

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

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 TND File _____) was received from ND Landco Inc with respect to lands described as Part of Lots 33, Concession 8, 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 Z.4d (Zone 4d) Residential with an Exemption 20.1.____—to permit a mix of housing types, & minimum site specific regulations.

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:

1. That By-law Number 689-83, as amended, is hereby further amended insofar as the zoning on these lands, described as Part of Lots 33, Concession 8, 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 to Zone Z.4d (Zone 4d) Residential with an exemption 20.1.____—to permit a mix of housing types, & minimum site specific regulations. Section 20.1.____ as follows:

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

a) The land identified as Part 1 to Schedule A to permit single detached dwellings with the following regulations:

i) For single detached dwellings: Lots 1-9

Minimum Lot Area	350.00 m ²
Minimum Lot Width	10.97 m
Minimum Side Yard	1.20 m
Minimum Side Yard-Corner	4.00 m
Minimum Front Yard-Dwelling	3.00 m
Minimum Front Yard-Porch	2.00 m
Minimum Front Yard-Garage	7.50 m
Minimum Rear Yard-Dwelling	7.50 m

Minimum Rear Yard-Deck	3.00 m
Maximum Height	11.00 m

ii. For single detached dwellings: Lots 74-94

Minimum Lot Area	325.00 m ²
Minimum Lot Width	10.97 m
Minimum Side Yard	1.20 m
Minimum Side Yard-Corner	4.00 m
Minimum Front Yard-Dwelling	6.00 m
Minimum Front Yard-Porch	6.00 m
Minimum Front Yard-Garage	7.50 m
Minimum Rear Yard-Dwelling	7.50 m
Minimum Rear Yard-Deck	3.00 m
Maximum Height	11.00 m

b) The land identified as Part 2 to Schedule A to permit semi-detached dwellings with the following regulations:

i. For semi-detached dwellings: Lots 12-21, 69-70, 71-73

Minimum Lot Area	270.00 m ²
Minimum Lot Width	9.0 m
Minimum Side Yard	1.20 m
Minimum Side Yard-Corner	4.00 m
Minimum Front Yard-Dwelling	6.00 m
Minimum Front Yard-Porch	6.00 m
Minimum Front Yard-Garage	7.50 m
Minimum Rear Yard-Dwelling	7.50 m
Minimum Rear Yard-Deck	3.00 m
Maximum Height	11.00 m

c) The land identified as Part 3 to Schedule A to permit street-townhouse dwellings with the following regulations: Blocks 95-101

Minimum Lot Area	180.00 m ²
Minimum Lot Width	6.10 m
Minimum Side Yard	1.20 m exterior 0.00 m interior
Minimum Side Yard-Corner	4.00 m
Minimum Front Yard-Dwelling	6.00 m
Minimum Front Yard-Porch	6.00 m
Minimum Front Yard-Garage	7.50 m
Minimum Rear Yard-Dwelling	7.50 m
Minimum Rear Yard-Deck	3.00 m
Maximum Height	11.00 m

d) The land identified as Part 4 to Schedule A to permit cluster/non-street fronting townhouse dwellings/stacked townhouse with the following regulations: Block 102

Permitted Use	Cluster/Non-Street Fronting Townhouse Dwellings
Minimum Front Yard-Dwelling	3.75 m
Minimum Front Yard-Porch	3.75 m
Minimum Front Yard-Garage	5.50 m
Minimum Side Yard	
Interior	0.00 m
Corner	3.00 m
Minimum Private Amenity Area per unit	10.00 m ²
Minimum Rear Yard from Amenity Area	3.00 m
Maximum Height	12.50 m

Maximum Building Height for Cluster/Non-Street Fronting Townhouse Dwellings,
Stacked Townhouse Dwellings -12.5 m

e) The land identified as park to Schedule "A" to permit a public park in accordance with Section 18, save and except Regulation 18.3.2, of the By-law 689-83.

2. 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.

3. 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.

4. That Part 139 of Schedule "B" to By-law Number 689-83, as amended, as it existed prior to this By-law is hereby repealed and By-law Number 689-83, as amended, is hereby further amended to include Part 139 of Schedule "B", being Schedule "B" to this By-law, in its place.

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.

6. That geothermal wells or geothermal energy systems are prohibited on the subject lands.

7. That all residential units in a detached house, semi-detached house or rowhouse and the use of a residential unit in a building or structure ancillary to a detached house, semi-detached house or rowhouse, shall permit the use of two residential units.

8. That Lots 1 thru 9 inclusive will permit a home based business to operate within the loft area of the garage unit and be consistent with section 6.18 of the Zoning By-law 689-83.

9. That a (H) Holding Provision will be placed on all the lands until the Region of Waterloo and Township of North Dumfries is satisfied with the Record of Site condition.

Read the first and second time in the Council Chambers of the Township of North Dumfries this _____ day of _____, 2021.

Mayor

Clerk

Read the third time and finally passed in the Council Chambers of the Township of North Dumfries this _____ day of _____, 2021.

Mayor

Clerk