

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

**By-Law Number 35-2021**

**Being a By-Law to further amend Zoning By-Law 60-2004 as amended to rezone a portion of the lands described as West Part Lot 10, Concession 16 Township of East Garafraxa from Environmental Protection (EP) Zone and Rural (RU) Zone to Rural Exception Six (RU - 6) 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 West Part Lot 10, 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 West Part Lot 10, Concession 16, Township of East Garafraxa from “Environmental Protection (EP) Zone” and “Rural (RU) Zone” to “Rural Exception Six (RU-6) 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:

**“4.2.3.6 Rural Exception Six (RU-6) Zone**  
(West Part Lot 10, Concession 16)

Notwithstanding any other provisions of this by-law to the contrary, on lands zoned Rural Exception Six (RU-6) Zone, no development may occur within 30 metres of the boundary of the Environmental Protection (EP) Zone.”

3. On lands identified on Schedule “A” attached hereto, no development shall be permitted until a permit is issued by the Conservation Authority which reflects the recommendations of the “Hillis Property - Environmental Impact Assessment” prepared by R. J. Burnside & Associates Limited, dated April 27, 2021.
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 22<sup>nd</sup> DAY OF June 2021**

**BY-LAW READ A THIRD TIME AND PASSED THIS 22<sup>nd</sup> DAY OF June 2021**

Susan Stone (Original Signed)  
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Clerk

Guy Gardhouse (Original Signed)  
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Head of Council



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



**SCHEDULE 'A' TO ZONING BY-LAW 35-2021**  
**Being a By-law to amend Zoning By-Law 60-2004**  
**as amended**