

The Corporation of the Town of Minto  
By-Law 2018-86

To amend Zoning By-law 01-86, as amended regarding 401, 411, 417,  
423 Jane Street, Palmerston

**WHEREAS** Section 34 of The Planning Act, R.S.O. 1990, as amended, authorizes the council of a municipality to pass a zoning by-law for the use of land; and

**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 1 of the Town of Minto Zoning By-law 01-86 is amended by rezoning 401, 411, 417 and 423 Jane Street, Palmerston as shown on Schedule “A” attached to and forming part of this By-law, from **Agricultural Exception Holding (A-113) to Agricultural Exception Holding (A-113 (H))**.
2. THAT Rural Area Exception 36.113 is deleted and replaced with the following:

36.113	A-113	<p>Notwithstanding Section 8.5, Reduced Lot Regulations of the Agricultural Zone, the lands zoned A-113 shall be subject to the regulations of Section 11, Residential (R1C) Zone, except for as provided below:</p> <table><tr><td>Front Yard, Minimum</td><td>6.0 m (19.7 ft)</td></tr><tr><td>Front Yard, Maximum</td><td>13.0 m (39.36 ft)</td></tr></table> <p>Until the “H” symbol is removed no buildings or structures, of any kind including pools are permitted within the lands zoned A-113(H).</p> <p>Council may pass a by-law removing the holding symbol from a lot, or portion of a lot once it satisfied that the following matters have been adequately addressed:</p> <ul style="list-style-type: none"><li>(i) That the owner prepare a development plan to the satisfaction of the Town showing proposed lots and building locations for all lands.</li><li>(ii) Council is satisfied that the location of a proposed building(s) or structures (s) on a lot does not jeopardize future residential development on the lands;</li><li>(iii) Municipal water and sewage services are available; and,</li><li>(iv) The lot has frontage on an open public street.</li></ul>	Front Yard, Minimum	6.0 m (19.7 ft)	Front Yard, Maximum	13.0 m (39.36 ft)
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Front Yard, Maximum	13.0 m (39.36 ft)					

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 6<sup>th</sup> day of November 2018.

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Mayor – George Bridge

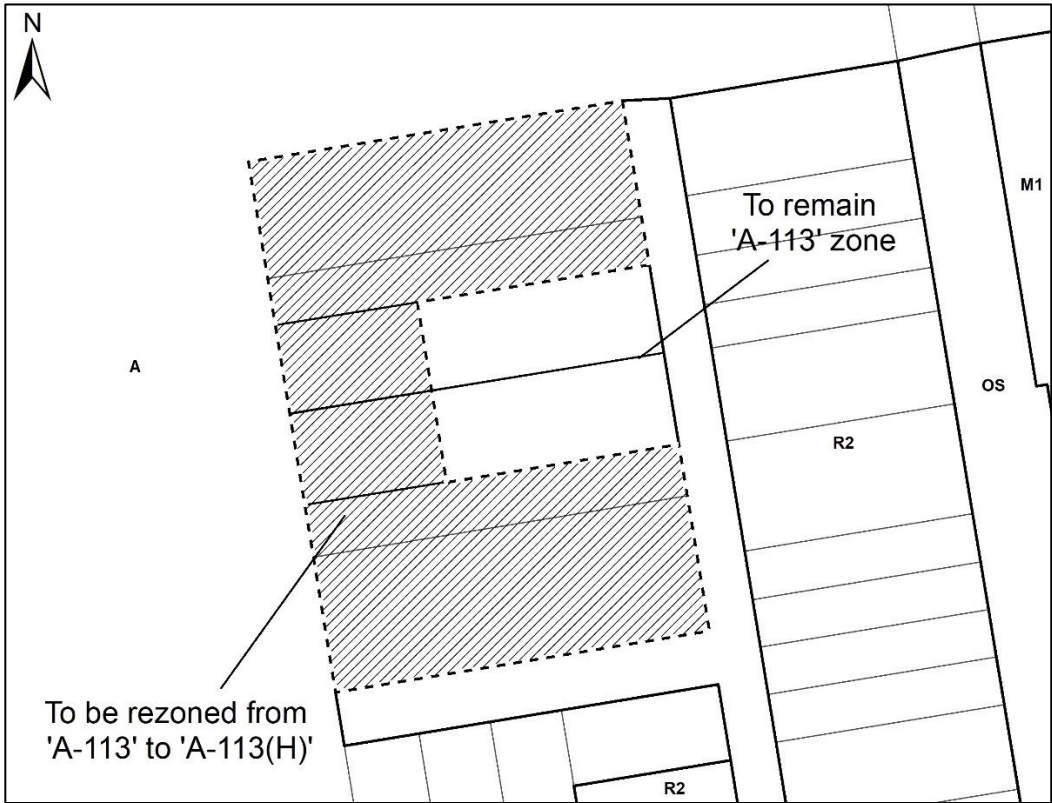
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Deputy C.A.O. Clerk –Gordon Duff

THE TOWN OF MINTO

BY-LAW NO 2018-86

Schedule "A"



Rezone from Agricultural Exception (A-113) to Agricultural Exception Holding (A-113 (H)).

Passed this 6th day of November 2018.

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MAYOR

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DEPUTY CLERK

## **EXPLANATORY NOTE**

### **BY-LAW NUMBER 2018-86**

**THE LOCATION** of the properties subject to the proposed amendment is located on Lots 76-79, with a civic address of 401, 411, 417 and 423 Jane Street, Palmerston. The lands subject to the amendment is approximately 1.57 ha (3.87 ac) in size and are currently zoned Agricultural Exception (A-113).

**THE PURPOSE AND EFFECT** of the proposed amendment is to modify the site specific Agricultural Exception (A-113) zone and apply a Holding Provision (H) to address phasing and the orderly future development of the properties. This rezoning is a condition of severance applications B76/18 and B77/18, which has been granted provisional consent by the Wellington County Land Division Committee.