

The Corporation of The Township of East Garafraxa

By-law Number 5-2021

Being a By-law to amend Zoning By-law 60-2004 as amended to permit an accessory dwelling in an existing accessory building for property location 152457 County Road 5, Concession 13, West Part, Lot 18, RP 7R1579 Part 1 and 7R4339 Part 1

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 Council of the Corporation of the Township of East Garafraxa has, pursuant to Section 34 (17) of the Planning Act, R.S.O. 1990, as amended, considered whether further notice is to be given with respect to the By-law prior to the passing thereof and has determined that the By-law hereinafter set out substantially implements the proposal presented at the public meeting with respect to the subject lands held on the 12th day of January, 2021 and that no further public meeting is necessary.

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

1. THAT Schedule "A" to Zoning By-law 60-2004, as amended, is further amended by changing the Zone classification with respect to certain lands described as 152457 County Road 5, located in Concession 13, West Part, Lot 18, RP 7R1579 Part 1 and 7R4339 Part 1 in the Township of East Garafraxa from the "General Commercial (CG) Zone" to the "General Commercial Exception Four (CG-4) Zone", which CG-4 Zone and classification is hereinafter defined, in accordance with Schedule "A" attached hereto and by reference forming part of this By-law."
2. THAT Section 4.6.3 entitled "Exceptions" of Zoning By-law No. 60-2004, as amended, is hereby amended by adding the following new subsection:

"4.6.3.4 General Commercial Exception Four (CG-4) Zone

(Concession 13, West Part, Lot 18, RP 7R1579 Part 1 and 7R4339 Part 1)

Notwithstanding the provisions of the General Commercial Zone to the contrary, on lands zoned General Commercial Exception Four (CG-4) Zone, an accessory dwelling, including a separate building or structure which is used as a dwelling, is permitted in an accessory building existing as of January 26, 2021 with a maximum size of 95 square metres."

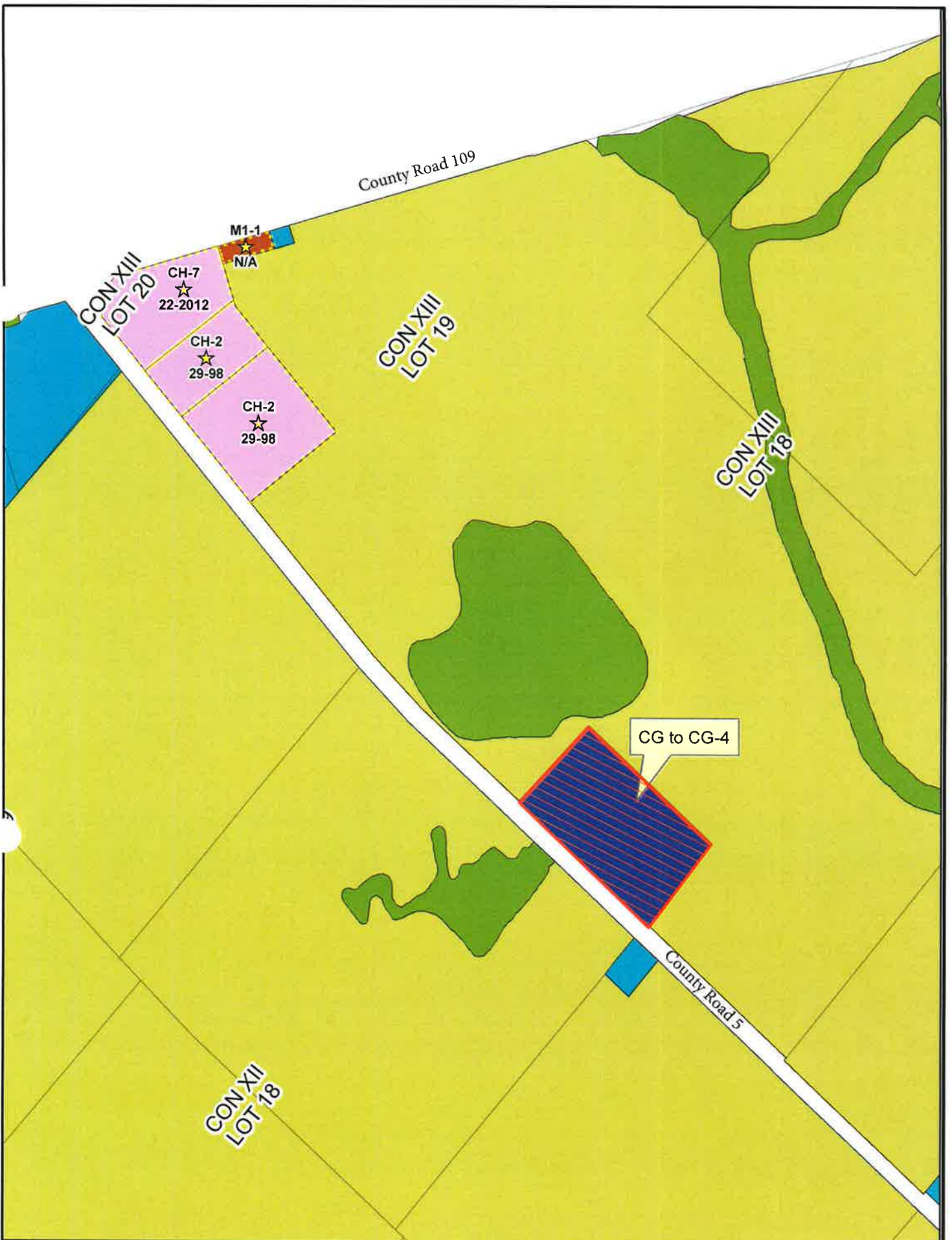
3. This by-law shall take effect from the date of final passing thereof, providing no appeal has been filed pursuant to Section 34, Subsection (19) of the Planning Act 1990, as amended.

BY-LAW READ A FIRST AND SECOND TIME THIS 26th DAY OF January, 2021.

BY-LAW READ A THIRD TIME AND PASSED THIS 26th DAY OF January, 2021.


Clerk


Head of Council



TOWNSHIP OF EAST GARAFRAXA ZONING BY-LAW



SCHEDULE 'A' TO ZONING BY-LAW 5-2021
 A by-law to amend Zoning By-law 60-2004,
 as amended