

The Corporation of The Township of East Garafraxa

By-Law Number 36-2021

Being a By-Law to further amend Zoning By-Law 60-2004 as amended to rezone a portion of the lands described as 351394 17TH Line, East Part Lot 7, Concession 17, Township of East Garafraxa from Agricultural (A) Zone to Rural Residential Exception Thirty Eight (RR - 38) Zone, Rural Residential Exception Thirty Nine (RR - 39) Zone, and Agricultural Exception Twelve (A-12) 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 351394 17TH Line, East Part Lot 7, Concession 17, Township of East Garafraxa has filed applications 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 351394 17TH Line, East Part Lot 7, Concession 17, Township of East Garafraxa from Agricultural (A) Zone to Rural Residential Exception Thirty Eight (RR - 38) Zone, Rural Residential Exception Thirty Nine (RR – 39) Zone, and Agricultural Exception Twelve (A-12) Zone, as identified on Schedule “A” to this By-Law.
- 2. Section 4.3 Rural Residential (RR) Zone is amended by adding the following new subsections to Section 4.3.4 Exceptions:

4.3.4.38 Rural Residential Exception Thirty Eight (RR-38) Zone
(East Part Lot 7, Concession 17, Part 3 of 7R6689)

Notwithstanding any other provisions of this by-law to the contrary, on lands zoned Rural Residential Exception Thirty Eight (RR-38) Zone, the following provisions shall apply:

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|------|-----------------------------------|-------------|
| i) | Minimum Lot Area | 0.8 hectare |
| ii) | Maximum Lot Coverage | 15% |
| iii) | Minimum Rear Requirement | 13 m |
| iv) | Maximum Accessory Building Height | 9.2 m |

4.3.4.39 Rural Residential Exception Thirty Nine (RR-39) Zone
(East Part Lot 7, Concession 17, Part 4 of 7R6689)

Notwithstanding any other provisions of this by-law to the contrary, on lands zoned Rural Residential Exception Thirty Nine (RR-39) Zone, the following provisions shall apply:

- | | | |
|------|----------------------|-------------|
| i) | Minimum Lot Area | 0.4 hectare |
| ii) | Minimum Lot Frontage | 40 m |
| iii) | Maximum Lot Coverage | 10% |

- 3. Section 4.1 Agricultural (A) Zone is amended by adding the following new subsections to Section 4.1.4 Exceptions:

4.1.4.12 Agricultural Exception Twelve (A-12) Zone
(East Part Lot 7, Concession 17, Parts 2, 5, 6 of 7R6689)

Notwithstanding any other provisions of this by-law to the contrary, on lands zoned Agricultural Exception Twelve (A-12) Zone, the minimum lot area and lot frontage shall be 39 hectares and 483 metres respectively. In addition, a single detached dwelling shall not be a permitted use.

4. 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 22nd DAY OF June 2021

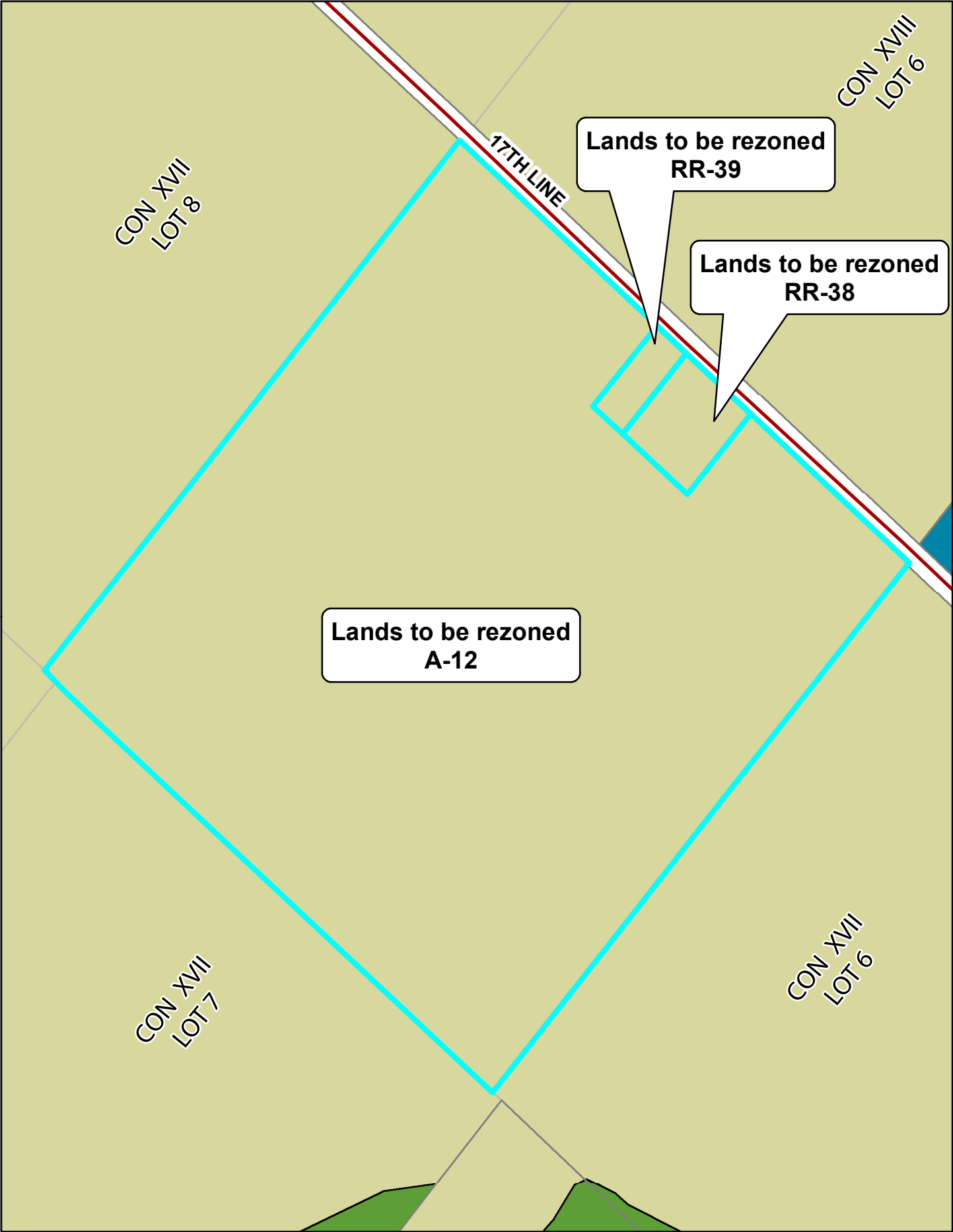
BY-LAW READ A THIRD TIME AND PASSED THIS 22nd DAY OF June 2021

Susan Stone (Original Signed)

Clerk

Guy Gardhouse (Original Signed)

Head of Council



TOWNSHIP OF EAST GARAFRAXA ZONING BY-LAW



SCHEDULE 'A' TO ZONING BY-LAW 36-2021
Being a By-law to amend Zoning By-Law 60-2004
as amended