

The Corporation of the Town of Minto  
By-law No. 2024-048

Being a By-law to Amend Zoning By-law Number 01-86  
for the Town of Minto for 33 and 37 Nelson Street West  
and 26 Park Street West, 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 and Section 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 of By-law 01-86 is amended by changing the zoning on lands described as Concession D Part of Park Lot 6 E/S Minto Street, RP;61R10860 Parts 5, 6 and 7 municipally known as 33 and 37 Nelson Steet West and 26 Park Street West, Clifford, Town of Minto, County of Wellington, as shown on Schedule "A" and attached to and forming part of this By-law from:
  - Low Density Residential (R1B) to Low Density Residential Site Specific (R1B-17); and
  - Low Density Residential (R1B) to Medium Density Residential Holding (R2(H)).
2. THAT Section 34, Exception Zone 1 – Clifford Village, is hereby amended by adding the following new exception:

<b>34.17</b> Nelson St W	<b>R1B-17</b>	Notwithstanding any other section of this by-law to the contrary, for the lands zoned R1B-17 the following regulations shall apply: <ul style="list-style-type: none"><li>- Minimum lot frontage of 14.6 m (47.9 ft)</li></ul>
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3. THAT Section 12.5, Holding Provisions, is amended by adding the following:

12.5.3 Park Street West, Lot 6, RP 61R10860, Part 7 – Map 2 – Clifford

Council may pass a by-law removing the holding symbol once it is satisfied that the following matter has been adequately addressed:

  - Adequate municipal services are available to the lands; and
  - Any stormwater management issues have been adequately addressed.
4. THAT except as amended by this by-law, the land shown on the attached Schedule "A" shall be subject to all applicable regulations of the Zoning By-law 01-86, as amended.
5. 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 3<sup>rd</sup> day of September 2024.

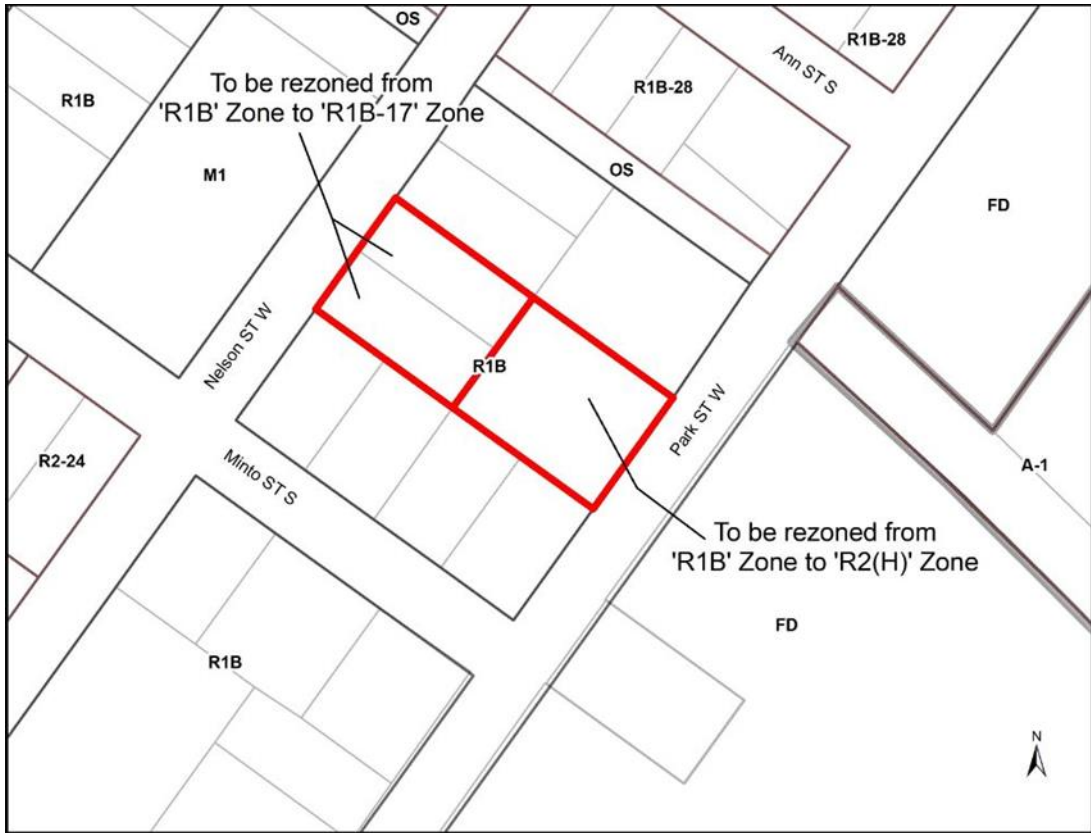
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Dave Turton, Mayor

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Quinn Foerter, Deputy Clerk

The Corporation of the Town of Minto  
By-law No. 2024-048  
Schedule "A"



This is Schedule "A" to By-law 2024-048  
Passed this 3<sup>rd</sup> day of September 2024

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MAYOR

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DEPUTY CLERK

The Corporation of the Town of Minto  
By-law No. 2024-048  
Explanatory Note

**THE SUBJECT LAND** is located at Concession D Part Park LOT 6 E/S Minto Street, RP;61R10860 Parts 5, 6 and 7 and municipally known as 33 and 37 Nelson Street West and 26 Park Street West, Clifford. The subject property is approximately 0.44 ha (1.09 ac) in size.

**THE PURPOSE AND EFFECT** of the proposed Zoning By-law amendment is to rezone the subject lands being Parts 5 and 6 on Nelson Street West from Residential (R1B) to a site specific Residential (R1B-17) Zone to permit a reduced minimum lot frontage of 14.6 m (47.9 ft) whereas 15 m (49.2 ft) is required for the proposed lots to permit single detached dwellings. This rezoning is a condition of consent applications B105/23 and B106/23 that were granted provisional approval by the Wellington County Land Division Committee. The proposed consolidated severed lot and the two (2) retained lots will each consist of approximately 728 m<sup>2</sup> (0.18 ac).

The Zoning By-law Amendment is also to rezone the subject lands being Part 7 on Park Street West which consists of 2,201.59 m<sup>2</sup> (approximately 0.54 ac) from Residential (R1B) to a Holding Residential (R2(H)) Zone for future residential development when municipal services are available.