

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:

<p>34-15</p> <p>84 Elora St, N</p>	<p>C2-15</p>	<p>Notwithstanding any other section of the by-law to the contrary, for the lands zone C2-15 the following uses are permitted:</p> <ul style="list-style-type: none"> • 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
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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 21st 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.