

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:

1. 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	<div>Notwithstanding any other provisions to the contrary, the following regulations shall apply for a cluster townhouse development:</div> <div><ul style="list-style-type: none"><li>• The minimum lot area shall be 1600 m2 (0.39 ac).</li><li>• 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).</li><li>• The minimum interior side yard setback shall be 3 m (9.84 ft).</li><li>• Notwithstanding Section 6.37 b iii) open and enclosed porches, uncovered decks and balconies shall not project into any required interior side yards.</li><li>• 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.</li><li>• 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.</li><li>• 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.</li><li>• Notwithstanding any other provisions to the contrary, Section 6.3 BUFFER AREA shall apply and a 1.8 m (6 ft)</li></ul></div>
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		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).
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- 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 23<sup>rd</sup> day of January 2024.

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Dave Turton, Mayor

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Annilene McRobb, Clerk

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



This is Schedule “A” to By-law 2024-005.

Passed this 23<sup>rd</sup> day of January 2024.

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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.