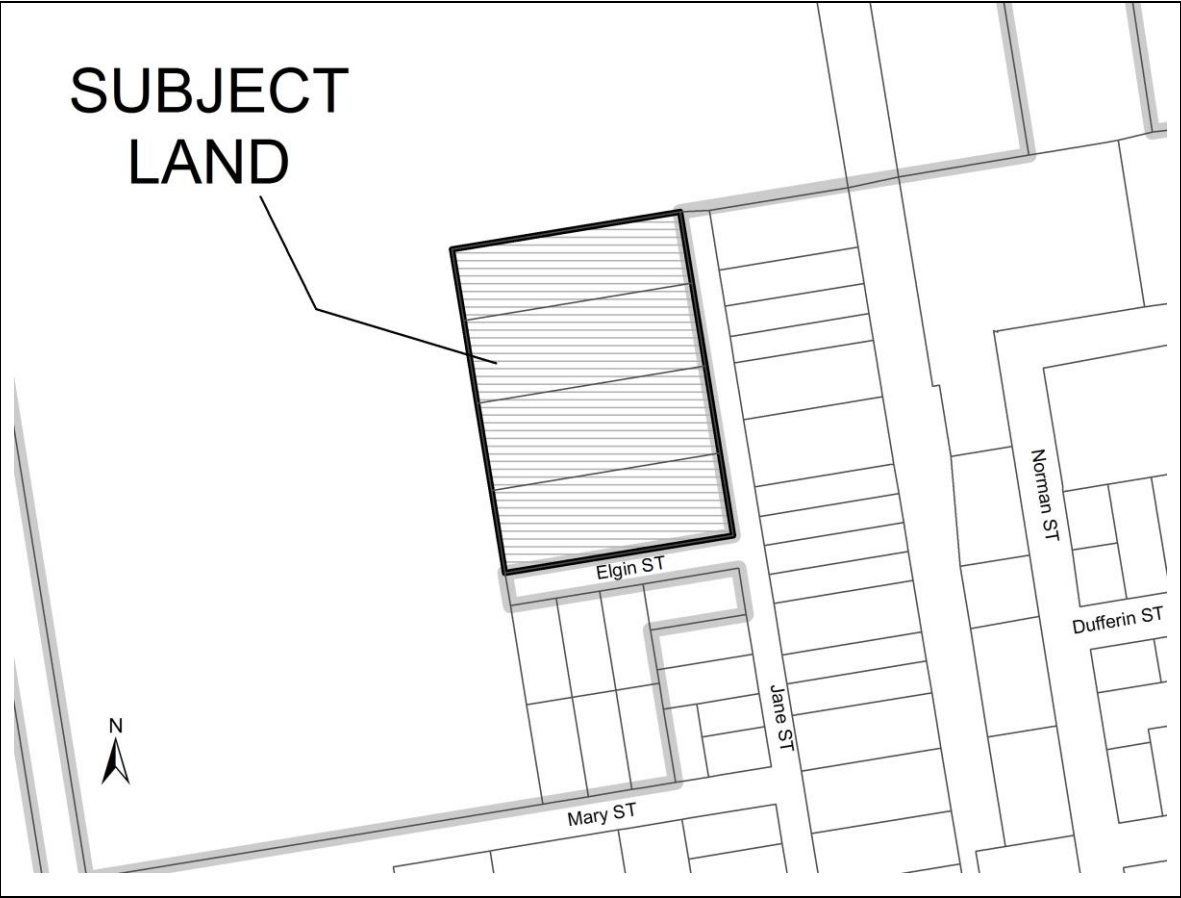
Mayor George A. Bridge

C.A.O. Clerk Bill White

THE CORPORATION OF THE TOWN OF MINTO

By-law 2016-44

Schedule "A"



Rezone from Agricultural Exception (A-1) to Agricultural Exception (A-113)

This is Schedule "A" to By-law 2016-44

Passed this 7th day of June 2016

Mayor George A. Bridge

C.A.O. Clerk Bill White

EXPLANATORY NOTE

BY-LAW NUMBER 2016-44

SUBJECT LAND

The properties subject to the proposed amendment are located on Part Lot 22, Concession 1, Geographic Township of Minto - with municipal addresses of 401, 411, 417 and 423 Jane Street. Together, the four existing lots, making up the subject lands, are approximately 3.85 acres in total.

PURPOSE

The purpose of the amendment is to allow for limited residential development on the subject lands. These lots have been in existence for over 100 years and are within the Agricultural zone. Vacant lots are not subject to the Minimum Distance Separation (MDS1) regulations of the by-law, with respect to livestock facilities. The amendment places the 4 lots within the Agricultural Exception (A-113). The special regulations work to require location of dwellings such that they will not compromise future intensification. Any dwellings have to meet specified maximum and minimum front and side yard setbacks. The intent is to make more efficient use of the existing lots, and to allow for pre-servicing of the lots during the upcoming reconstruction of Jane Street.

The Maitland Valley Conservation Authority has indicated that the subject lands are within the floodway and as such a permit may be required from them prior to a building permit being issued.