

The Corporation of The Township of East Garafraxa

By-Law Number 38 -2018

Being a By-Law to amend Zoning By-Law 60-2004 as amended; to permit a reduced minimum floor area of 1,248 square feet (116 square metres) for a proposed new dwelling replacement.

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 8, 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 4.2.3 Exceptions Rural Zone of Zoning By-Law 60-2004 as amended is further amended by adding Section 4.2.3.5:

4.2.3.5 **Rural Exception Five (RU-5) Zone**
(Concession 15, Part Lot 8, 231439 County Road 24/Trafalgar Road)

Notwithstanding the provisions of the Rural (RU) Zone to the contrary, on lands zoned Rural Exception Five (RU-5) as shown on Schedule "A" hereto, the following shall apply:

- a. A dwelling with a minimum floor area of 1,248 square feet (116 square metres) shall be permitted.

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

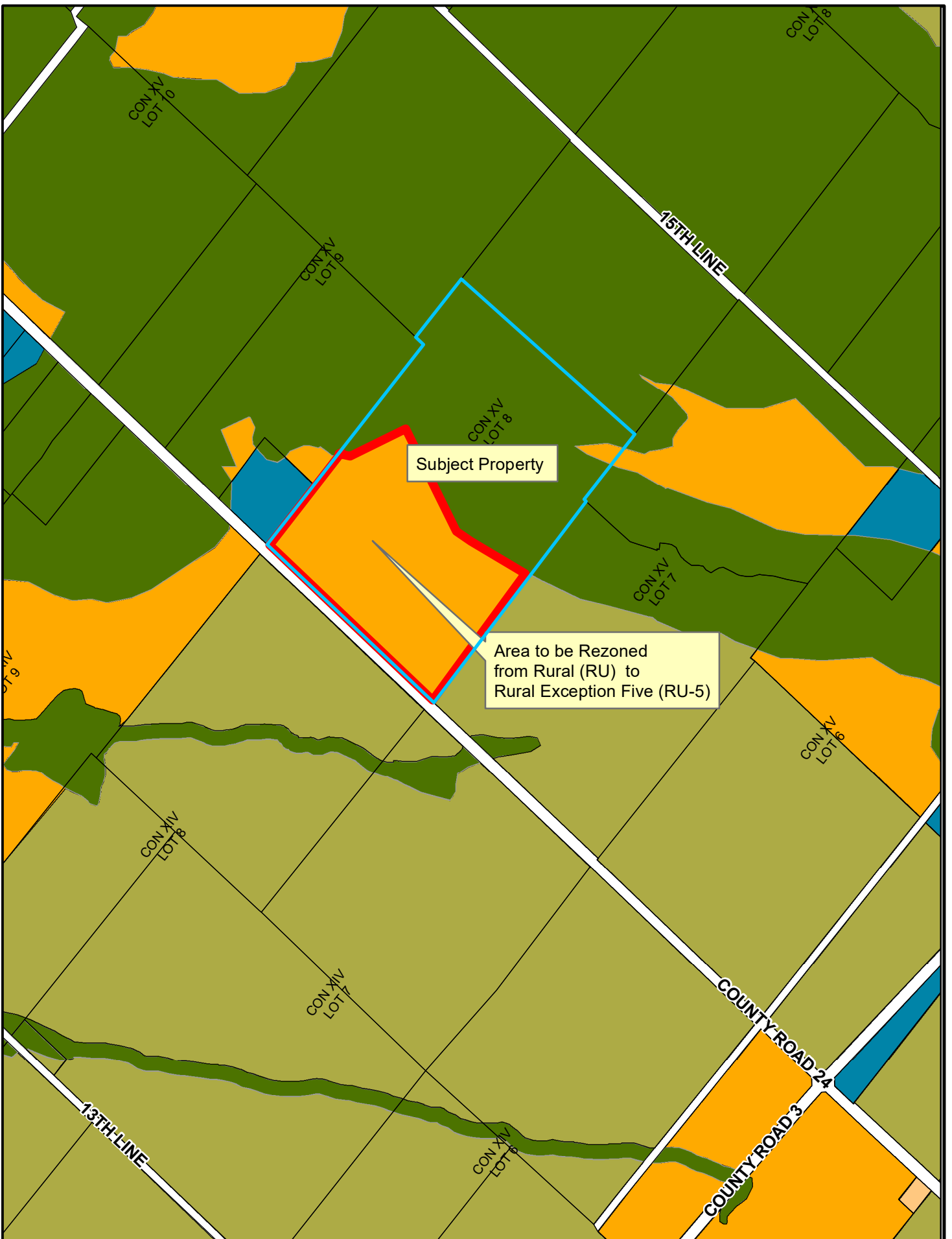
2. Schedule "A" to By-Law 60-2004 as amended, is further amended by rezoning from Rural (RU) Zone to Rural Exception Five (RU-5) Zone, that part of Concession 15, Part Lot 8 identified on Schedule "A" to this By-Law.
3. This by-law shall take effect from the date of final passing thereof, providing no 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 10th day of October, 2018

By-Law Read a Third Time and Passed this 10th day of October, 2018


Susan M. Stone, Clerk


Guy Gardhouse, Mayor



TOWNSHIP OF EAST GARAFRAXA ZONING BY-LAW



SCHEDULE 'A' TO ZONING BY-LAW 38 - 2018
 Being a by-law to amend Zoning By-law 60-2004

