

**CORPORATION OF THE TOWNSHIP OF EAST GARAFRAXA**

**BY-LAW NUMBER 14-2017**

**A BY-LAW TO AMEND 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** Section 5.2.3 (c) of the Township Official Plan permits a secondary residential unit;

**AND WHEREAS** the owner of the Concession 17, East Part Lot 5, Parcel 9, Township of East Garafraxa has filed an application with the Township of East Garafraxa to amend By-law No. 60-2004, as amended;

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

1. Section 4.3 Exceptions Rural Residential Zone of Zoning By-Law 60-2004 as amended is further amended by adding the following as Section 4.3.4.26:

4.3.4.26           **Rural Residential Exception 26 (RR-26) Zone**  
(Concession 17, East Part Lot 5, Parcel 9, 064266 County Road 3)

Notwithstanding the provisions of the Rural Residential (RR) zone to the contrary, on lands zoned Rural Residential Exception Twenty-Six (RR-26) on Schedule A hereto a secondary residential unit is permitted and subject to the following:

1. Only one secondary dwelling unit with a maximum gross floor area of 1,330 sq.ft. (125 sq.m.) be permitted on the subject property;
2. The basement floor area shall be limited to 740 square feet.
3. Obtaining a building permit for the secondary dwelling unit;
4. The existing septic system be of sufficient capacity or replaced as necessary; and,
5. The removal of the basement kitchen stove, range hood and stove electrical outlet in the principal dwelling.
6. The crawl space height to be no more than 5 feet clearance.

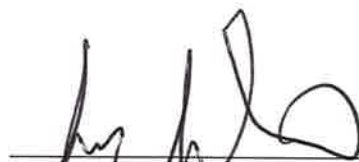
In all other respects, the provisions of By-Law 60-2004 shall apply.

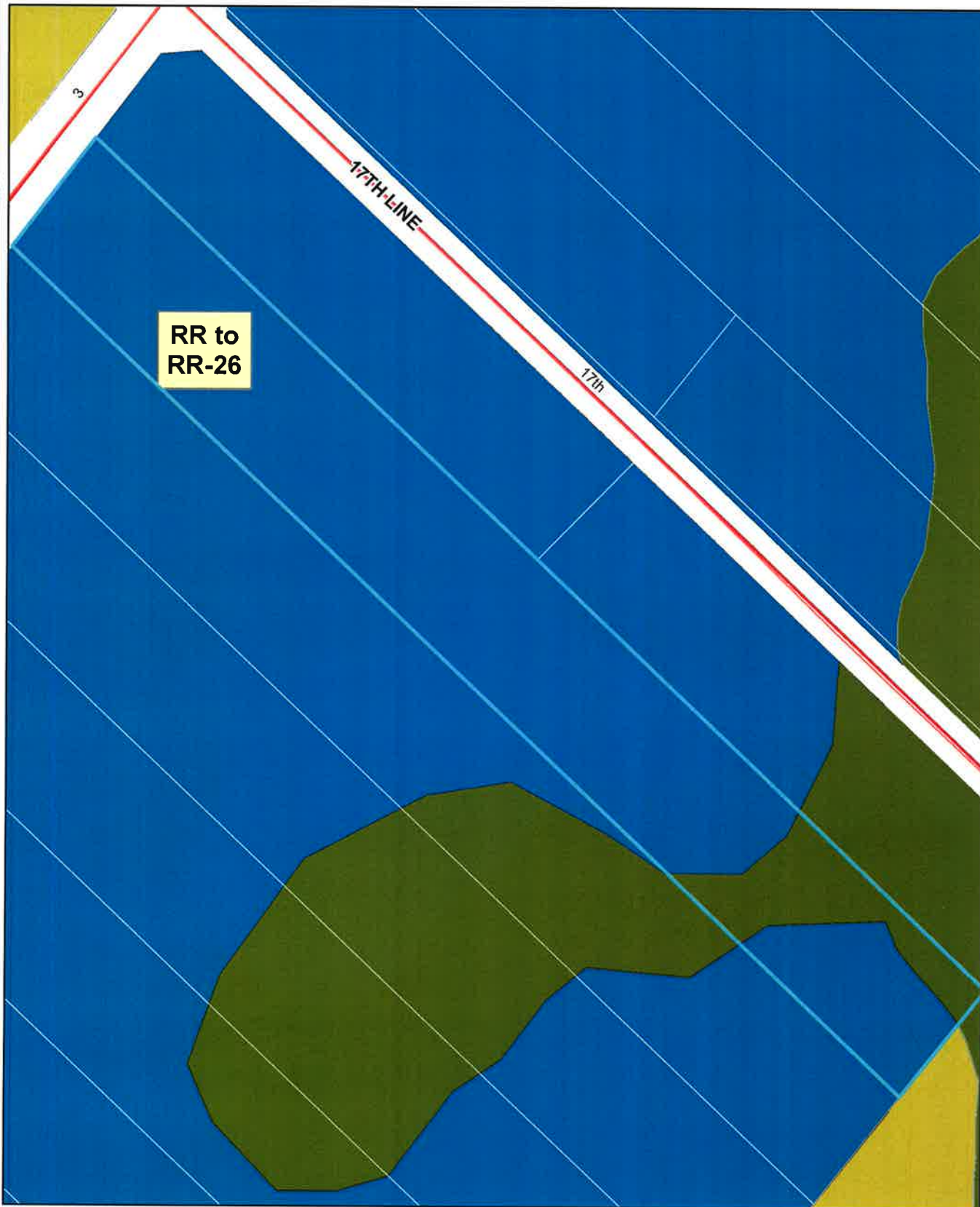
2. Schedule "A" to By-Law 60-2004 as amended is further amended by rezoning from Rural Residential (RR) Zone to Rural Residential Exception 26 (RR-26) Zone, that part of Concession 17, East Part Lot 5, Parcel 9 identified on Schedule "A" to this By-Law.
3. This by-law shall take effect from the date 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   **9<sup>th</sup>**   DAY OF   **MAY**   **2017**

BY-LAW READ A THIRD TIME AND PASSED THIS   **9<sup>th</sup>**   DAY OF   **MAY**   **2017**

  
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Susan M. Stone, Clerk

  
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Guy Gardhouse, Mayor



**TOWNSHIP OF EAST GARAFRAXA ZONING BY-LAW**



SCHEDULE 'A' TO ZONING BY-LAW 14 - 2017.  
A by-law to amend Zoning By-law 60-2004