

**THE CORPORATION OF THE TOWNSHIP OF NORTH DUMFRIES
BY-LAW NUMBER ~~XXXXX~~**

**BEING A BY-LAW TO FURTHER AMEND GENERAL ZONING BY-LAW NUMBER
689-83, AS AMENDED, FOR THE TOWNSHIP OF NORTH DUMFRIES**

WHEREAS an application for a Zoning By-law Amendment was received from IBI Group on behalf of 2670787 Ontario Inc. with respect to lands described as Lot 1 and Part of Lot 2, Registered Plan 550, Ayr, Township of North Dumfries, Regional Municipality of Waterloo, municipally addressed as 197-211 Northumberland Street, Ayr.

AND WHEREAS it is necessary to amend General Zoning By-law Number 689-83 to change the present Zone 4 (Z.4) zone to permit stacked back-to-back townhouse dwelling units and triple stacked townhouse dwelling units.

AND 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** General Zoning By-law Number 689-83, as amended, is hereby further amended insofar as the zoning on these lands, described as Lot 1 and Part of Lot 2, Registered Plan 550, Ayr, Township of North Dumfries, Regional Municipality of Waterloo, is changed from the present Zone Z.4 (Zone 4) Urban Residential to Zone 5 (Zone 5) Urban Residential with Exemption 20.1.~~XX~~ to permit the development of stacked back-to-back townhouse dwelling units and triple stacked townhouse dwelling units.
2. **AND THAT** Section 20.1 of General Zoning By-law Number 689-83 is hereby further amended by the addition of a new Subsection immediately following 20.1.~~XX~~ as follows:

“20.1.~~XX~~ Lot 1 and Part of Lot 2, Registered Plan 550

Notwithstanding any other provisions of this By-law to the contrary:

- a) The lands identified as Part 1 to Schedule A of this By-law shall be rezoned to Residential Zone Z.5 (Urban Residential) to permit stacked back-to-back townhouse dwelling units and triple stacked townhouse dwelling units with the following regulations:

Minimum Rear Yard	6.0 m
Minimum Floor Area - 2 or more storeys	74 sq. m
Maximum Building Height	14.26 m
Minimum Parking Rate	1.80 spaces per dwelling unit

3. **THAT** except as amended by this By-law the subject lands as shown on Schedule ‘A’ – Section 20.1.~~XX~~ 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.~~XX~~ attached to and forming part of this by-law.
5. **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.

6. **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 a first and second time in the Council Chambers of the Township of North Dumfries this ----- day of -----, 2021.

Mayor

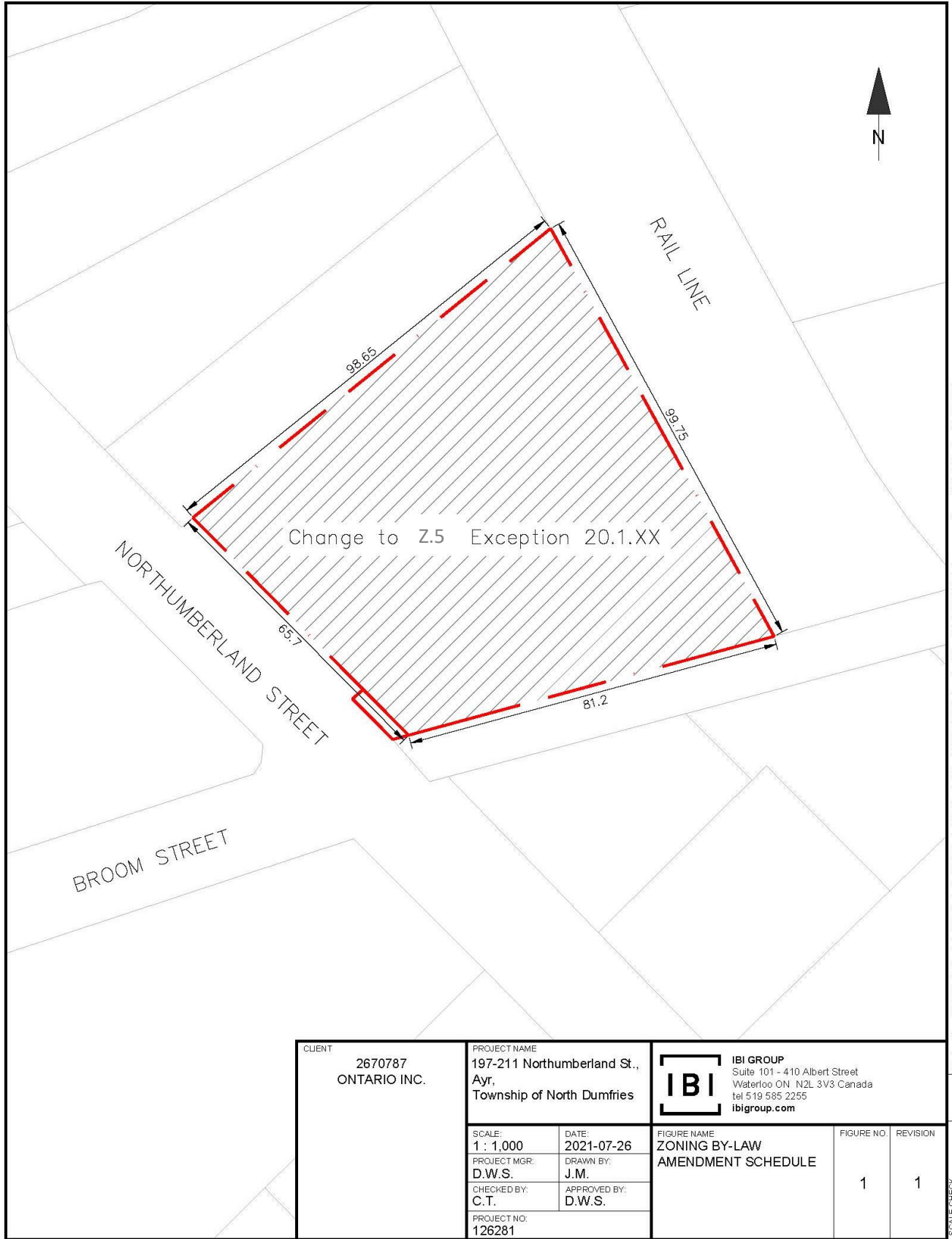
Clerk

READ a third time and Finally Passed in the Council Chambers of the Township of North Dumfries this ----- day of -----, 2021.

Mayor


Clerk

Section 20.1.XX of Schedules A & B to By-law xxxx for ZC-xxxx to permit stacked back-to-back townhouse dwelling units and triple stacked townhouse dwelling units.



File Location: J:\126281_Northumberland\7.0_Production\7.00_Design\17_Planning\Sheets\126281_ZBA.dwg Last Saved: July 26, 2021, by joanne.mccallum - Plotted: Monday, July 26, 2021 1:52:11 PM by Joanne McCallum

SCALE CHECK
10mm
1 in

CLIENT 2670787 ONTARIO INC.	PROJECT NAME 197-211 Northumberland St., Ayr, Township of North Dumfries		 IBI GROUP Suite 101 - 410 Albert Street Waterloo ON N2L 3V3 Canada tel 519 585 2255 ibigroup.com	FIGURE NAME ZONING BY-LAW AMENDMENT SCHEDULE		FIGURE NO. 1		REVISION 1			
	SCALE: 1 : 1,000	DATE: 2021-07-26		PROJECT MGR: D.W.S.		DRAWN BY: J.M.		CHECKED BY: C.T.		APPROVED BY: D.W.S.	
	PROJECT NO: 126281										

The above map block Part 139 to General Zoning By-law 689-83, as amended

This is an Excerpt of Schedule A & Part 139 of Schedule B forming part of By-law xxxx passed by Council this ----- day of -----, 2021.

Mayor

Clerk