

The Corporation of The Township of East Garafraxa

By-Law Number 54-2022

Being a By-Law to further amend Zoning By-Law 60-2004 as amended to rezone the lands described as 2 Northridge Drive, Plan 7M-77, Lot 6, Township of East Garafraxa from Estate Residential Exception Thirty One (ER-31) Zone to Estate Residential Exception Thirty Five (ER- 35) Zone.

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 lands described as 2 Northridge Drive, Plan 7M-77, Lot 6, Township of East Garafraxa has filed an application with the Township of East Garafraxa to further amend By-law No. 60-2004;

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

- 1. Schedule "A" to By-Law 60-2004 as amended is further amended by rezoning the lands described as 2 Northridge Drive, Plan 7M-77, Lot 6 Township of East Garafraxa from "Estate Residential Exception Thirty One (ER-31) Zone" to "Estate Residential Exception Thirty Five (ER-35) Zone", as identified on Schedule "A" to this By-Law.
- 2. Section 4.4 Estate Residential (ER) Zone is amended by adding the following new subsection to Section 4.4.3 Exceptions:

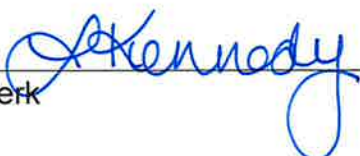
**"4.4.3.35 Estate Residential Exception Thirty Five (ER-35) Zone**  
 (2 Northridge Drive, Plan 7M-77, Lot 6)

Notwithstanding any other provisions of this by-law to the contrary, on lands zoned Estate Residential Exception Thirty Five (ER-35) Zone, the provisions of the Estate Residential Thirty One (ER-31) Zone shall apply, however, in addition, an accessory structure may be erected or used in an interior side yard provided that the accessory structure shall be no closer than 0.3 metres to the interior side lot line."

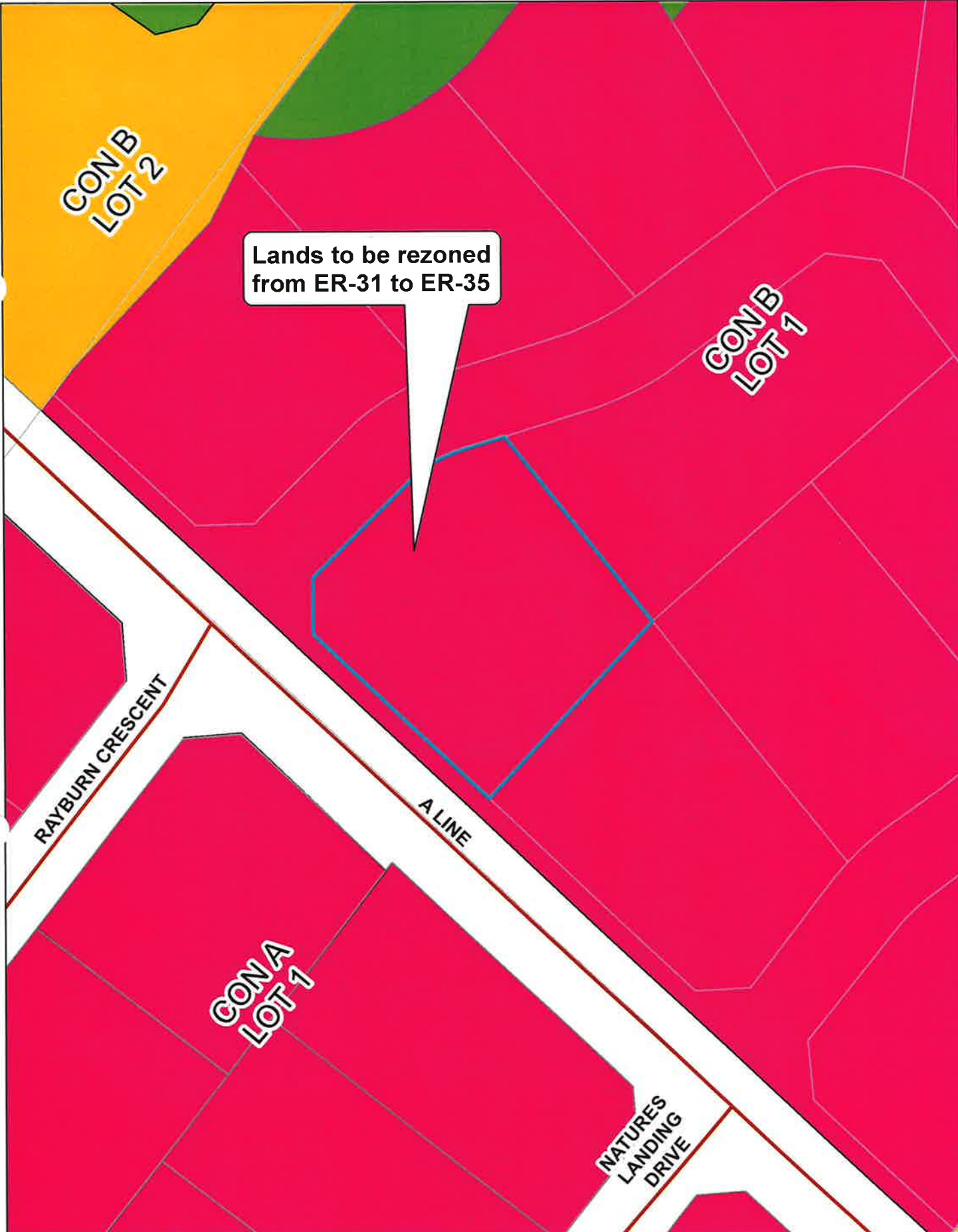
- 3. This by-law shall take effect from the date of final passing thereof, providing no appeal has been filed pursuant to Section 34, Subsection (19) of the Planning Act, 1990, as amended.

BY-LAW READ A FIRST AND SECOND TIME THIS 27th DAY OF September 2022

BY-LAW READ A THIRD TIME AND PASSED THIS 27th DAY OF September 2022

  
 Clerk

  
 Head of Council



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



**SCHEDULE 'A' TO ZONING BY-LAW 54-2022**  
**Being a By-law to amend Zoning By-Law 60-2004**  
**as amended**