The Corporation of the Town of Minto By-law No. 2024-028

Being a By-law to Amend Zoning By-law Number 01-86 for the Town of Minto for 84 Elora 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 of the Planning Act, R.S.O. 1990, as amended.

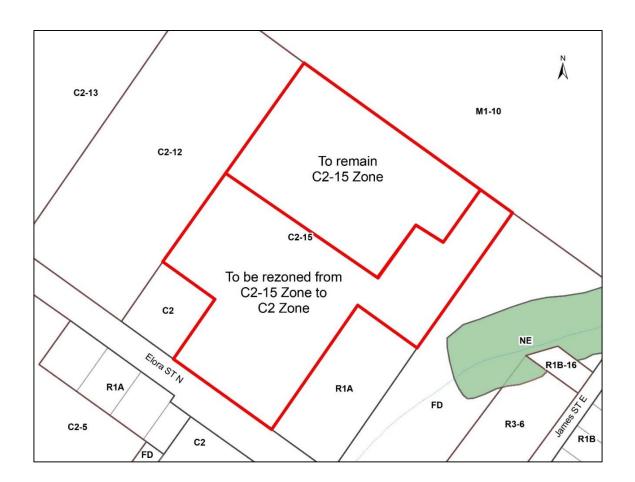
NOW THEREFORE the Council of the Corporation of the Town of Minto enacts as follows:

- 1. THAT Schedule 'A' Map 2 to By-law 01-86 is amended by changing the zoning on a portion of the lands described as Concession C, Part Lot 58 RP 61R10348; Part 1 and is municipally known as 84 Elora Street N, Clifford, as shown on Schedule "A" attached to and forming part of this By-law from Highway Commercial Site Specific (C2-15) to Highway Commercial (C2) zone.
- 2. THAT Section 34, Clifford Village Exception Zone, is hereby amended by deleting exception in its entirety and adding the following new exceptions:

34-15	C2-15	Notwithstanding any other section of the by-law to the
		contrary, for the lands zone C2-15 the following uses
84 Elora		are permitted:
St, N		
		Any use permitted in the M2 (Light Industrial) Zone
		subject to the applicable regulations of that Zone
		Automotive Accessories Shop
		Automotive Sales and Service Establishment
		Automotive Service Station
		Automotive Washing Establishment
		Beer Store
		Boat Sales and Service Establishment
		Business and/or Professional Offices
		Building Supply Outlet
		Bus Depots
		Commercial Nursery or Greenhouse
		Convenience Store
		Farm Implement Sales and Service Outlet
		Financial Office
		Gas Bar
		Liquor Store
		Parking Area
		Parking Lot
		Public Buildings
		Public Uses
		Recreational Trailer Sales and Service Establishment
		Rental Outlet
		Service or Repair Shop
		Veterinarian Clinic
		U-Brew Establishment
		Wholesale Outlets
		Accessory Uses, Buildings and Structures to the
		above permitted uses

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.	AT this By-law shall become effective from the date of passage by Council I come into force in accordance with the requirements of the Planning Act, .O. 1990, as amended.			
Read	a first, second, third time and passed in open Council this 21^{st} day of May 2024.			
	Dave Turton, Mayor			
	Annilene McRobb, Clerk			

The Corporation of the Town of Minto By-law No. 2024-028 Schedule "A"



This is Schedule "A" to By-law 2024-028

Passed this 21st day of May 2024

MAYOR	CLERK

The Corporation of the Town of Minto By-law No. 2024-028 Explanatory Note

THE LOCATION OF THE SUBJECT LANDS is legally described as Concession C, Part Lot 58 RP 61R10348; Part 1 and is municipally known as 84 Elora Street N, Clifford. The subject property is approximately 5.83 ha (14.4 ac) in size and is currently zoned Highway Commercial Site Specific (C2-15) Zone.

THE PURPOSE AND EFFECT of the proposed amendment is to rezone the front portion of the subject lands from Site Specific Highway Commercial (C2-15) to Highway Commercial (C2) zone and amend the permitted uses in the C2-15 zone to restrict sensitive lands uses and allow for light industrial (M2) uses.