

The Corporation of The Township of East Garafraxa

By-Law Number 10-2021

Being a By-Law to amend Zoning By-Law 60-2004 as amended

WHEREAS the Council of the Corporation of the Township of East Garafraxa is empowered to pass By-laws to regulate the use of land pursuant to Section 34 of the Planning Act, 1990, as amended;

AND WHEREAS the owner of the property described as Concession 15, Part Lot 4 (PIN 34082-0020 (LT)), Township of East Garafraxa has filed an application with the Township of East Garafraxa to amend By-law No. 60-2004, as amended, (Township File Z1-20);

AND WHEREAS it is deemed appropriate to amend By-law 60-2004, as amended, to rezone the subject lands;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF EAST GARAFRAXA ENACTS AS FOLLOWS:

1. The property being Concession 15, Part Lot 4, RP 7R6654 Part 2, be rezoned from Agricultural (A) to Rural Residential Exception Thirty-Five (RR-35).
2. Section 4.3.3 Exceptions Rural Residential (RR) Zone of Zoning By-Law 60-2004, as amended, is further amended by adding the following as Section 4.3.4.35:
4.3.4.35 **Rural Residential Exception Thirty-Five (RR-35) Zone**
 (Concession 15, Part Lot 4, RP 7R6654 Part 2)

Notwithstanding the provisions of the Rural Residential (RR) Zone to the contrary, on lands zoned Rural Residential Exception Thirty-Five (RR-35) as shown on Schedule "A" hereto the following shall apply:

- i) a minimum lot area of 0.565 hectares; and
- ii) a minimum front yard setback of 7.86 metres.

3. The property being Concession 15, Part Lot 4, RP 7R6654 Part 3, be rezoned from Agricultural (A) to Agricultural Exception Ten (A-10)
4. Section 4.1.4 Exceptions Agricultural (A) Zone of Zoning By-Law 60-2004, as amended, is further amended by adding the following Section 4.1.4.10:
4.1.4.10 **Agricultural Exception Ten (A-10) Zone**
 (Concession 15, Part Lot 4, RP 7R6654 Part 3)

Notwithstanding the provisions of the Agricultural (A) Zone to the contrary, on lands zoned Agricultural Exception Ten (A-10) as shown on Schedule "A" hereto the following shall apply:

- i) New residential dwellings shall be prohibited.

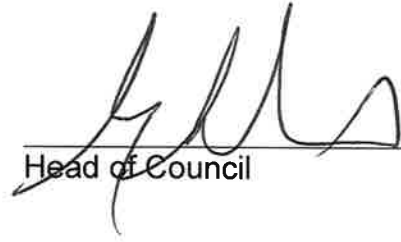
5. In all other respects, the provisions of By-Law 60-2004, as amended, shall apply.
6. Schedule "A" to By-Law 60-2004, as amended, is further amended by rezoning from Agricultural (A) Zone to Rural Residential Exception Thirty-Five (RR-35) Zone, that part of (Concession 15, Part Lot 4, RP 7R6654 Part 2) and Agricultural (A) Zone to Agricultural Exception Ten (A-10) Zone, that part of (Concession 15, Part Lot 4, RP 7R6654 Part 3) identified on Schedule "A" to this By-Law.
7. This by-law shall take effect from the date of final passing thereof, providing no appeal has been filed pursuant to Section 34, Subsection (19) of the Planning Act, 1990, as amended.

BY-LAW READ A FIRST AND SECOND TIME THIS 9th DAY OF MARCH 2021

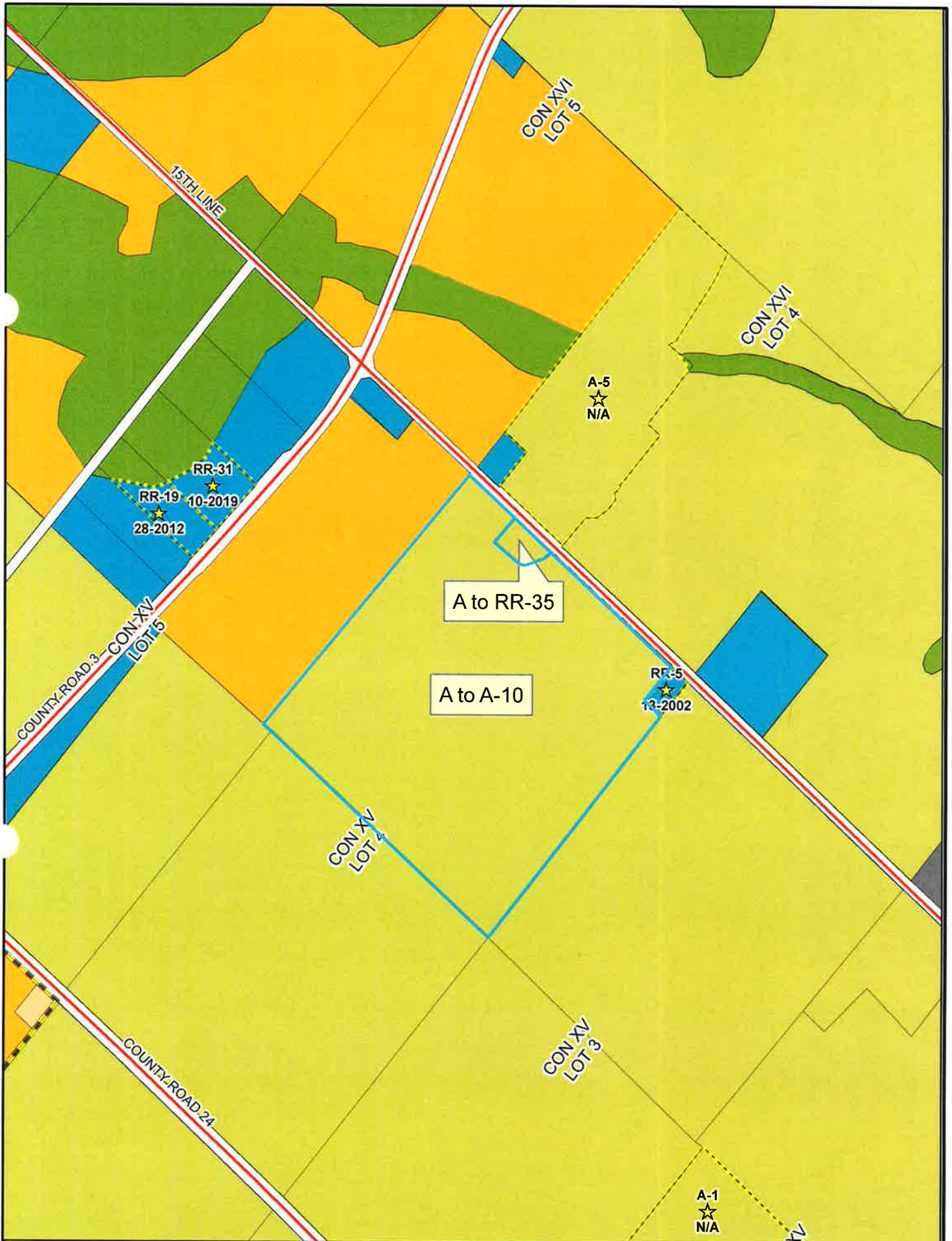
BY-LAW READ A THIRD TIME AND PASSED THIS 9th DAY OF MARCH 2021



Clerk



Head of Council



TOWNSHIP OF EAST GARAFRAXA ZONING BY-LAW



SCHEDULE 'A' TO ZONING BY-LAW 10-2021
Being a By-Law to amend Zoning By-Law 60-2004
as amended