

# **APPENDICES**

# APPENDIX B

THE CORPORATION OF THE TOWNSHIP OF NORTH DUMFRIES

BY-LAW NUMBER .....- 23

BEING A BY-LAW TO FURTHER AMEND GENERAL ZONING BY-LAW NUMBER

689-83, AS AMENDED, FOR THE TOWNSHIP OF NORTH DUMFRIES

WHEREAS a Zoning By-law Amendment Application (File No. ZCA ..... ) was received from DSH Planning Consultants Ltd. on behalf of Sharon Umana with respect to land described as BLOCK 55 REGISTERED PLAN 1145, TOWNSHIP OF NORTH DUMFRIES and assigned with civic address ..... Mitchell Street

AND WHEREAS it is necessary to amend General Zoning By-law Number 689-83 to facilitate A Draft Plan of Condominium and amending Zoning By-law Application (ZC-.....23);

NOW THEREFORE the Council of the Township of North Dumfries ENACTS AS FOLLOWS:

1. That By-law Number 689-83 as amended is hereby further amended by adding the following paragraph 20.1..... following paragraph 20.1. ....

20.1. .... a) Notwithstanding any other provisions of General Zoning By-law 689-83 to the contrary, within the Z.4a, Exception 20.1..... classification the following standards and regulations shall apply to Part 1 on the map forming Schedule 'A' – Section 20.1..... of this By-law

i) Additional Uses to include a residential Dwelling – Row (Private Internal Roads – Condominium)

ii) For the purposes of this By-law, a residential Dwelling – Row (Private Internal Roads – Condominium) shall mean a cluster of dwelling units containing three or more units in number, each of which fronts onto a private internal condominium road. Each unit has their own driveway, garage and front entry door at grade level, that are separated from their neighbouring dwelling unit landscaped area along the common side yards.

iii) Regulations: Residential Dwelling – Row (Private Internal Roads – Condominium) All units will be situated on the subject property and will be in compliance with the current Zoning By-law and Residential Zone 4a.20.1. .... a)

20.1 ... Notwithstanding any other provisions of General Zoning By-law 689-83 to the contrary, within the Z.4a, Exception 20.1..... classification the following temporary Guest House Use will be a permitted use..

2. 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;

3. NOW THEREFORE, Township Council enacts as follows:

3.a THAT General Zoning By-law Number 689-83, as amended, is hereby further amended by removing the map forming Schedule 'A', Section 20.1..... and replacing it with the revised map forming Schedule 'A', Section 20.1.....attached to and forming part of this By-law;

4 AND THAT this By-law shall come into force and effect in accordance with the application provisions of Section 34 of the Planning Act.

5. READ a first and second time in the Council Chambers of the Township of North Dumfries this .....th day of ..... 2023.

6. READ a third time and Finally Passed in the Council Chambers of the Township of North Dumfries this ..... th day of ..... 2023.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

This is an excerpt of Schedule 'A' and  
Part ..... of Schedule 'B' forming part  
of By-law .....-23 passed by Council  
this ...th day of ..... 2023.

# Ayr Zoning Map

**Legend**

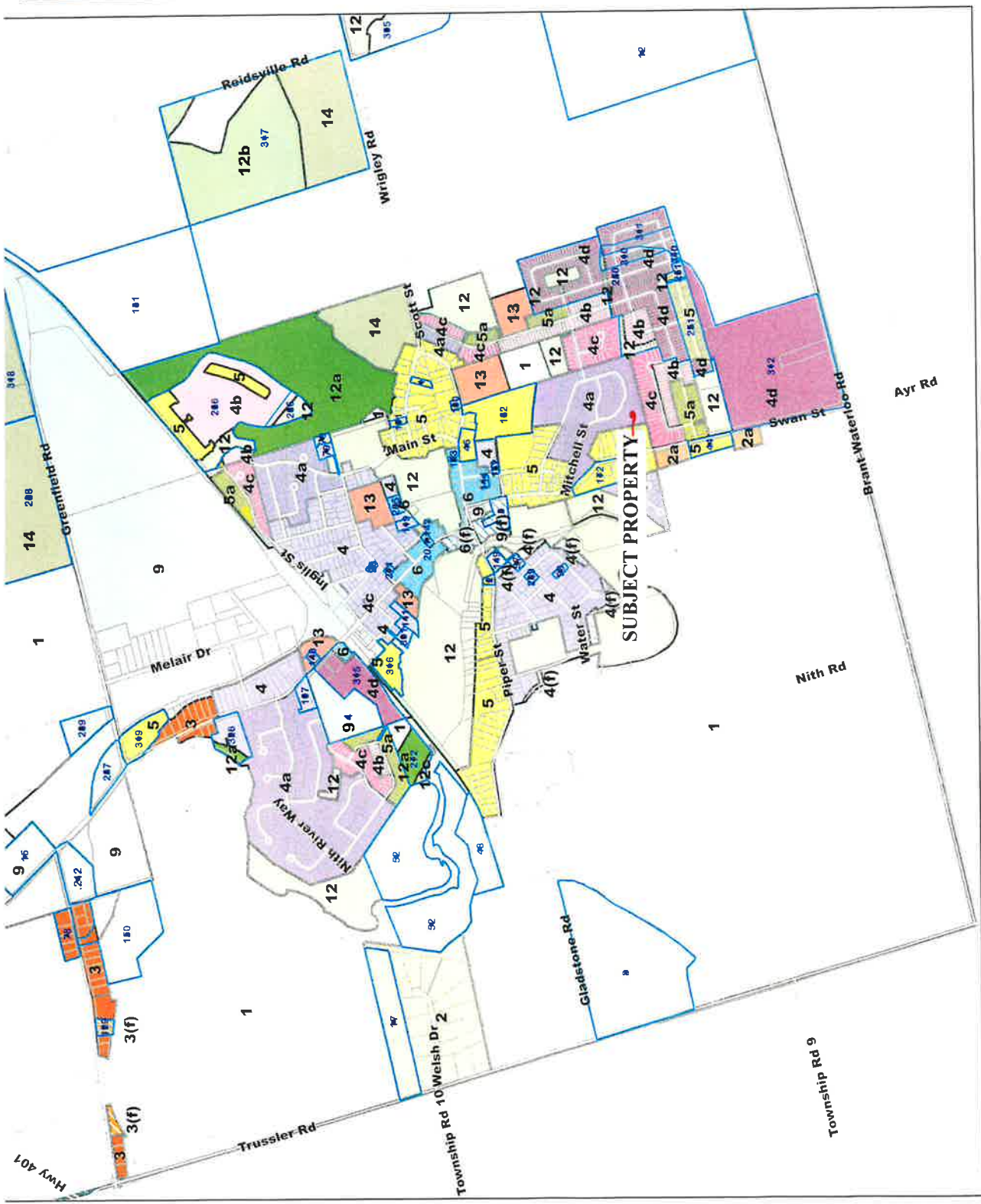
By-Law Exemption No.

**Zoning Category**

**Zoning Code Text Symbol**

- Zone 1 - Agriculture
- Zone 2 - Rural Residential
- Zone 2a - Rural Residential
- Zone 2af - Rural Residential (flood plain)
- Zone 3 - Rural Residential
- Zone 3f - Rural Residential (flood plain)
- Zone 4 - Urban Residential
- Zone 4f - Urban Residential (flood plain)
- Zone 4a - Urban Residential
- Zone 4b - Urban Residential
- Zone 4c - Urban Residential
- Zone 4d - Urban Residential
- Zone 5 - Urban Residential
- Zone 5a - Urban Residential
- Zone 6 - Urban Commercial
- Zone 6f - Urban Commercial (flood plain)
- Zone 7 - Rural Commercial
- Zone 8 - Service Station
- Zone 9 - Industrial
- Zone 9f - Industrial (flood plain)
- Zone 10 - Industrial
- Zone 11 - Industrial
- Zone 12 - Open Space
- Zone 12a - Environmental Protection 1
- Zone 12b - Environmental Protection 2
- Zone 12c - Environmental Protection Overlay
- Zone 13 - Institutional
- Zone 14 - Mineral Aggregates
- Zone 15 - Mobile Home Development
- Regional Municipal Boundaries

This map is provided for illustrative purposes only and may have errors. Reference should be made to Schedules A and B of General Zoning By-law 689-83. In the case of a discrepancy between this map, and the Zoning By-law and any amendments, the Zoning By-law and any amendments will be used. (July 2019)



**SECTION 10: ZONE 4 – Z.4, ZONE 4a – Z.4a, ZONE 4b – Z.4b, ZONE 4c – Z.4c, and ZONE 4d – Z.4d**

**10.1 PERMITTED USES**

Within a Zone 4 - Z.4, Zone 4a – Z.4a, Zone 4b – Z.4b, Zone 4c – Z.4c, and Zone 4D – Z.4d, no land shall be used and no building or structure shall be erected or used except for one or more of the Permitted Uses in Column 1 below.

**10.2 REGULATIONS**

Within a Zone 4 - Z.4, Zone 4a – Z.4a, Zone 4b – Z.4b, Zone 4c – Z.4c, and Zone 4D – Z.4d, no land shall be used and no building or structure shall be erected or used except in conformity with the applicable regulations contained in Section 6 - "General Regulations" and the additional regulations for the specific uses listed in Column 2 below.

	<u>Column 1 Permitted Uses</u>	<u>Column 2 Regulations</u>
10.2.1	Residential Building – One Unit which may include:  <ul style="list-style-type: none"> <li>a) private home day care</li> <li>b) a home occupation or office, base or headquarters for</li> <li>c) bed and breakfast establishment</li> </ul> A Secondary Dwelling Unit A Coach House	In conformity with the provisions of sub-section 8.3  In conformity with the provisions of sub-section 6.18  In conformity with the provisions of sub-section 6.35  In conformity with the provisions of sub-section 6.39 In conformity with the provisions of sub-section 6.40
10.2.2	A Group Home Type ‘A’	In conformity with the provisions for a Residential Building – One Unit of paragraph 8.3 and the provisions of sub-section 6.30
10.2.3	Accessory Uses <ul style="list-style-type: none"> <li>a) buildings or structures accessory to the foregoing permitted uses</li> </ul>	In conformity with the provisions of sub-section 6.4 and sub-section 8.3