

THE CORPORATION OF THE TOWNSHIP OF EAST GARAFRAXA

BY-LAW NUMBER 24-2024

**Being a By-Law to Number Zoning By-Law Amendment for the Lands
Described as Part Lot 5, Concession 14, Township of East Garafraxa**

WHEREAS The Ontario Land Tribunal (Case Number: OLT-22-004307) by its Decision dated April 25, 2024 approved the site specific Zoning By-Law (application file Z5-20) along with the associated Plan of Subdivision (application file S1-20) (known as Marsville Estates Inc. (MEI)) with respect to Part Lot 5, Concession 14 (063076 County Road 3), Township of East Garafraxa;


AND WHEREAS the Ontario Land Tribunal by its Order authorizes the Township Clerk to assign a By-Law number to the Zoning By-Law approved by the Tribunal for the subject lands for record keeping purposes;

NOW THEREFORE Council of the Corporation of the Township of East Garafraxa enacts as follows:

1. That Zoning By-Law Amendment attached as Schedule "A" be numbered 24-2024 pursuant to the Ontario Land Tribunal Order dated April 25, 2024 attached as Schedule "B".
2. That Schedule "A" be provided with the following rezoning exceptions numbers:
 - 2.1. Hamlet Residential Exception Two (HR-2) (Schedule "A", Section 2);
 - 2.2. Open Space Exception Two (OS-2) (Schedule "A", Section 3);
 - 2.3. Rural Exception Twelve (RU-12) (Schedule "A", Section 4); and
 - 2.4. Rural Exception Thirteen (RU-13) (Schedule "A", Section 5).
3. In all other respects the provisions of By-Law 60-2004, as amended, shall apply.
4. This by-law shall take effect from the date of passing thereof.

BY-LAW READ A FIRST AND SECOND TIME THIS 11th DAY OF JUNE 2024

BY-LAW READ A THIRD TIME AND PASSED THIS 11th DAY OF JUNE 2024


Clerk


Head of Council

THE CORPORATION OF THE TOWNSHIP OF EAST GARAFRAXA

ZONING BY-LAW NUMBER ____-2024

"A By-law of the Township of East Garafraxa to amend Zoning By-Law 60-2004 and Schedule A-1 by rezoning portions of lands legally described as Part of Lot 5, Concession 14, in the Township of East Garafraxa, municipally known as 063076 County Road 3, from 'Rural' (RU) and 'Environmental Protection' (EP) to 'Hamlet Residential Exception ____' (HR-X), 'Open Space Exception ____' (OS-X), 'Environmental Protection' (EP), and 'Rural Exception ____' (RU-X) as depicted on Schedule 'A-1' attached hereto."

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, R.S.O 1990, cP.13, as amended;

AND WHEREAS the Council of the Corporation of the Township of East Garafraxa has determined a need to rezone the lands described above;

AND WHEREAS the Council of the Corporation of the Township of East Garafraxa deems said application to be in conformity with the Official Plan of the Township of East Garafraxa, as amended, and deems it advisable to amend By-law 60-2004;

NOW THEREFORE the Council of the Township of East Garafraxa hereby enacts as follows:

1. THAT Schedule "A-1" of Zoning By-law No. 60-2004, as otherwise amended, is hereby further amended by rezoning portions of lands legally described as Part of Lot 5, Concession 14, in the Township of East Garafraxa, municipally known as 063076 County Road 3, from 'Rural' (RU) and 'Environmental Protection' (EP) to 'Hamlet Residential Exception ____' (HR-X), 'Open Space Exception ____' (OS-X), 'Environmental Protection' (EP), and 'Rural Exception ____' (RU-X) as depicted on Schedule 'A-1' attached hereto and forming part of this By-law.
2. Notwithstanding the provisions as set out in Zoning By-law 60-2004, lands zoned 'Hamlet Residential Exception ____' (HR-X) shall be permitted subject to the following provisions:
 - Minimum Lot Area: 0.18 hectares
 - Minimum Lot Frontage: 17.0 metres

- Minimum Exterior Side Yard: 3.0 metres
 - Maximum Lot Coverage: 30 %
 - Parking (home occupations): Permit parking in the front yard.
3. Notwithstanding the provisions as set out in Zoning By-law 60-2004, lands zoned 'Open Space Exception ____' (OS-X) shall be permitted subject to the following provisions:
- Minimum Lot Area: 0.07 hectares
 - Minimum Lot Frontage: 4.0 metres
4. Notwithstanding the provisions as set out in Zoning By-law 60-2004, lands zoned 'Rural Exception ____' (RU-X) shall be permitted subject to the following provisions:
- Minimum Lot Area: 0.70 hectares
 - Minimum Lot Frontage: 13.0 metres
5. Notwithstanding the permitted uses as set out in Zoning By-law 60-2004, uses on lands zoned 'Rural Exception ____' (RU-X) shall be limited to the following:
- Uses existing as of the date of passing of this By-law;
 - agricultural use;
 - bed and breakfast establishment;
 - farm produce sales outlet accessory to an agricultural use;
 - greenhouse;
 - home industry;
 - home occupation;
 - public open space;
 - single detached dwelling;
 - Veterinary hospital.
6. That all other provisions of Zoning By-law 60-2004, as amended, shall apply.
7. That Schedule "A-1", attached, does and shall form part of this By-law.
8. That this By-law shall come into force and take effect on the date of passing thereof, subject to the provisions of Section 34 of The Planning Act, R.S.O., 1990, as amended.

BY-LAW READ A FIRST, SECOND AND THIRD TIME THIS ____ DAY OF _____, 2024.

Mayor

Clerk

SCHEDULE 'A-1' ZONING BY-LAW AMENDMENT

063076 COUNTY ROAD 3,

IN THE


TOWNSHIP OF EAST GARAFRAXA,

COUNTY OF DUFFERIN


COUNTY RD. 3

COUNTY RD. 24

LEGEND

 Subject Site (26.04ha)

 Lands to be rezoned from 'Rural (RU)' zone to 'Hamlet Residential with Exceptions (HR-X)' zone

 Lands to be rezoned from 'Environmental Protection (EP)' zone to 'Open Space with Exceptions (OS-X)' zone

 Lands to be rezoned from 'Rural (RU)' zone to 'Open Space with Exceptions (OS-X)' zone

 Lands to be rezoned from 'Rural (RU)' zone to 'Environmental Protection (EP)' zone

 Lands to be rezoned from 'Rural (RU)' zone to 'Rural with Exceptions (RU-X)' zone

Source: Township of East Garafraux Zoning By-Law 96-2004, Schedule 'A-1'
Mapville: Office Consolidation April 2011

Note: This drawing is for discussion purposes only.
The information shown is approximate and subject to change.



Date: Dec. 20, 2023 Drawn By: A.S.
File: 19 - 869 Drawn By: D.V./J.L.

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