The Corporation of the Town of Minto By-law No. 2024-005

Being a By-law to Amend Zoning By-law Number 01-86 for the Town of Minto for 660 Yonge Street, Palmerston

WHEREAS, the Council of the Corporation of the Town of Minto deems it necessary to amend By-law Number 01-86; as amended pursuant to Section 34 of The Planning Act, R.S.O. 1990, as amended

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

- THAT Schedule 'A' Map 4 to By-law 01-86 is amended by changing the zoning on the lands described as Lots 6 & 7 Southwest of Yonge Street, Grains Survey, Plan 61R-22238, Parts 1 & 2 and municipally known as 660 Yonge Street, Palmerston., as shown on Schedule "A" attached to and forming part of this By-law from Residential (R2) to Residential Site Specific (R3-54).
- 2. That Section 37, Town of Palmerston Exception Zone, is amended by adding the following new exceptions:

37-54 660 Yonge Street	R3-54	Notwithstanding any other provisions to the contrary, the following regulations shall apply for a cluster townhouse development:
		 The minimum lot area shall be 1600 m2 (0.39 ac). The minimum front yard setback shall be 4.5 m (14.76 ft) Notwithstanding Section 6.37 b) i) YARD ENCHROACHMENTS open and unenclosed porches, uncovered decks, balconies and steps may project into the required front yard no more than 1.5 m (4.9 ft). The minimum interior side yard setback shall be 3 m (9.84 ft). Notwithstanding Section 6.37 b iii) open and enclosed porches, uncovered decks and balconies shall not project into any required interior side yards. Notwithstanding any other provisions to the contrary, all driveways and parking aisles shall have a minimum unobstructed width of 6.0 m (19.69 ft) where two-way traffic is permitted and 3 m (9.8 ft) where one-way direction of traffic flow is permitted, which is clearly indicated by signs, pavement markings or both. There must be a minimum of 5 visitor parking spaces located at the rear of the property and such spaces shall be identified as being reserved for the exclusive use of such visitor. There must be a minimum of 1 loading/turning space (3.0 m by 5.6 m) located on the lot for temporary parking of vehicles while loading or unloading of merchandise or materials, and such space shall be identified as being reserved for this exclusive use.
		 Notwithstanding any other provisions to the contrary, Section 6.3 BUFFER AREA shall apply and a 1.8 m (6 ft)

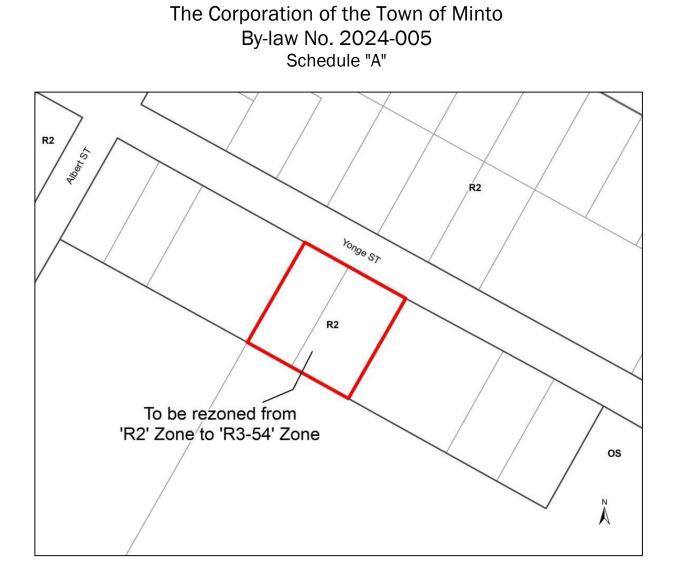
solid board fence shall be provided around the entirety of the subject lands (the fence is to be set back a minimum of 4.5m from the front lot line or in line with
the front wall of the main building).

- 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 become effective from the date of passage by Council and come into force in accordance with the requirements of the Planning Act, R.S.O. 1990, as amended.

Read a first, second, third time and passed in open Council this 23rd day of January 2024.

Dave Turton, Mayor

Annilene McRobb, Clerk



This is Schedule "A" to By-law 2024-005.

Passed this 23rd day of January 2024.

MAYOR

CLERK

The Corporation of the Town of Minto By-law No. 2024-005 Explanatory Note

THE LOCATION OF THE SUBJECT LANDS is legally described as Lots 6 & 7 Southwest of Yonge Street, Grains Survey, Plan 61R-22238, Parts 1 & 2 and municipally known as 660 Yonge Street, Palmerston. The subject property is 0.16 ha (0.39 ac) in size and is currently zoned Residential (R2).

THE PURPOSE AND EFFECT of the proposed amendment is to rezone the subject lands from Residential (R2) Zone to Residential Site Specific (R3-54) Zone to permit two 4-unit cluster townhouse development.