

The Corporation of the Town of Minto
By-law 2017-105

To Amend Zoning By-law Number 01-86
For the Town of Minto

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 4 – Palmerston, of the Town of Minto Zoning By-law 01-86 is amended by rezoning Lots 35 & 35, Survey Caswell and Clement’s, Part Park Lot 3, Pt Lane, Survey Borthwick’s, with a municipal address of 260 Mary St. as shown on Schedule “A” attached to and forming part of this By-law, from **Residential (R3)** to **Residential (R3) Exception (37-46)** and **Residential (R3) Exception (37-47)**.
- 2. THAT Section 37 Exception Zone 4 – Palmerston, is amended by the inclusion of the following new exceptions:

37.46 Lots 35 & 35, Survey Caswell and Clement’s, Part Park Lot 3, Pt Lane, Survey Borthwick’s 260 Mary St.	R3-46 Notwithstanding the provisions of section 13.2.3.1 a minimum lot area of 1742.6 m² (18,757.7 ft²) is permitted. Notwithstanding the provisions of section 13.2.3.5 a minimum interior side yard setback of 1.84 m (6.0 ft) is permitted for the existing building.
37.47 Lots 35 & 35, Survey Caswell and Clement’s, Part Park Lot 3, Pt Lane, Survey Borthwick’s	R3-47 Notwithstanding the provisions of section 13.2.2.3 a minimum front yard setback of 6.0 m (19.7 ft) is permitted for a 5-unit cluster townhouse. Notwithstanding the provisions of section 13.2.2.4 a minimum rear setback of 3.8 m (11.8 ft) is permitted for a 5-unit cluster townhouse. Notwithstanding the provisions of section 13.2.2.5 a minimum interior side yard setback of 5.0 m (16.4 ft) is permitted for a 5-unit cluster townhouse.

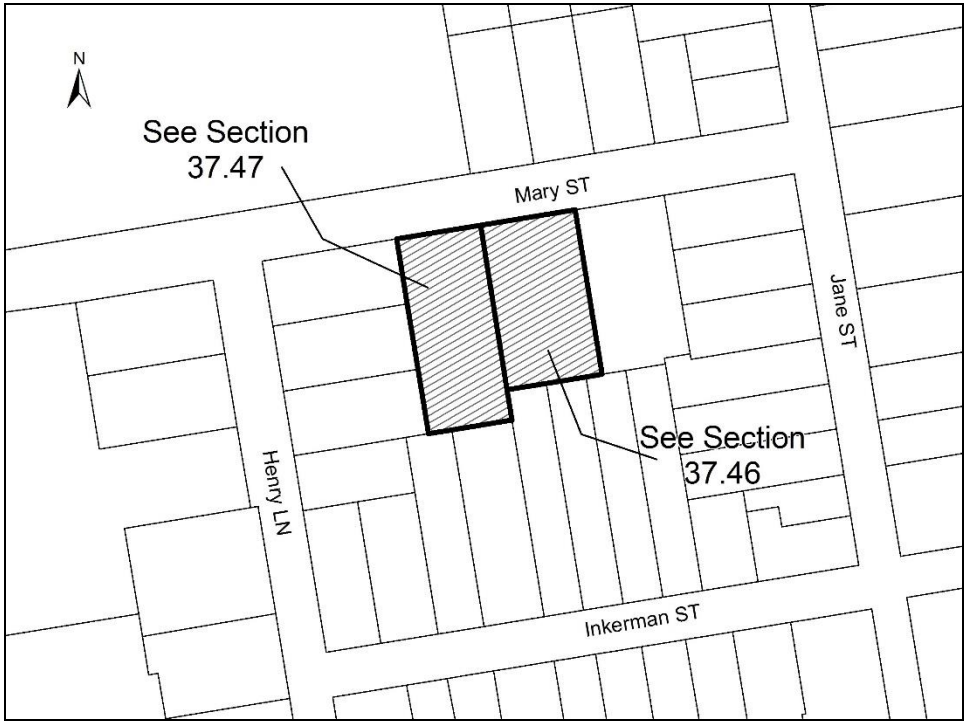
- 3. THAT except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 01-86, as amended.
- 4. THAT this By-law shall come into effect upon the final passing thereof pursuant to Section 34(21) and Section 34(22) of The Planning Act, R.S.O., 1990, as amended, or where applicable, pursuant to Sections 34 (30) and (31) 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 December, 2017.

Mayor George A. Bridge

C.A.O. Clerk Bill White

Town of Minto
BY-LAW NUMBER 2017-105
SCHEDULE "A"



Passed this 19th day of December 2017.

MAYOR

CLERK

EXPLANATORY NOTE
BY-LAW NUMBER 2017-105

THE SUBJECT LAND is legally described as Lots 35 & 35, Survey Caswell and Clement's, Part Park Lot 3, Pt Lane, Survey Borthwick's, with a municipal address of 260 Mary St., Palmerston. The property is approximately 0.35 ha (0.87 acres) in size. A 12-unit apartment building is currently located on the property.

THE PURPOSE AND EFFECT of the amendment is to rezone the subject lands to permit a reduced minimum lot area and side yard setback for the existing 12-unit apartment building, and permit reduced front yard, side yard and rear yard setbacks for a future multiple unit residential dwelling. This rezoning is a condition of severance application B129/16, which has been granted provisional consent by the Wellington County Land Division Committee. The consent application creates a new 0.17 ha (0.43 acres) parcel occupied by an existing 12-unit apartment building and a 0.18 ha (0.44 acres) retained vacant residential parcel (future multiple unit residential dwelling).