

THE CORPORATION OF THE TOWNSHIP OF NORTH DUMFRIES

BY-LAW NUMBER XXXX -~~2526~~

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 (File ZC-~~XXX08-25~~) was received from Knox United Church with respect to lands located at 92 Northumberland Street, Ayr, Township of North Dumfries, Regional Municipality of Waterloo, to amend General Zoning By-law Number 689-83, to change the present Zone Z.13 (Zone 13 - Institutional) to Zone Z.13 (Zone 13 - Institutional) with an Exception 20.1.XXX to permit a four (4) storey, 33 unit residential apartment building and Z.12A (Zone 12A – Environmental Protection One) to include the valley lands and associated buffer.

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 bylaw;

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 General Zoning By-law Number 689-83 for the future development and use of the lands described above;

NOW THEREFORE the Council of The Corporation of the Township of North Dumfries 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 Part Lots 10 & 11, Village Plan of Ayr (1884) is changed from Zone Z.13 (Zone 13 - Institutional) to Zone Z.13 (Zone 13 - Institutional) with an Exception 20.1.XXX to permit a four (4) storey, 33 unit residential apartment building with associated site specific regulations and Z.12A (Zone 12A – Environmental Protection One).
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.XXX as follows:
"20.1.XXX Part Lots 10 & 11, Village Plan of Ayr (1884) (Approximately 0.88 ha in area)
Notwithstanding any other provisions of General Zoning By-law 689-83 to the contrary, within the Z.13 Exception 20.1.XXX classification the following standards and regulations shall apply:
 - a) Part 1 on the map forming Schedule 'A' - Section 20.1.XXX of this By-law may be used for residential uses of the Zone 13 permitted uses, subject to the following:
 - i) Additional Use to include a Residential Building - Apartment
 - ii) Regulations: Residential Building - Apartment
 - a) Maximum Number of Units 33 units
 - b) Minimum Setback from ~~Top of Slope Z.12A Zone~~ 10.0 metres
 - c) Minimum Interior Side Yards 4.5-6.0 metres
 - d) Maximum Building Height 4 storeys
 - e) Minimum Number of Parking Spaces
 - (i) Church 1 space per 7 seats
 - (ii) Residential Building – Apartment 1.0 spaces per unit
 - (iii) Visitor Parking 0.5 spaces per unit
 - f) Minimum Parking Space Size 2.75 metres x 6.0 metres
3. AND THAT except as amended by this By-law, the subject lands as shown on Schedule 'A' - Section 20.1.XXX to this By-law shall be subject to all other applicable provisions and

regulations of General Zoning By-law Number 689-83, as amended.

4. AND THAT General Zoning By-law Number 689-83, as amended, is hereby further amended by adding Schedule 'A' - Section 20.1.XXX attached to and forming part of this By-law.
5. THAT this By-law shall come into force and effect on the final passing thereof by the Council of the Corporation of the Township of North Dumfries.

READ a First and Second Time in the Council Chambers of the Township of North Dumfries this day of , 202~~56~~.

READ a Third Time and Finally Passed in the Council Chambers of the Township of North Dumfries this day of , 202~~56~~.

Formatted: Indent: Hanging: 0 cm, Space Before: 0 pt

Mayor

Clerk

DRAFT

Schedule 'A' of By-law XXXX-265 for ZC-08-25XXX (Knox United Church) to change the Z.13 (Zone 13 - Institutional) to Z.13 (Zone 13 - Institutional) Exception No. XXX, and to change the Z.13 (Zone 13 – Institutional) to Z.12A (Zone 12A – Environmental Protection One Zone)

