

The Corporation of The Township of East Garafraxa

By-Law Number 20 -2019

Being a By-Law to amend Zoning By-Law 60-2004 as amended; to rezone from Institutional (I) to Hamlet Residential Exception One (HR-1) and to permit a reduced lot area and reduced front yard set back

**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 Lot 4 Plan 103, and Part of Mary Street, Plan 103, designated as Part 2 on 7R6549, 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 No.Z3-19 Fram);

**AND WHEREAS** it is deemed appropriate to amend By-law 60-2004 as amended to rezone the subject lands to permit a residential use;

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

1. Section 4.5.3 Exceptions Hamlet Residential Zone of Zoning By-Law 60-2004 as amended is further amended by adding the following as Section 4.5.3.1:

4.5.3.1 **Hamlet Residential Exception One (HR-1) Zone**  
(Lot 4 Plan 103, and Part of Mary Street, Plan 103, designated as Part 2 on 7R6549, 063011 County Road 3)

Notwithstanding the provisions of the Hamlet Residential (HR) Zone to the contrary, on lands zoned Hamlet Residential Exception One (HR-1) as shown on Schedule "A" hereto the following shall apply:

- a. A minimum lot area of 0.15ha shall be permitted and a minimum front yard set back of 0m shall be permitted to the existing building only.


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

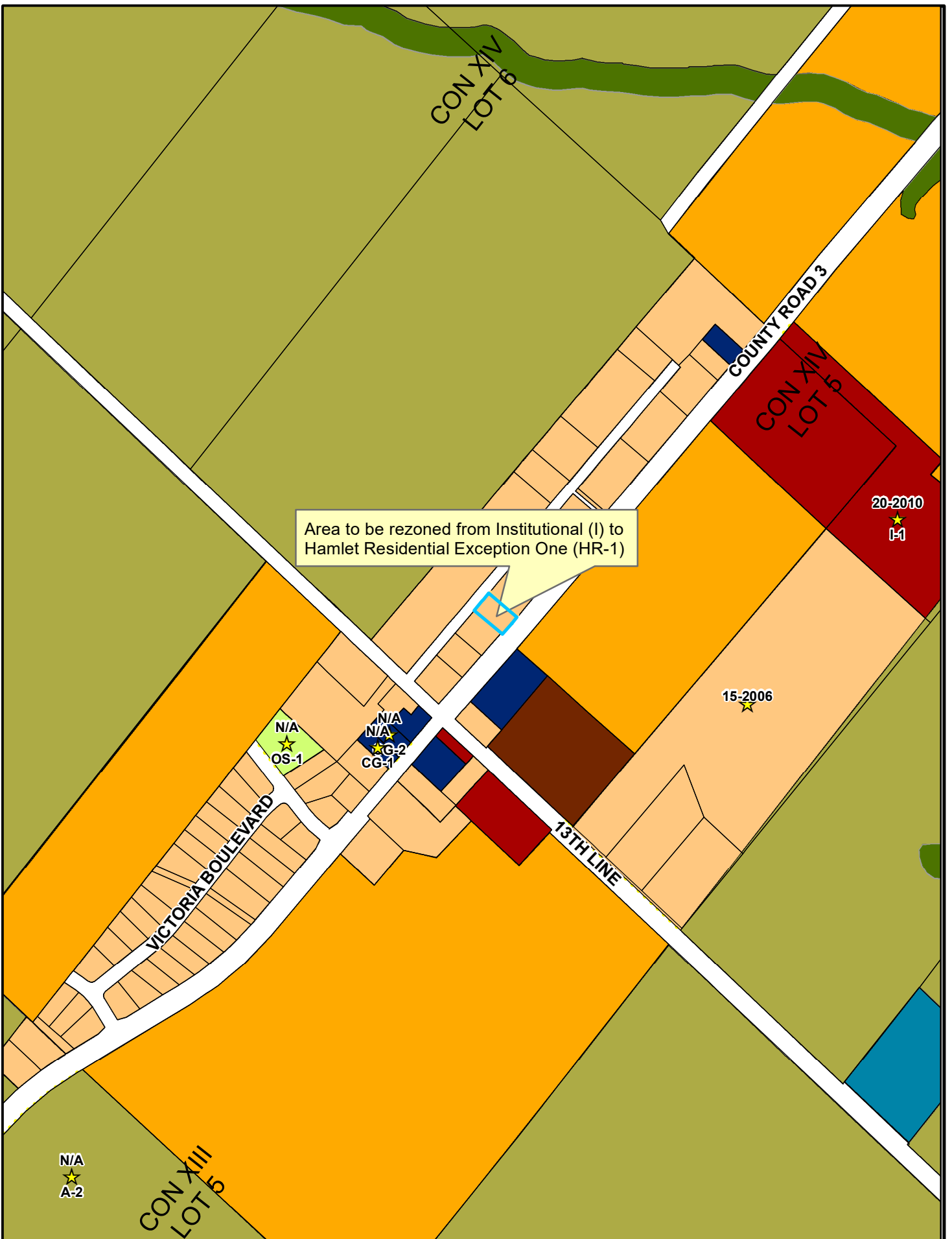
2. Schedule "A" to By-Law 60-2004 as amended is further amended by rezoning from Institutional (I) Zone to Hamlet Residential Exception One (HR-1) Zone, that part of Lot 4 Plan 103, and Part of Mary Street, Plan 103, designated as Part 2 on 7R6549 identified on Schedule "A" to this By-Law.
3. Upon approval of Official Plan Amendment No. 7 by the County of Dufferin, 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 Local Planning Appeal Tribunal.

By-Law Read a First and Second Time this 28<sup>th</sup> day of May, 2019

By-Law Read a Third Time and Passed this 28<sup>th</sup> day of May, 2019

  
Clerk

  
Head of Council



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

**SCHEDULE 'A' TO ZONING BY-LAW 20-2019**  
**A by-law to amend Zoning By-law 60-2004**

