

THE CORPORATION OF THE TOWNSHIP OF NORTH DUMFRIES

BY-LAW NUMBER 689-83

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

Arising from Application No. XXX (Self-Storage Business)

WHEREAS the Council of the Corporation of the Township of North Dumfries (the “Township”) under Section 34 of the *Planning Act*, R.S.O. 1990, c. P. 13 deems it desirable to further amend said By-law Number 689-83.

NOW THEREFORE, Township Council ENACTS AS FOLLOWS:

1. That Section 2 – Definitions of By-law Number 689-83 is hereby amended to add the listed definitions for the following uses outlines in this provision:

“20.1.206 By-law No. 2129-05 DELETED AND REPLACED SECTION 201.1.206
a), b) and c)

Notwithstanding any other provisions of this By-law, the lands illustrated as XXXXXXX – Section 20.1.206 of this By-law may be rezoned as Zone 2 – Z.2 Residential and may be used for the following uses in addition to those permitted in Zone 2 – Z.2 Residential within the parcel lies;

- a) Self-storage facility
- b) Uses accessory to the foregoing permitted uses, including outdoor storage and off-street parking area

Subject to the following:

- i. All proposed buildings shall be set back 15 metres (49.3 feet) from the front lot line, 9.6 metres (31.5 feet) from the side lot line and 6.2 metres (20.4 feet) from the rear lot line;
- ii. A maximum of 1858 square metres (20,000 square feet) of gross floor area may be accommodated in existing and proposed buildings on the subject property.
- iii. Gross Floor Area is defined for the purpose of this by-law as the aggregate of the horizontal areas of each floor whether any such floor is above or below grade, measured between the exterior faces

of the exterior walls of the building or structure at the level of each floor;

- iv. A self-storage facility is defined for the purpose of this by-law as a facility which offers multiple small-scale, individually secured, units for the storage of goods other than hazardous materials, under a unified development, for monthly rental to the public, each of which is accessible only by the tenant of the individual unit.

READ a first and second time in the Council Chambers of the Township of North Dumfries this _____ day of _____, 2025.

Mayor

Clerk

READ a third time and Finally Passed in the Council Chambers of the Township of North Dumfries this _____ day of _____, 2025.

Mayor

Clerk