

The Corporation of the Town of Minto  
By-Law 2018-75

To amend Zoning By-law 01-86, as amended regarding 310 Queen Street South,  
Palmerston

**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 4 of the Town of Minto Zoning By-law 01-86 is amended by rezoning Part Lots 7 & 8, South Side of Victoria Street, Morrison’s Survey, municipally known as 310 Queen Street South, Palmerston as shown on Schedule “A” attached to and forming part of this By-law, from:
  - Medium Density Residential (R2) to Medium Density Residential Exception (R2-37.48)
  - Medium Density Residential (R2) to Medium Density Residential Exception (R2-37.49)
2. THAT Section 36, Palmerston Exception Zones, is hereby amended by adding the following new exceptions:

<b>37.48</b> Part Lots 7 & 8, South Side of Victoria Street, Morrison’s Survey, 310 Queen Street South, Palmerston	Notwithstanding Section 12.1, only the following uses are permitted: <ul style="list-style-type: none"><li>• a one storey single detached dwelling (bungalow)</li><li>• Home Occupation</li><li>• Accessory uses buildings and structures</li></ul> Notwithstanding the provisions of section 12.2.1.1, a minimum lot area of 416.9 m² (4,487.0 ft²) is permitted.  Notwithstanding the provisions of section 12.2.1.6, a minimum rear yard of 4.6 m (18.4 ft). is permitted.
<b>37.49</b> Part Lots 7 & 8, South Side of Victoria Street, Morrison’s Survey, 310 Queen Street South, Palmerston	Notwithstanding the provisions of section 12.2.1.1, a minimum lot area of 392.4 m² (4,223.0 ft²) is permitted.  Notwithstanding the provisions of section 12.2.1.6, a minimum rear yard of 4.15 m (13.6 ft) is permitted.  Notwithstanding the provisions of 5.139.1 b), the front lot line shall be deemed to be the frontage along Queen Street.

3. THAT except as amended by this By-law, the land 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 finally passed in open Council this 18<sup>th</sup> day of September 2018.

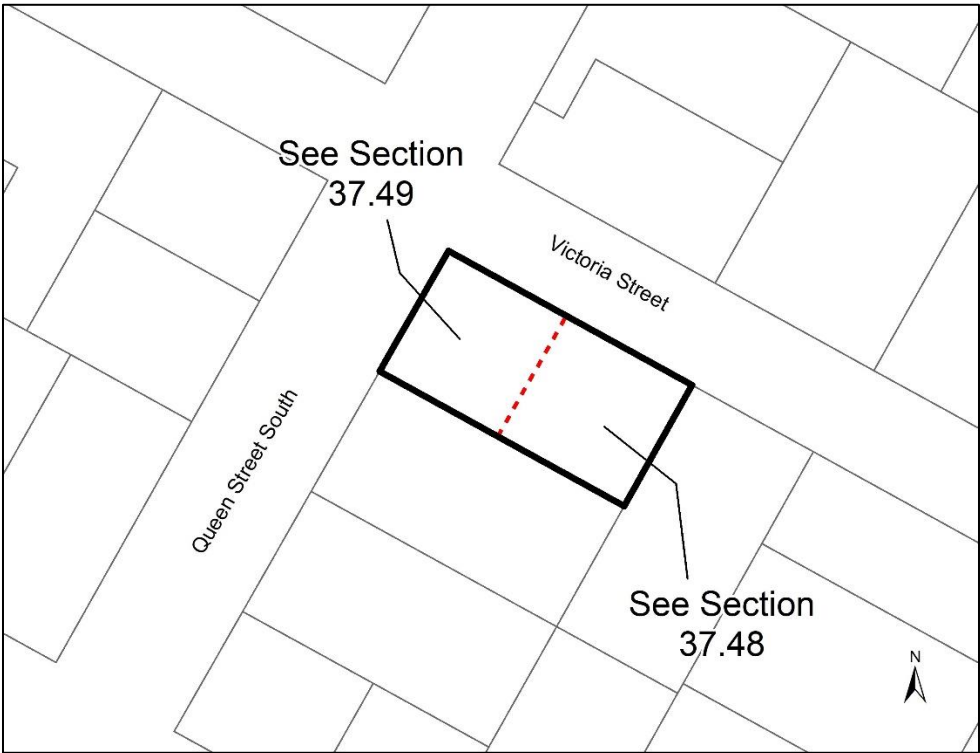
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Mayor – George Bridge

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THE TOWN OF MINTO  
BY-LAW NO\_2018-75

Schedule "A"



Passed this 18th day of September 2018.

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MAYOR

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CLERK

## EXPLANATORY NOTE

### BY-LAW NUMBER 2018-75

**THE LOCATION** being rezoned is Part Lots 7 & 8, South Side of Victoria Street, Morrison's Survey,  
310 Queen Street South, with a civic address of 310 Queen Street South, Palmerston. The lands subject to the amendment is 809.3 m<sup>2</sup> (8,711 ft<sup>2</sup>) in size.

**THE PURPOSE AND EFFECT** the proposed amendment is to rezone the proposed retained portion of property to permit a reduced lot area, reduced rear yard setback (existing single detached dwelling), and recognize the Queen St. frontage as the front lot line. The amendment also rezones the proposed severed parcel to limit the use of the property to a one storey single detached dwelling and permit a reduced lot area, and reduced rear yard setback to facilitate the construction of a future single detached dwelling.

This rezoning is a condition of severance application B57/18, which has been granted provisional consent by the Wellington County Land Division Committee. The consent will sever a vacant 416.9 m<sup>2</sup> (4,487 ft<sup>2</sup>) residential parcel. A 392.4 m<sup>2</sup> (4,223 ft<sup>2</sup>) residential parcel is retained.