

The Corporation of the Town of Minto
By-law No. 2024-015

Being a By-law to Amend Zoning By-law Number 01-86
for the Town of Minto for 24 Minto Street N, Clifford

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 & 36 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 2 to By-law 01-86 is amended by changing the zoning on the lands described as Concession D, Part Lot 2 and Municipally known as 24 Minto Street North, Clifford, as shown on Schedule “A” attached to and forming part of this By-law from **Low Density Residential (R1B) to Medium Density Residential Site Specific with a Holding (R2-4(H))**.
- 2. That Section 34, Clifford Village Exception Zone, is amended by adding the following new exceptions:

34-4 24 Minto Street N	R2-4 (H)	<p>Notwithstanding any other section of the by-law to the contrary, for the lands zone R2-4 the following regulations shall apply for street townhouses only:</p> <p>i) Minimum lot area per dwelling unit of 240 m2 (2,583.4 ft2);</p> <p>ii) Maximum lot coverage of 60% for bungalow/1 storey units. For further clarity the bungalow/1 storey units may also contain a loft.</p> <p><u>Holding (H) Provision</u></p> <p>Notwithstanding any other provisions of this by-law, permitted uses and buildings are limited to those legally existing as of the date of the passing of this amendment until the Holding (H) Provision is removed by Council. The Holding provision may be removed when Council is satisfied that the following matters have been addressed:</p> <p>i) Municipal water and sewage servicing is or will be made available to the land;</p> <p>ii) Stormwater management has been adequately addressed.</p>
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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 19th day of March 2024.

Jean Anderson, Deputy Mayor

Annilene McRobb, Clerk

The Corporation of the Town of Minto
By-law No. 2024-015
Schedule "A"



This is Schedule “A” to By-law 2024-015.

Passed this 19th day of March 2024.

DEPUTY MAYOR

CLERK

The Corporation of the Town of Minto
By-law No. 2024-015
Explanatory Note

THE LOCATION OF THE SUBJECT LANDS is legally described as Concession D, Part Park Lot 2 RP;61R7235 Part 1 and municipally know as 24 Minto Street N, Clifford, Town of Minto. The subject property is approximately 0.40 ha (0.98 ac) in size and is currently zoned Residential (R1B).

THE PURPOSE AND EFFECT of the proposed amendment is to rezone the subject lands from Low Density Residential (R1B) to site specific Medium Density Residential with a Holding Provision(R2-4(H)) to facilitate the proposed development of 16 street townhouse units on 4 lots. A reduced lot area and an increased lot coverage is also being proposed for the townhouse units.