WHEREAS By-law No. 27-2006, as amended, is the Comprehensive Zoning By-law governing the lands located within the Corporation of the Town of Bancroft;

AND WHEREAS the Council of the Corporation of the Town of Bancroft having received and reviewed an application to amend By-law No. 27-2006 for the Corporation of the Town of Bancroft, is in agreement with the proposed changes;

AND WHEREAS this By-Law is enacted for the purpose of rezoning the lands described as Part 1, Plan 21R-25013 and Part Lot 136, and all of Lot 137, Lot 138, Lot 139, Lot 145, Lot 146, Lot 202, Lot 203 and Lot 204, on Plan 411, Town of Bancroft, County of Hastings, municipally known as 30 Flint Avenue and 11 Faraday Street;

AND WHEREAS authority is granted under Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended;

NOW THEREFORE, THE COUNCIL OF THE CORPORATION OF THE TOWN OF BANCROFT ENACTS AS FOLLOWS:

1. THAT By-law No. 27-2006, as amended, is hereby amended, by amending Section 8.3.6 in its entirety and replace with the following:

“8.3.6 R3-6-h (Lots 137-139, 145, 146, 202 to 204 and Part of Lot 136 on Plan 411, and Part 1 on Plan 21R-25013, Faraday Street, Bancroft)

Notwithstanding any provision of By-law No. 27-2006, as amended, to the contrary, on the lands zoned R3-6-h, the following provisions shall apply:

8.3.6.1 Permitted Use
a) Multiple dwelling including triplex, fourplex, townhouse and low-rise apartment complex
b) An accessory building or use to the above uses

8.3.6.2 Zone Regulations
a) Number of Dwelling Units (Maximum) 108
b) Parking Spaces (Minimum) 1.5 per dwelling unit
c) The lot line abutting Faraday Street shall be considered the Front Lot Line
d) Building Height (Maximum) 12 m (39.3 ft)
e) Lot Area (Minimum) 8,000 m² (86,114.1 ft²)
f) Front Yard (Minimum) 10 m
g) Rear Yard (Minimum) 10 m
h) Landscaped Open Space (Minimum) 30%

8.3.6.3 Removal of Holding ‘h’ Symbol
The “h” shall be removed by by-law when the owner has entered into a Site Plan and/or Site Plan Agreement with the Corporation of Town of Bancroft, which agreement shall address all municipal requirements, financial or otherwise, in accordance with Sections 41 of the Planning Act, R.S.O 1990, c.P.13., as amended.

All other provisions of the R3 Zone and By-law No. 27-2006, as amended, shall apply to the lands zoned R3-6-h.”
2. THAT SCHEDULE 'A', Map One, to By-Law No. 27-2006, as amended, is hereby amended by rezoning the lands described as Part Lots 145, 146, 202, 203, and 204 on Plan 411 and Part 1 on Plan 21R-25013, Town of Bancroft, County of Hastings, from Multiple Residential - Exception Seven (R3-7) Zone to Multiple Residential – Exception Six – Holding (R3-6-h) Zone as shown on Schedule '1' attached hereto.

3. THAT By-law No. 27-2006 as amended, is hereby amended, by deleting subsection 8.3.7 in its entirety and replacing with the following:

"8.3.7 R3-7 (Reserved)"

4. THAT SCHEDULE 'A', Map One, to By-law No. 27-2006, as amended, is hereby amended by changing the zone category thereon in accordance with Schedule '1' attached hereto;

5. THAT Schedule ‘1’ attached hereto form part of this By-law;

6. THAT this By-law shall come into force and take effect pursuant to the provisions of and the regulations made under the Planning Act, R.S.O., 1990, c.P.13, as amended.

7. THAT the Deputy Mayor and Clerk be and are hereby authorized to sign this By-Law and affix the corporate seal thereto.

Read a first, second and third time, and be finally passed, signed, sealed and numbered By-Law 38-2019, this the 4th day of June, 2019.

Original signed by C. Mullett
CHARLES MULLETT, DEPUTY MAYOR

Original signed by L. Sauter
LIANNE SAUTER, CLERK