

The Corporation of The Township of East Garafraxa

By-Law Number 33-2024

Being a By-Law to further amend Zoning By-Law 60-2004, as amended, to the lands municipally known as 072148 10th Line, East Half Part Lot 13, Concession 10, within the Township of East Garafraxa

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 072148 10th Line, East Half Part Lot 13, Concession 10 in the 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.Z3-24);

AND WHEREAS the Township of East Garafraxa has proposed to further amend By-Law No. 60- 2004, as amended;

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

1. *THAT the portion of 072148 10th Line, East Half Part Lot 13, Concession 10, in accordance with SCHEDULE A to By-law 33-2024 be rezoned from Environmental Protection (EP) to Rural Residential Exception Forty-Four (RR-44); and,*
2. *THAT Section 4.3.4.44 entitled "Rural Residential Exception Forty-Four (RR-44) Zone (072148 10th Line, East Half Part Lot 13, Concession 10) be added to Zoning By-law 60- 2004, as amended, in accordance with the following:*

4.3 RURAL RESIDENTIAL (RR) ZONE

4.3.4.44 Rural Residential Exception Forty-Four (RR-44) (072148 10th Line, East Half Part Lot 13, Concession 10)

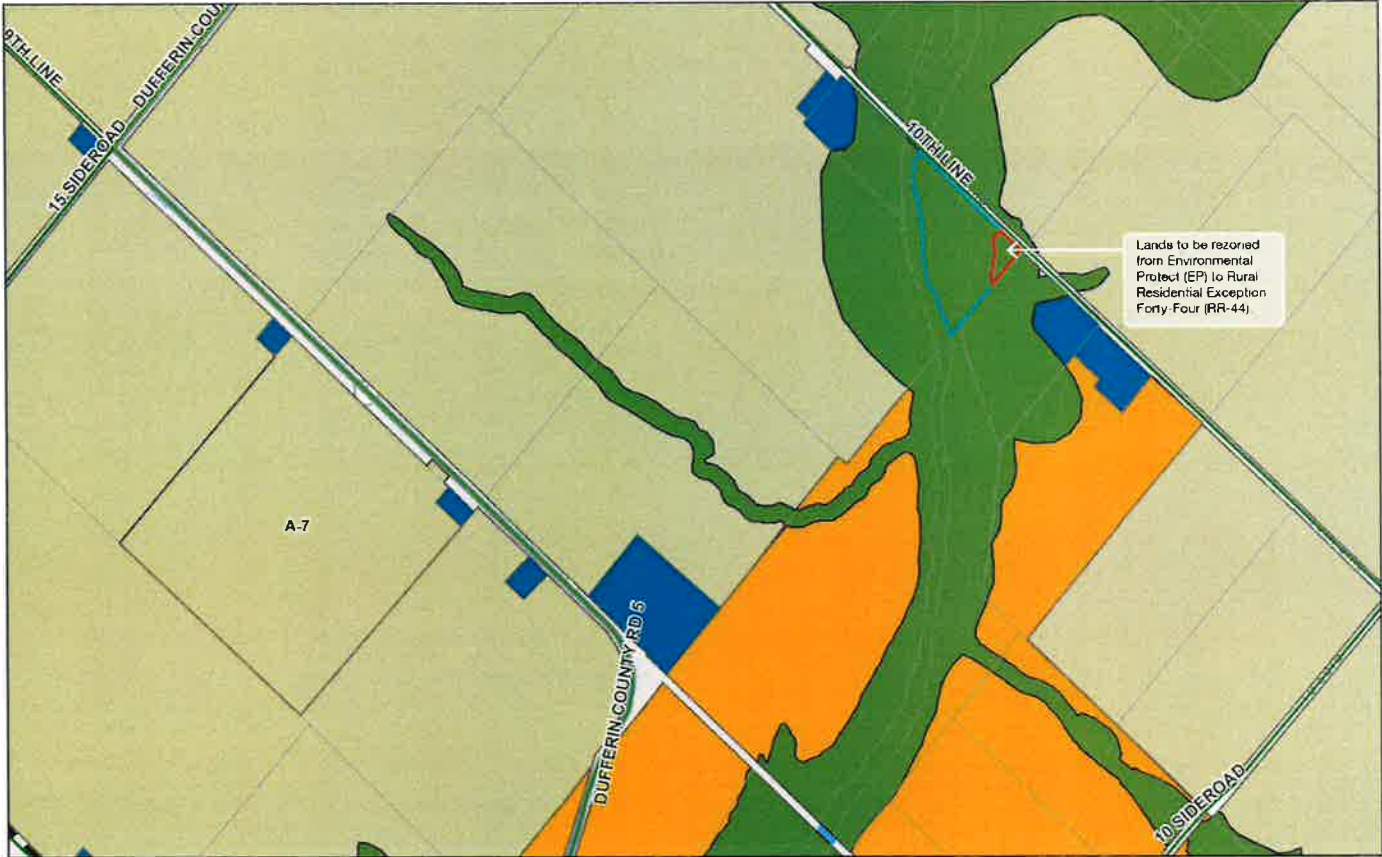
Notwithstanding the provisions of this By-law to the contrary, on lands zoned Rural Residential Exception Forty-Four (RR-44), the following provisions apply:

1. Notwithstanding the provisions of Section 3.2.8, a Garden Suite is not permitted.
2. Notwithstanding the provisions of Section 3.14, an Accessory Dwelling Unit is not permitted.
3. No new buildings or structures are permitted, except in accordance with Section 3.11 and 3.12 of By-law 60-2004, as amended.
4. The buildings and structures lawfully existing on the lot as of the date of the passing of this by-law are considered to be non-conforming uses and non-complying lots, buildings, structures and uses and are permitted to continue in accordance with the provisions of Section 3.11 and 3.12 of By-law 60-2004, as amended.
5. In all other respects, the provisions of Zoning By-Law 60-2004, as amended shall apply.
6. This by-law shall take effect from the date of final passing thereof, providing no appeal has been filed. Where objections to the by-law are received in accordance with the provisions of the Planning Act, the by-law shall come into effect upon approval of the Ontario Land Tribunal.

SCHEDULE A
TO BY-LAW No. 33-2024

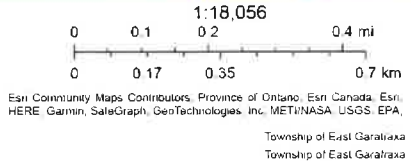
TOWNSHIP OF EAST GARAFRAXA
072148 10th Line, East Half Part Lot 13,
Concession 10

Township of East Garafraxa



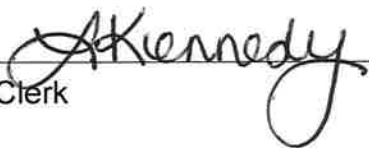
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| — Road Labels | □ Assessment Lot Parcels (Planning) | ■ Rural |
| — Road Centerlines | ■ East Garafraxa Zoning | ■ Rural Residential |
| — DUFFERIN COUNTY ROAD | ■ Agricultural | ■ Dufferin County Municipal Boundaries |
| — MUNICIPAL ROAD | ■ Environmental Protection | |



BY-LAW READ A FIRST AND SECOND TIME THIS 27th DAY OF AUGUST 2024

BY-LAW READ A THIRD TIME AND PASSED THIS 27th DAY OF AUGUST 2024


Clerk


Head of Council