

The Corporation of the Town of Minto
By-law No. 2017-03

To amend zoning for 6433 10th Line, Minto from
Agricultural to Agricultural Exception to permit a temporary garden suite

WHEREAS, the Council of the Corporation of the Town of Minto deems it necessary to amend By-law Number 01-86;

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

1. THAT Schedule "A" - Map No. 1 of the Town of Minto Zoning By-law 01-86 is amended by revising the zoning, on Part Lot 12, Concession 10 (former Township of Minto), with a civic address of 6433 10th Line, from Agricultural (A) to Agricultural Exception (A-114), as shown on Schedule "A" attached to and forming part of this By-law.
2. THAT Section 36, Exception Zone 3, is amended by the inclusion of the following new exception 36.114:

A-114

1. *In addition to the other uses permitted for this property, a temporary, dwelling in the form of a garden suite as defined by this By-law is permitted, subject to the following regulations:*
 - i) *Notwithstanding any other section of this by-law, the garden suite may take the form of either a mobile home or a modular home, provided it is of a temporary nature and can be removed from the site;*
 - ii) *Notwithstanding Section 6.12 (e), the maximum floor area shall be 139.35 sq. m. (1,500 sq. ft.);*
 - iii) *Notwithstanding any other section of this by-law, the garden suite may be located in front of the main residential dwelling, provided the setback from the main residential dwelling, wall to wall, does not exceed 60.96 m. (200 ft.);*
 - iv) *Notwithstanding Section 8.5.2.5, pursuant to Section 6.12(l), the minimum interior side yard shall be 1.5 m. (5.0 ft.).*
 - v) *A vegetative planting strip as per the regulations of Section 6.3 of this by-law shall be required, in front of and to the sides of the garden suite, to screen it from the road;*
 - vi) *Other than above, the garden suite shall comply with the regulations of Section 6.12 of this by-law;*
 - vii) *Pursuant to Section 39.1(3) of the Planning Act, R.S.O. 1990, c.P.13 as amended, the garden suite is permitted until January 10, 2037.*
2. *In addition to the other uses permitted for this property, a home industry, in the form of an existing bicycle repair shop is permitted, subject to the following regulations:*
 - i) *Notwithstanding Section 6.14(g) of this by-law, the current location of the existing bicycle repair shop shall be deemed to comply with required setbacks;*
 - ii) *Minor accessory sales of bicycles shall also be permitted, provided the main use of the home industry is bicycle repairs;*

iii) Other than above, the home industry shall comply with the regulations of Section 6.14 of this by-law.

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 the Town of Minto Zoning By-law 01-86, as amended.

4. THAT this By-law shall come into effect upon the final passing thereof pursuant to Sections 34 and 39 of The Planning Act, R.S.O., 1990, as amended

Read a first, second, third time and passed in open Council this 10th day of January, 2017.

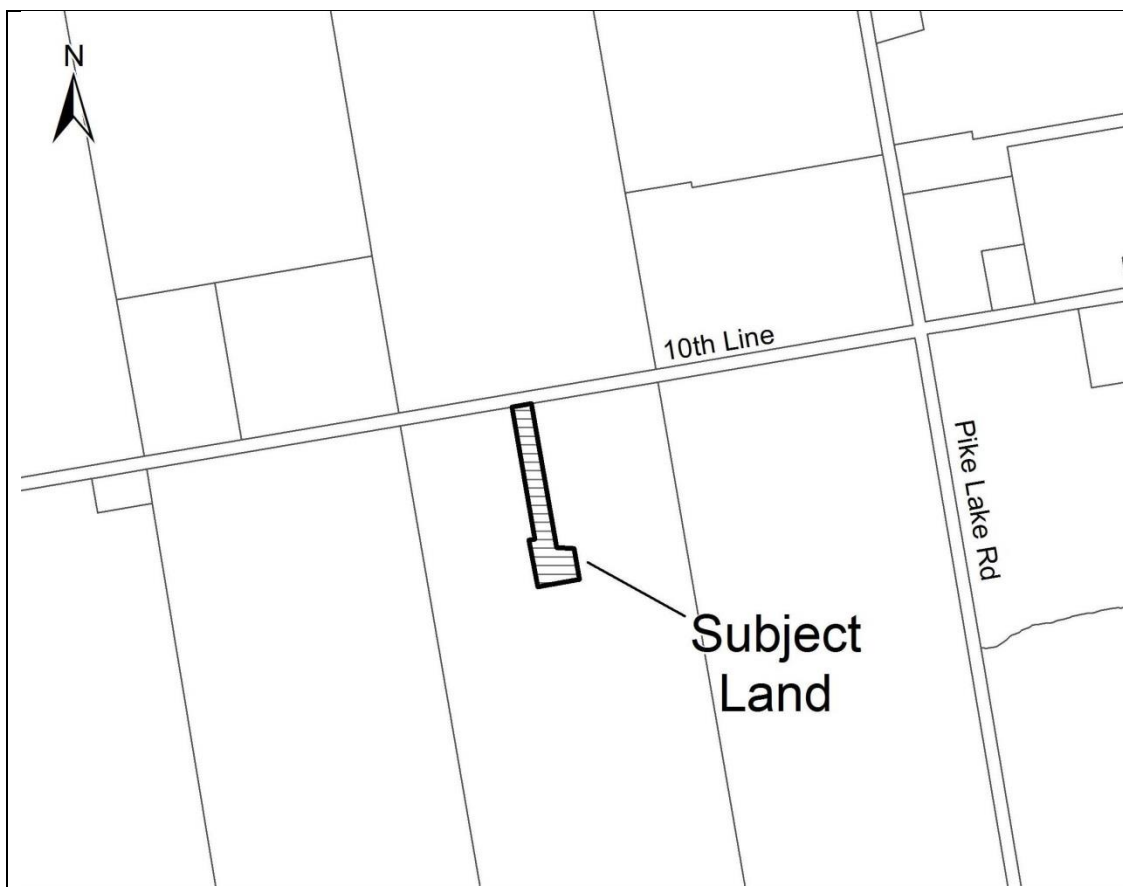
Mayor George A. Bridge

C.A.O. Clerk Bill White

THE TOWN OF MINTO

BY-LAW NO 2016-03

Schedule "A"



Revise the Zoning from Agricultural (A) to Agricultural Exception (A-114)

This is Schedule "A" to By-law 2016-03

Passed this 10th day of January, 2017

MAYOR

C.A.O. CLERK

BY-LAW NUMBER 2016-03

LOCATION

The property subject to the proposed amendment is located on Part Lot 12, Concession 10 with a municipal address of 6433 10th Line. The property is 1.04 ha (2.58 acres) in size, and contains a residential dwelling as well as a 2,400 sq. ft. bicycle repair shop.

PURPOSE

The main purpose is to rezone the subject lands to permit a temporary garden suite in the form of either, a mobile home or a modular home, for a period of 20 years. Minor variances for the garden suite are included to:

- Allow the maximum area to be 1,500 sq. ft. instead of 1,000 sq. ft.
- Clarify that the garden suite may be located in front of the main dwelling, provided the setback is no greater than 200 ft.
- Allow the minimum interior side yard to be 5 ft. instead of 9.8 ft.
- A vegetative planting strip, in front of and to the sides of the garden suite, to screen it from the road.

The secondary purpose is to recognize the existing home industry, in the form of a bicycle repair shop on the property and to permit minor accessory bicycle sales.