



Corporation of the Town of Bancroft
NOTICE OF PASSING OF A ZONING BY-LAW

THE PLANNING ACT, R.S.O. 1990, as amended
SECTION 34 (18)

Date of Decision: April 10, 2024
Date of Notice: April 11, 2024
Last Date of Appeal: May 1, 2024

TAKE NOTICE THAT the Council of the Corporation of the Town of Bancroft passed **By-Law No. 20-2024** on the 11th day of **April, 2024** under Section 34 of the Planning Act, R.S.O. 1990, as amended.

PURPOSE AND EFFECT

The subject lands are legally described as Part Lot 7, Concession 10, PART 2, Plan 21R-14246, Geographic Township of Dungannon, now Town of Bancroft, County of Hastings, municipally known as 1933 Detlor Road.

The purpose of the zoning by-law is to permit the applicant to construct an Accessory Building Not Attached to the Principal Building. The by-law has rezoned the subject lands from “**Rural Residential (RUR) Zone**” to “**Rural Residential – Exception Eighteen (RUR-18) Zone**” to provide site specific zoning provisions as follows:

1. To provide a 20m (65.6 ft) Front Yard (Minimum) setback For Accessory Buildings Not Attached To The Principal Building to permit an accessory building in the Front Yard.
2. To increase the Building Height (Maximum) For Accessory Buildings Not Attached To The Principal Building from 4.5 m (14.8 ft) to 7.8 m (25.6 ft).
3. To permit one additional dwelling unit within the proposed accessory building.

EFFECT OF PUBLIC INPUT

All written and oral submissions are considered before Council makes its decision. No written or oral submissions in support or opposition of the proposed amendment were offered. One written submission was received from the County of Hastings Planning & Development Department offering that subject to the application of a Holding ‘h’ Symbol the application for Zoning By-Law Amendment conforms to the applicable policies of the Official Plan, is appropriate, and constitutes good land use planning.

AND TAKE NOTICE THAT an appeal to the Ontario Land Tribunal in respect to the by-law may be filed with the Acting Clerk of the Town of Bancroft not later than **4:00 p.m. on the 1st day of May, 2024**. The Notice of the Appeal must set out the reasons for the appeal and must be accompanied by the Ontario Land Tribunal’s fee of \$1100.00 in the form of a certified cheque or money order in this amount made payable to the Minister of Finance. The Notice of Appeal must be filed using the “Appellant Form”, a copy of which is available from the website of the Ontario Land Tribunal at <https://olt.gov.on.ca/appeals-process/forms/>.

Only individuals, corporations and public bodies who made oral or written submissions to Council prior to the passage of the by-law may appeal a by-law to the Ontario Land Tribunal. A Notice of Appeal may not be filed by an unincorporated association or groups. However, a Notice of Appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

A copy of By-Law No. 20-2024 is attached to this Notice.

DATED at the Town of Bancroft, Ontario this **11th day April of 2024**.

Amber Wannamaker, Clerk
Town of Bancroft
P.O. Box 790
8 Hastings Heritage Way
Bancroft, ON, K0L 1C0

E-mail: clerk@bancroft.ca Phone: 613-332-3331 ext. 208 Fax: 613-332-0384

THE CORPORATION OF THE TOWN OF BANCROFT

BY-LAW NO. 20-2024

A By-Law to Amend
Comprehensive Zoning By-Law No. 27-2006, As Amended

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 Lot 7, Concession 10, PART 2, Plan 21R-14246, Geographic Township of Dungannon, now Town of Bancroft, County of Hastings;

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 SCHEDULE 'A', Map Two**, to By-Law No. 27-2006, as amended, is hereby amended by rezoning the lands described as Part Lot 7, Concession 10, PART 2, Plan 21R-14246, Geographic Township of Dungannon, now Town of Bancroft, County of Hastings, from Rural Residential (RUR) Zone to Rural Residential – Exception Eighteen Holding (RUR-18-h) Zone, as shown on Schedule '1' attached hereto.
2. **THAT** By-Law No. 27-2006 as amended, is hereby amended, by the addition of the following to subsection (4) of Section 5 entitled "Rural Residential -Exception (RUR-*) Zones" immediately after item 9.3.17 thereof:

"9.3.18 **RUR-18-h (Part Lot 7, Concession 10, PART 2, Plan 21R-14246, 1933 Detlor Road - Dungannon)**

Notwithstanding any provision of By-Law 27-2006, as amended, to the contrary, on the lands zoned RUR-18, the following provisions shall apply:

9.3.18.1 Specific Provisions

- a) **For One Accessory Building Not Attached To The Principal Building**
 - i) Front Yard (Minimum) 20 m (65.6 ft)
 - ii) Building Height (Maximum) 7.8 m (25.6)
- b) **For an Additional Dwelling Unit**
 - i) Additional Dwelling Unit shall mean a dwelling unit which is ancillary to the principal dwelling unit and is located on the same lot therewith.
 - ii) The gross floor area of the additional dwelling unit shall be equal to or less than the "gross floor area" of the principal dwelling unit but excluding:
 - An open porch or balcony; and
 - Areas internal to the building that are intended for the storage of vehicles.

c) **Removal of Holding 'h' Symbol**

The Holding 'h' symbol may be removed when, to the satisfaction of Council, the private water supply is deemed sufficient by a qualified person in quantity and quality, and without unacceptable interference to offsite existing groundwater users, to support the additional dwelling unit in combination with the normal operation of the principal dwelling unit on the lot; as well as sufficient septic capacity has been demonstrated to support the additional dwelling unit in combination with the normal operation of the principal dwelling unit on the lot.

All other provisions of the RUR Zone and By-Law No. 27-2006, as amended, shall apply to the lands rezoned RUR-18-h.”

3. **THAT** Schedule '1' attached hereto forms part of this By-Law.
4. **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.
5. **THAT** the Mayor and Clerk be and are hereby authorized to sign this By-Law and affix the corporate seal thereto.
6. **THAT** this By-Law is enacted upon the third and final reading hereof.

Read a first, second and third time, and be finally passed, signed, sealed and numbered By-Law 20-2024, this the 10th day of April, 2024.

Original signed by P. Jenkins
PAUL JENKINS, MAYOR

Original signed by A. Wannamaker
AMBER WANNAMAKER, CLERK

CORPORATION OF THE TOWN OF BANCROFT SCHEDULE '1'

BY-LAW NO. 20-2024

THIS IS SCHEDULE '1' TO BY-LAW NO. 20-2024 AMENDING
COMPREHENSIVE ZONING BY-LAW 27-2006, AS AMENDED, FOR THE
TOWN OF BANCROFT

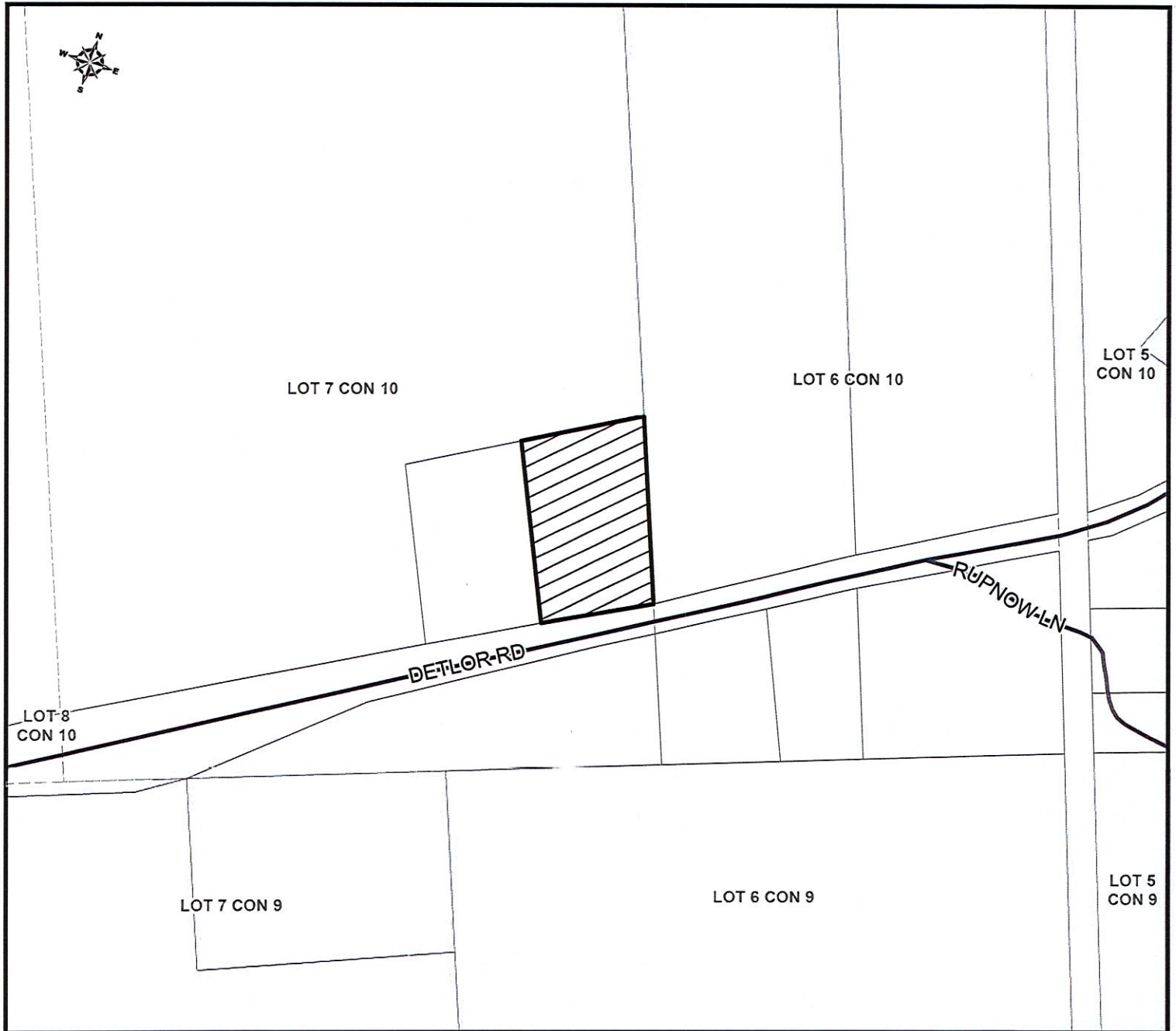
PASSED THIS 10th DAY OF APRIL, 2024.

Original signed by P. Jenkins

Paul Jenkins, Mayor

Original signed by A. Wannamaker

Amber Wannamaker, Clerk



LOCATION OF SUBJECT LANDS

Part Lot 7, Concession 10, Part 2

Plan 21R-14246

1933 Detlor Road

Town of Bancroft

(Dungannon Twp.)



Subject lands



Lands to be rezoned from the Rural Residential (RUR) Zone to the
Rural Residential - Exception Eighteen Holding (RUR-18-h) Zone



Prepared For: Town of Bancroft
Prepared By: County of Hastings GIS Services

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