

DRAFT

THE CORPORATION OF THE TOWNSHIP OF NORTH DUMFRIES BY- LAW No. ____ - 2020

A By-Law to amend By-Law Number 689-83, as amended, being a Zoning By-law for the Township of North Dumfries;

WHEREAS an application (see ZCA File _____) was received from Angbar Construction & Development Ltd. with respect to lands described as Part of Lots 25 and 26 Concession 11, Township of North Dumfries, Regional Municipality of Waterloo, to amend By-law Number 689-83, to change the present Zone Z.14 (Zone 14) Extraction / Pit / Quarry to Zone 12 A Environmental Protection one (EPI) 12A and Zone 11, with revisions to increase minimum lot area to 8.0 hectares and the addition of additional permitted uses for a variety of outdoor storage facilities.

WHEREAS the Planning Act empowers a Municipality to pass by-laws prohibiting the use of land and the erection, location and use of buildings or structures, except as set out in the by-law;

AND WHEREAS the Council of the Corporation of the Township of North Dumfries, under Section 34 of the Planning Act, R.S.O. 1990, c. P. 13, deems it to be desirable to further amend said By-law Number 689-83 for the future development and use of the lands described above;

NOW THEREFORE, Township Council enacts as follows

I. That By-law Number 689-83, as amended, is hereby further amended insofar as the zoning on these lands, described as Part of Lots 25 and 26 Concession 11, Township of North Dumfries, Regional Municipality of Waterloo, to amend By-law Number 689-83, to change the present Zone Z.14 (Zone 14) Extraction / Pit / Quarry to Zone 12 A, Environmental Protection One (EPI) 12A and Zone 11, with revisions to increase minimum lot area to 8.0 hectares and the addition of additional permitted uses for a variety of outdoor storage facilities.

20.1.____ Notwithstanding any other provisions of this By-law:

a) The minimum lot area requirement for each lot in the subject plan of subdivision shall be a minimum lot area of 8.0 hectares.

20.1.____ Notwithstanding any other provisions of this By-law:

b) The following additional uses shall be permitted on the lands shown as Parts 25 and 26 , Concession 11 as shown on Schedule A attached to this by-law.

- * Trucks / Trailers
- * Sea Containers
- * New Equipment
- * Concrete Products

- * Tractors / Farm Equipment
- * Fork Lifts and Material Handlers
- * Skyjacks
- * Lumber
- * Construction Material
- * Cars
- * Structural Steel
- * Heavy Construction Equipment
- * Recreational Equipment
- * Cranes
- * Totes, Racks etc.
- * Raw Material for Manufacturing On Site
- * Products Manufactured On Site
- * Outdoor Electrical Equipment
- * Outdoor Communication Equipment
- * Road Construction Material + Underground Piping, Conduit, Geotextile, etc.
- * Outdoor Crane Way
- * Gardening Supplies

2. That By-law Number 689-83, as amended, is hereby further amended insofar as the zoning on these lands, described as Part of Lots 25 and 26 Concession 11, Township of North Dumfries, Regional Municipality of Waterloo, to amend By-law Number 689-83, to change the present Zone Z.14 (Zone 14) Extraction / Pit / Quarry to Zone 12 - Z 12 (Open Space) for the small wood lot shown as part of Lot 3. The wood lot area shall constitute part of the 8.0 hectares requirement for Lot 3.
3. That excepts amended by this By-law the subject lands as shown on Schedule 'A' — Section _____ to this By-law shall be subject to all other applicable provisions and regulations of By-law Number 689 - 83, as amended.
4. That By-law Number 689-83, as amended, is hereby further amended by adding Schedule 'A' - Section 20.1. ___ attached to and forming part of this by-law.
5. THAT this by-law shall come into force on the final passing thereof by the Council of the Corporation of the Township of North Dumfries subject to compliance with the provisions of the Planning Act, R.S.O. 1990, c.P.13.

Read the first and second time in the Council Chambers of the Township of North Dumfries this _____ day of _____, 2020.

Mayor

Clerk

Read the third time and finally passed in the Council Chambers of the Township of North Dumfries this _____ day of _____, 2020.

Mayor

Clerk

PART C - DESCRIPTION OF DEVELOPMENT PROPOSAL

The Zone Change Application is intended to implement the policies of the Region of Waterloo Official Plan and the Township of North Dumfries where the policies require that the minimum lot size be 8.0 hectares.

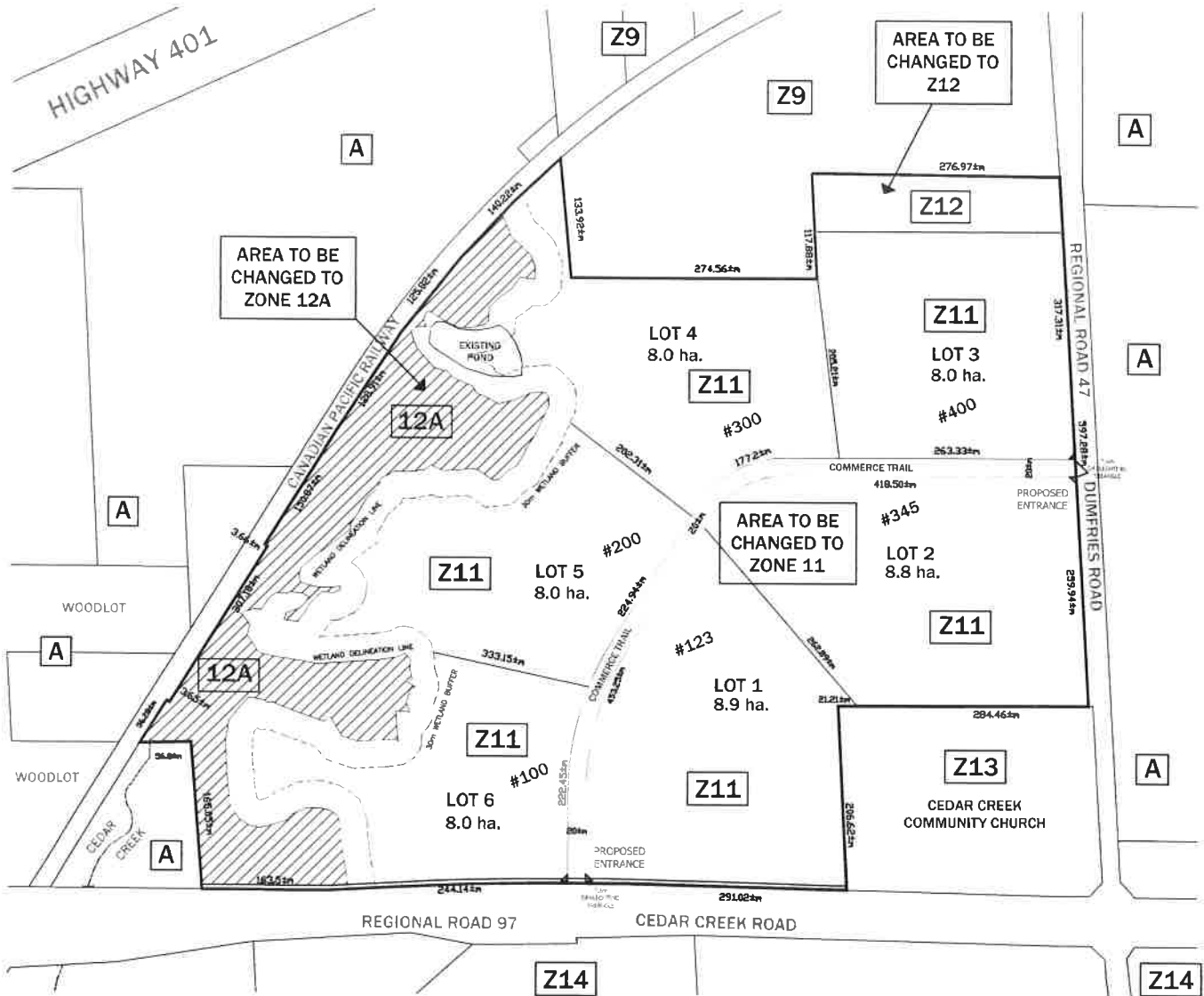
The Draft Plan of Subdivision as submitted also complies with these policies. All lots shown on the draft Plan have a minimum lot area of 8.0 hectares. The by-law provides for an exemption to Zone 11 to require all lots to have a minimum lot area of 8.0 hectares.

An Environmental assessment has been completed. The recommendations from that report identifies an area of Environmentally Sensitivity along the CPR railway line . The attached By-law identifies these areas and it is proposed to zone these lands as to Zone 12A - Environmental Protection One (EP1) -Zone 12A. The by-law will rezone these lands from Zone 14 to Zone 12A.

Because all the lot are to be 8.0 hectares and the land uses are to be of a dry nature (unserviced) the owner is requesting an exemption to Zone 11, permitted uses, to add the following uses as permitted uses on this property.

- * Trucks / Trailers
- * Sea Containers
- * New Equipment
- * Concrete Products
- * Tractors / Farm Equipment
- * Fork Lifts and Material Handlers
- * Skyjacks
- * Lumber
- * Construction Material
- * Cars
- * Structural Steel
- * Heavy Construction Equipment
- * Recreational Equipment
- * Cranes
- * Totes, Racks etc.
- * Raw Material for Manufacturing On Site
- * Products Manufactured On Site
- * Outdoor Electrical Equipment
- * Outdoor Communication Equipment
- * Road Construction Material + Underground Piping, Conduit, Geotextile, etc.
- * Outdoor Crane Way
- * Gardening Supplies

SCHEDULE 'A'
PART OF LOTS 25 & 26
CONCESSION 11
TOWNSHIP OF NORTH DUMFRIES
REGIONAL MUNICIPALITY OF WATERLOO



This is Schedule A to By-Law _____
 Passed by The Township of North Dumfries on _____, _____, 2020

 Mayor

 Clerk

Section 20.1, _____
 Scale _____
 Date: October _____, 2020