



Rezoning Application Z3/14

Other related applications under The Planning Act: S2/14

NOTICE OF THE PASSING OF A ZONING BY-LAW
CORPORATION OF THE TOWNSHIP OF EAST GARAFRAXA

TAKE NOTICE THAT the Council of the Township of East Garafraxa passed by-law number 20 - 2017 on the 18th day of July 2017 under Section 34 of the Planning Act, 1990 as amended.

AND TAKE NOTICE THAT any person or public body may, not later than the 18th day of August 2017, appeal to the Municipal Board by filing with the Clerk of the Municipality a notice of appeal setting out the objection to the by-law and the reasons in support of the objection, accompanied by the applicable fee of by certified cheque or money order, made payable to the Minister of Finance.

Only individuals, corporations and public bodies may appeal a zoning by-law to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. 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 the public meeting or written submissions to the council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

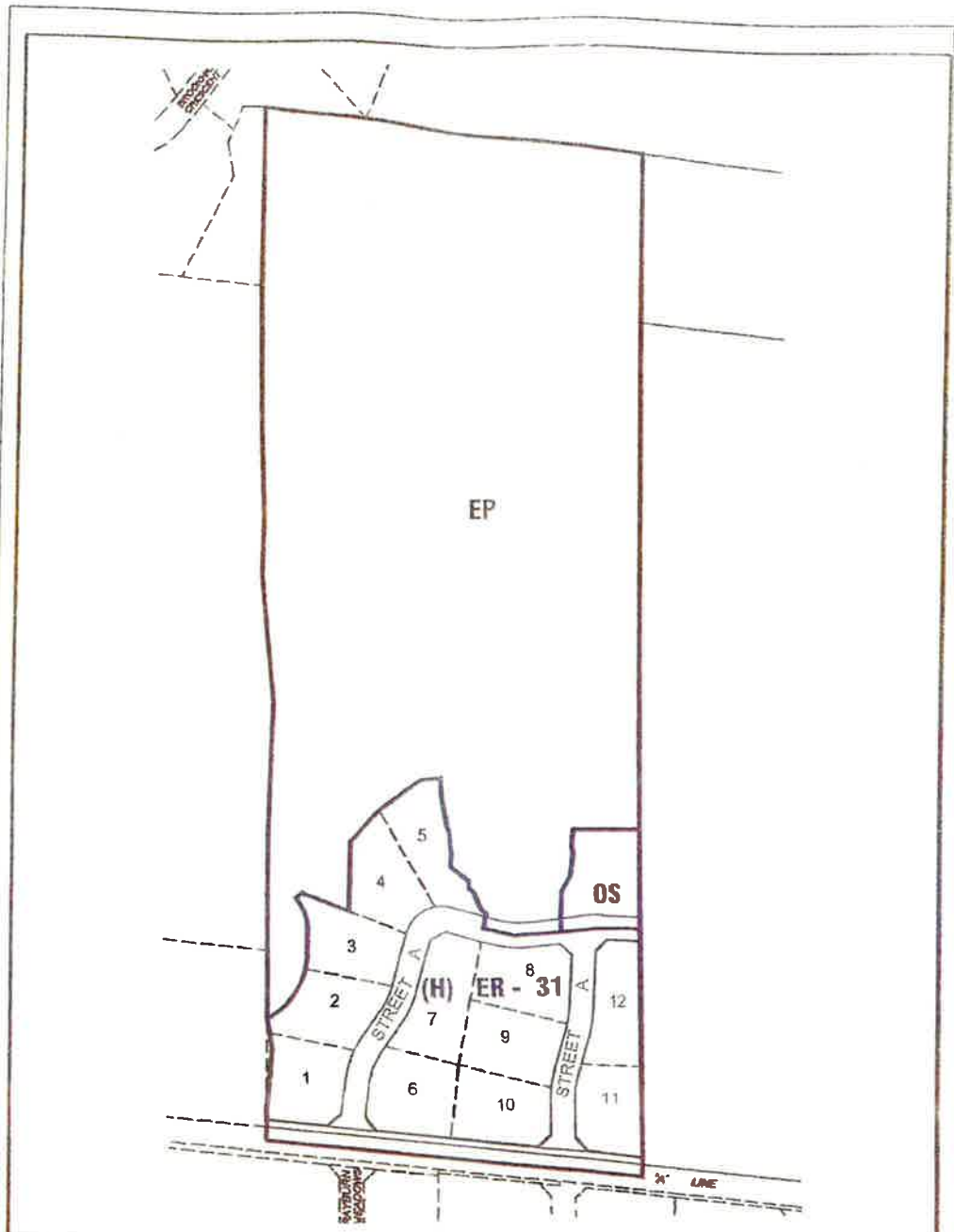
If you wish to appeal to the Ontario Municipal Board, a copy of an appeal form and schedule of fees is available from the OMB website at www.omb.gov.on.ca.

PURPOSE AND EFFECT OF THE BY-LAW:

If no appeals have been received on or before the above mentioned appeal date, on the subject lands located at Concession B, Part Lot 1, the lands are rezoned from Rural (RU) and Environmental Protection (EP) Zone to Estate Residential Exception Thirty One (H) (ER-31(H)), Open Space (OS) and Environmental Protection (EP) Zone to permit a Plan of Subdivision. In all other respects the provisions of By-Law 60-2004 shall apply.

Dated this 28th day of July 2017

Susan M. Stone, CAO/Clerk-Treasurer
Township of East Garafraxa
Administration Office
374028 6th Line
Amaranth ON L9W 0M6



TOWNSHIP OF EAST GARAFRAXA ZONING BY-LAW

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SCHEDULE 'A' TO ZONING BY-LAW 20-2017.
A by-law to amend Zoning By-law 60-2004

 Zone Boundary

- v) Maximum Lot Coverage
 - i). Dwelling, Less than 1.5 Storeys 15%
 - ii) Dwelling, Greater than 1.5 Storeys 10%
3. Notwithstanding anything else to the contrary in Zoning By-law 60-2004 as amended, the following Holding Provision applies to the Estate Residential Exception Thirty One (H) (ER-31 (H)) in this By-Law:


HOLDING PROVISION

- i) A Holding (H) Provision is hereby established and identified on Schedule 'A' attached hereto, by the letter "H" in parentheses following a zoning symbol established in this By-law.
 - ii) Where a zoning symbol is followed by the letter "H" in parentheses, the provisions of the By-law applicable to the zone symbol shall only apply upon the removal of the letter "H" by an Amendment By-law as approved by Council in accordance with the provisions of Section 36 of The Planning Act.
 - iii) Until the removal of the letter "H":
 - a) No land, building or structure shall be used for any purpose other than that for which it was lawfully used prior to the passing of this By-law with the exception of a use by a public authority or agricultural uses;
 - b) Where agreed to in a Model Home Agreement with the Township, a maximum of two (2) model homes shall be permitted;
 - c) Any works required to pre-service the lands, including but not limited to, the installation or maintenance of a well, gas main, storm water management facility, ground water collection system, lighting fixture, overhead or underground electrical services, cable television, telephone line or associated tower or transformer, together with installations or structures appurtenant thereto are permitted prior to the removal of the letter "H", provided that such matters are installed or maintained in accordance with a Subdivision (Pre-Servicing) Agreement and/or a Subdivision (Comprehensive) Agreement between the Owner and the Township.
 - iv) The (H) Holding Provision may be lifted on some or all of the lots and shall only be lifted when the Township of East Garafraxa is satisfied that the following items have been addressed:
 - a) The appropriate sanitary and water supply have been approved to service the land;
 - b) All Conditions of subdivision have been fulfilled;
 - c) That the Owner enters into an applicable Subdivision Agreement with the Township of East Garafraxa; and
 - d) The required permits from all other approval agencies have been issued.
4. Notwithstanding any other provision of this by-law to the contrary, for the Estate Rural Exception Thirty One (H) Zone (ER 31(H)), "1.5 storeys" means a building consisting of a first storey and next above, a storey with a floor area up to but not greater than 50% of the floor area of the first storey.

5. Notwithstanding any other provision of this by-law, to the contrary, public uses in accordance with Section 3.18 of Zoning By-law No. 60-2004 shall be permitted in all zones under this By-law.
6. In all other respects, the provisions of Zoning By-law 60-2004 shall apply.
7. This by-law shall take effect from date of passing thereof, providing no appeal has been filed. Where objections to the by-law are received in accordance with provisions of the Planning Act, the by-law shall come into effect upon approval of the Ontario Municipal Board.

BY-LAW READ A FIRST AND SECOND TIME THIS 18th day of JULY, 2017

BY-LAW READ A THIRD TIME AND PASSED THIS 18th day of JULY, 2017


Susan M. Stone, CAO/Clerk


Guy Gardhouse, Mayor

