

THE CORPORATION OF THE TOWNSHIP OF EAST GARAFRAXA

BY-LAW NUMBER 7-2024

BEING A BY-LAW TO AMEND ZONING 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 Sections 34 and 36 of The Planning Act, 1990, as amended;

AND WHEREAS the owner of the lands described as 471019 A Line, Part of the West Half of Lot 1, Concession 'B', Township of East Garafraxa, County of Dufferin has filed an application with the Township of East Garafraxa to amend By-law Number 60-2004, as amended (Township File No.Z11-20);

AND WHEREAS it is deemed appropriate to amend By-law 60-2004 as amended to rezone the subject lands to facilitate the Draft Plan of Subdivision (Township File No.S2-20);

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

1. That Schedule "A" to By-law 60-2004, as amended, is further amended by rezoning the lands described as Part of the West Half of Lot 1, Concession 'B', identified on Schedule "A" to this By-law, from Rural (RU) Zone and Environmental Protection (EP) Zone to the following zones:

- Estate Residential Exception Thirty-Six (ER-36) Zone,
- Estate Residential Exception Thirty-Seven (ER-37) Zone,
- Estate Residential Exception Thirty-Eight HOLDING (ER-38-H) Zone,
- Estate Residential (ER) Zone, and
- Environmental Protection (EP) Zone.

2. Section 4.4.3 of Zoning By-law No. 60-2004 (Estate Residential Exception Zones) is hereby amended by adding the following new sub-sections:

a) Estate Residential Exception Thirty-Six (ER-36)

Notwithstanding any other provision of this by-law, to the contrary, on lands zoned Estate Residential Exception 18, the following provisions shall apply:

- i) Minimum Lot Area 0.40 ha
- ii) Minimum Lot Frontage 31.0m (Lots 1 – 11)
- iii) Minimum Yard Requirements:
 - Front Yard 15.0 m
 - Exterior Side Yard 15.0 m

iv) Notwithstanding any other provision of this by-law, to the contrary, on lands zoned Estate Residential Exception Thirty-Six HOLDING, the following provisions shall apply:

- The Holding Symbol may be lifted once Council is satisfied that the subject lot is not required for stormwater management purposes as demonstrated through detail design.

b) Estate Residential Exception Thirty-Seven (ER-37)

Notwithstanding any other provision of this by-law, to the contrary, on lands zoned Estate Residential Exception 19, the following provisions shall apply:

- i) Minimum Lot Area 0.40 ha
- ii) Minimum Lot Frontage 12.5m
- iii) Minimum Yard Requirements:
 - Front Yard 15.0 m
 - Exterior Side Yard 15.0 m

- 3. In all other respects, the provisions of Zoning By-law 60-2004, as amended, shall apply.
- 4. This by-law shall take effect from the 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 Ontario Land Tribunal.

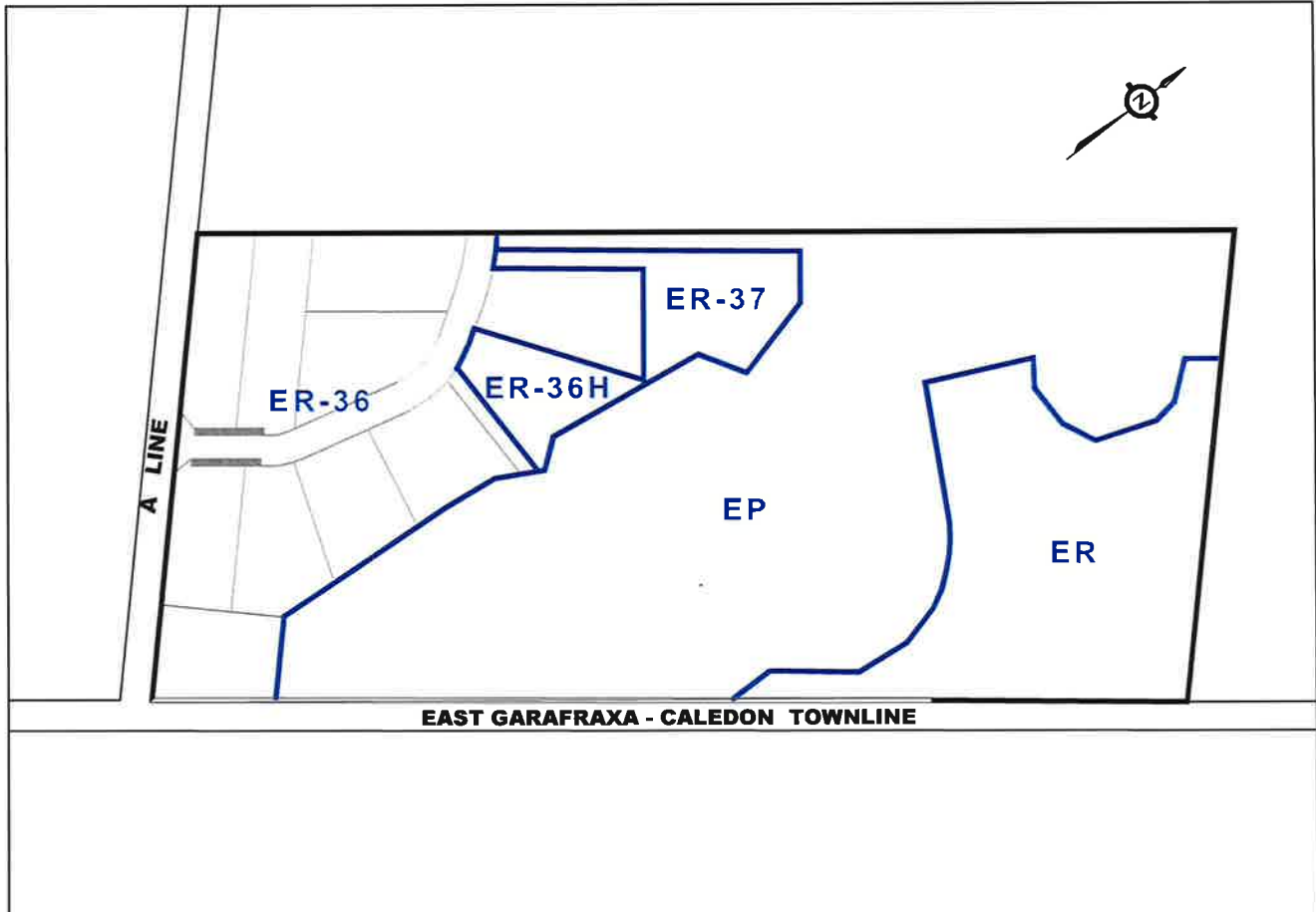
BY-LAW READ A FIRST AND SECOND TIME THIS 24th DAY OF JANUARY 2024
BY-LAW READ A THIRD TIME AND PASSED THIS 24th DAY OF JANUARY 2024


CLERK


HEAD OF COUNCIL

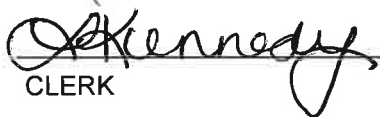
SCHEDULE A
TO BY-LAW No. 7-2024

TOWNSHIP OF EAST GARAFRAXA
PART OF THE WEST HALF OF LOT 1, CONCESSION 'B'
COUNTY OF DUFFERIN



THIS IS SCHEDULE A
TO THE BY-LAW No. 7-2024
PASSED THIS 24th DAY OF JANUARY, 2024


MAYOR


CLERK