

**The Corporation of The Township of East Garafraxa**

**By-Law Number 8-2022**

**Being a By-Law to further amend Zoning By-Law 60-2004 as amended to rezone a portion of the lands described as 271317 15<sup>th</sup> Line – West Part Lot 6, Concession 16 Township of East Garafraxa from Rural (RU) Zone and Environmental Protection (EP) Zone to Rural Exception Seven (RU-7) Zone, Rural Exception Eight (RU-8) Zone, and Rural Exception Nine (RU-9) 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 271317 15<sup>th</sup> Line, West Part Lot 6, Concession 16, 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 a portion of the lands described as 271317 15<sup>th</sup> Line, West Part Lot 6, Concession 16, Township of East Garafraxa from "Rural (RU) Zone" and "Environmental Protection (EP) Zone" to "Rural Exception Seven (RU-7) Zone", "Rural Exception Eight (RU-8) Zone and "Rural Exception Nine (RU-9) Zone", as identified on Schedule "A" to this By-Law.
2. Section 4.2 Rural (RU) Zone is amended by adding the following new subsections to Section 4.2.3 Exceptions:

**4.2.3.7 Rural Exception Seven (RU-7) Zone**

(Concession 16, West Half Lot 6, Parts 4, 5, 6, 7 and 8, RP 7R-6742)

Notwithstanding any other provisions of this by-law to the contrary, on lands zoned Rural Exception Seven (RU-7) Zone, the lot area shall be calculated to include lands in the Environmental Protection Zone.

The single detached dwelling, barn, and outbuildings existing as of June 22, 2021 shall be permitted uses. The existing barn may be used for dry storage. However, if the existing barn is used for livestock, the maximum nutrient units permitted to be housed in the barn as calculated using the MDS Formulae is 15.

**4.2.3.8 Rural Exception Eight (RU-8) Zone**

(Concession 16, West Half Lot 6, Parts 9, 10 and 11, RP 7R-6742)

Notwithstanding any other provisions of this by-law to the contrary, on lands zoned Rural Exception Eight (RU-8) Zone, the minimum lot area permitted is 9.6 hectares. In addition, one single detached dwelling shall be permitted which shall be located a minimum of 140 metres from the west wall of the existing barn on the lands in the RU-7 Zone.

**4.2.3.9 Rural Exception Nine (RU-9) Zone**

(Concession 16, West Half Lot 6, Part 12, RP 7R-6742)

Notwithstanding any other provisions of this by-law to the contrary, on lands zoned Rural Exception Nine (RU-9) Zone, the lot area shall be calculated to include lands in the Environmental Protection Zone."

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

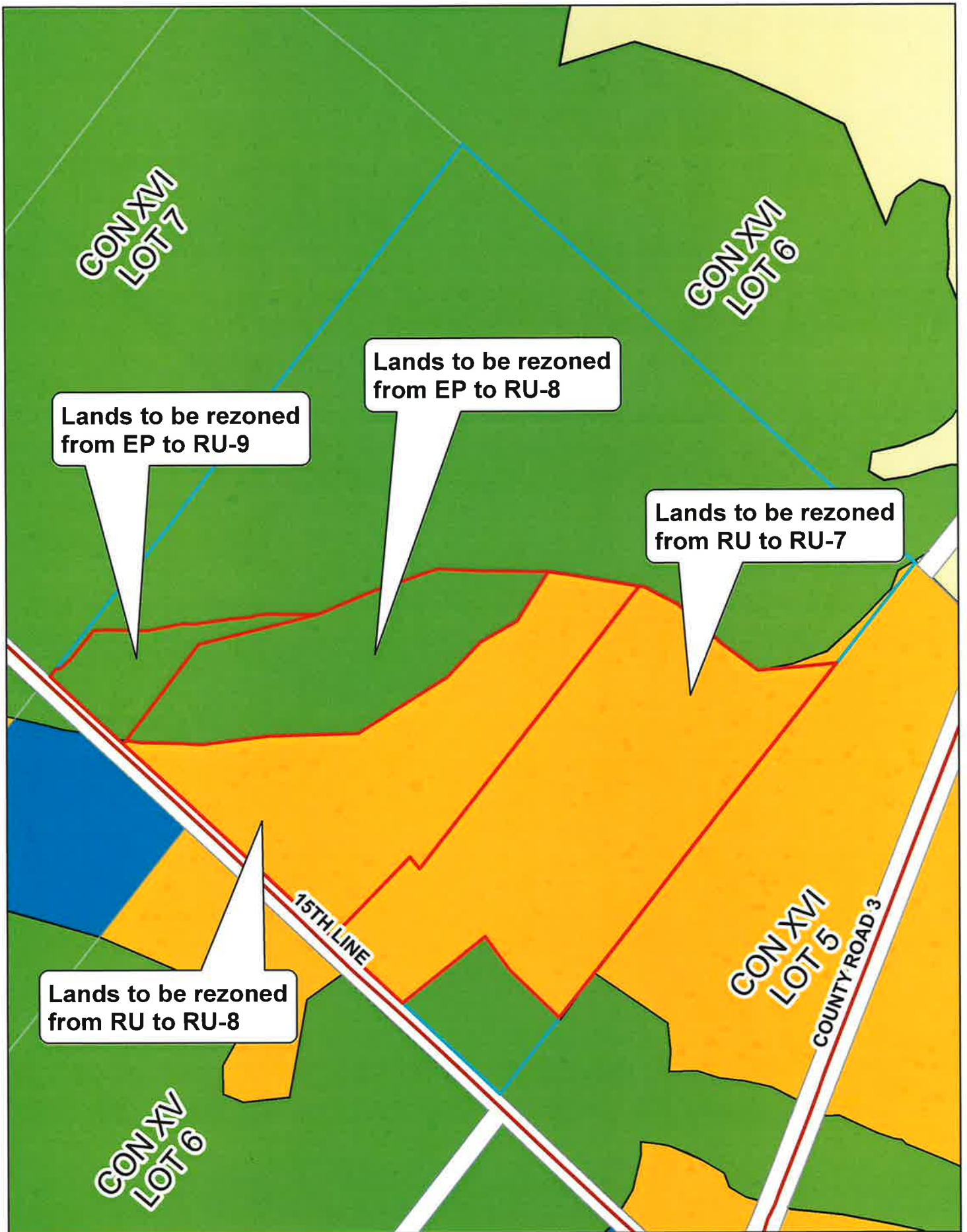
3. This by-law shall take effect from the date of final passing thereof, providing no appeal has been filed pursuant to Section 34, Subsection (19) of the Planning Act, 1990, as amended.

**BY-LAW READ A FIRST AND SECOND TIME THIS 23<sup>rd</sup> DAY OF FEBRUARY 2022**

**BY-LAW READ A THIRD TIME AND PASSED THIS 23<sup>rd</sup> DAY OF FEBRUARY 2022**

  
Clerk

  
Head of Council



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



**SCHEDULE 'A' TO ZONING BY-LAW 8-2022**  
 Being a By-law to amend Zoning By-Law 60-2004  
 as amended