

THE CORPORATION OF THE TOWNSHIP OF EAST GARAFRAXA

BY-LAW NUMBER 10-2025

Being a By-law to further amend Zoning By-law 60-2004 as amended, to rezone the lands described as 023083 East Garafraxa-Erin Townline and 023135 East Garafraxa-Erin Townline, 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 owners of the land described as 023083 East Garafraxa-Erin Townline and 023135 East Garafraxa-Erin Townline, Township of East Garafraxa has filed an application with the Township of East Garafraxa to further amend By-law No. 60-2004 (Township File No. Z4-24).

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 Schedule "A" Zoning By-law No.60-2004 as amended is further amended by rezoning the lands described as 023083 East Garafraxa-Erin Townline (Part 5 and Part 4 on 7R-6905) and 023135 East Garafraxa Erin Townline (Part 1 on 7R-6905), as identified on Schedule "A" to this By-law, from Agricultural (A) zone and Rural Residential (RR) zone to the following zones:

- Agricultural Exception Seventeen (A-17) Zone
- Rural Residential Exception Forty-Five (RR-45) Zone

2. THAT Section 4.1.4, entitled "Exceptions" of Zoning By-law 60-2004, as amended, is hereby amended by adding Agricultural Exception Seventeen (A-17) Zone in accordance with the following:

4.1.4. 17 Agricultural Exception Seventeen (A-17) Zone

(Concession 14, East Part Lot 1, Part 5 on 7R6905; 023083 East Garafraxa-Erin Townline)

Notwithstanding the provisions of the Agricultural Zone to the contrary, on lands zoned Agricultural Exception Seventeen, the existing buildings and structures existing as of the date of the passing of this by-law are deemed to comply with the minimum front yard requirements. Any new development of the property is required to comply with the provisions of Comprehensive Zoning By-law 60-2004, as amended.

3. THAT Section 4.3.3, entitled Exceptions of Zoning By-law 60-2004, as amended, is hereby amended by adding Rural Residential Exception Forty-Five (RR-45) Zone in accordance with the following:

4.3.4.45 Rural Residential Exception Forty-Five (RR-45) Zone

(Concession 14, East Part Lot 1, Part 1 and 4 on 7R6905; 023135 East Garafraxa-Erin Townline)

Notwithstanding the provisions of the Rural Residential Zone to the contrary, on lands zoned Rural Residential Exception Forty-Five, the minimum lot area shall be 0.75ha and the existing buildings and structures existing as of the date of the passing of this by-law are deemed to comply. Any new development of the property is required to comply with the provisions of Comprehensive Zoning By-law 60-2004, as amended.

- 4. In all other respects, the provisions of Zoning By-law 60-2004, as amended, shall apply.
- 5. 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 Panning Act, 1990, as amended. 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.

BY-LAW READ A FIRST AND SECOND TIME THIS 25th DAY OF FEBRUARY 2025
BY-LAW READ A THIRD TIME AND PASSED THIS 25th DAY OF FEBRUARY 2025


Clerk


Head of Council

Schedule A to By-Law 10-2025



Township of
East Garafraxa



ZONING MAP EXTRACT

Legend

- Subject Lands
- Parcels
- Utility Line
- Bylaws & Exceptions
- Tree Protection Area
- Community_Boundary_OP_Meridian
- <all other values>
- Agricultural
- Business Park
- Environmental Protection
- Estate Residential
- Extractive Industrial
- General Commercial
- Hamlet Residential
- Highway Commercial
- Industrial
- Institutional
- Open Space
- Recreation
- Rural
- Rural Residential
- Solid Waste Disposal
- Lands to be rezoned to RR-45
- Lands to be rezoned to A-17



023135 Erin-East
Garafraxa Townline
(0.99ac)

This map is not a Legal Survey.
Lot Fabric Created with Data Provided by Teramet Inc.

Map Created By: TWP East Garafraxa
Mapping Date: February 20, 2025