



## **ACTION REQUEST – Planning Building and Enforcement**

<b>To:</b>	Mayor and Members of Council
<b>Date of Meeting:</b>	April 13, 2021
<b>Subject:</b>	By-law No 2021-27 Housekeeping By-law Amendment

### **RECOMMENDATION:**

THAT By-law No. 2021-27, being a By-law to amend the former Township of Mountain Zoning By-law No. 79-6, the former Township of Winchester Zoning By-law No. 12-93, the former Village of Chesterville Zoning By-law No. 04-95, and the former Village of Winchester Zoning By-law 25-96, as amended, be read and passed in Open Council, signed and sealed this 13th day of April, 2021.

### **BACKGROUND:**

This By-law will rezone seven (7) properties as conditions of consent (severance). The properties affected by this By-law are properties (surplus dwellings) that were granted a severance as a result of farm consolidation under the 2020 Provincial Policy Statement and the United Counties of Stormont, Dundas and Glengarry Official Plan. This By-law will prohibit residential dwellings from being constructed on the remaining prime agricultural land, as required by the Provincial Policy Statement.

If adopted this By-law will also slightly modify the zoning of five (5) other properties, and will update or harmonize some definitions and general provisions. Holding will be placed on some properties for which there is no water/sewer capacity. If Council awards capacity to these lands in the future, the holding can be removed.

The Winchester and Chesterville Zoning By-laws contain swimming pool enclosure provisions which need to be aligned with the new Pool Enclosure By-law No. 2020-16. A detailed planning report is attached.

The Public Meeting to hear comments on the proposed Housekeeping Amendment By-law will be held on April 13, 2021 at 6:30 pm. One local developer provided comments regarding the proposed changes and is in agreement.

### **OPTIONS AND DISCUSSION:**

- 1. Adopt the resolution as presented** – recommended.
- 2. Do nothing** – Not recommended. These zoning amendments are required for compliance with the 2020 Provincial Policy Statement regarding farm

consolidation and are important updates and consolidations amongst all four (4) Zoning By-laws.

**3. Refuse the request** – Not recommended. Same as above.

**FINANCIAL ANALYSIS:**

No impact at this time.

**OTHERS CONSULTED:**

Chief Building Official

Property Owners

Developers

**ATTACHMENTS:**

Planning Report

Draft Housekeeping By-law No. 2021-27

**PREPARED BY:**



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**Calvin Pol, BES, MCIP, RPP  
Director of Planning, Building &  
Enforcement**

**REVIEWED & APPROVED BY:**



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**Angela Rutley, BBA  
CAO**



# Planning Report

## Housekeeping Zoning Amendment

RE:	Housekeeping Amendments to Zoning By-law No. 79-6 (the former Township of Mountain), Zoning By-law No. 12-93 (the former Township of Winchester), Zoning By-law No. 04-95 (the former Village of Chesterville, and Zoning By-law No. 25-96 (the former Village of Winchester).
Meeting Date:	April 13, 2021
By-law No.	2021-27
Subject Area	Multiple properties throughout the former Township of Mountain, the former Township of Winchester, the former Village of Chesterville and the former Village of Winchester

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## 1. Executive Summary

This report recommends the following housekeeping amendments:

- Update definitions and general provisions to harmonize the Township's Zoning By-laws and clarify existing provisions.
- Rezone multiple properties in the former Township of Mountain from "Rural (RU)" to "Rural – Exception Eighteen (RU-18)" and former Township of Winchester from "Agricultural (AG)" to "Agricultural – Exception Thirty-Six (AG-36)" to prohibit the construction of residential dwellings on prime agricultural land. This is a requirement of the *Provincial Policy Statement, 2020* and the United Counties Official Plan and was a condition of consent (severance).
- Rezone or modify four (4) properties.

## 2. Purpose and Effect

The Council of the Township of North Dundas has initiated a housekeeping By-law Amendment to update definitions and general provisions in order to harmonize the four (4) Zoning By-laws in North Dundas.

The By-law will rezone multiple properties in the former Township of Winchester (By-law No. 12-93) and the former Township of Mountain (By-law No. 79-6) as a required condition of severance. The majority of properties affected by this By-law are surplus dwellings that were granted a severance as a result of farm consolidation under the *Provincial Policy Statement, 2020* and the United Counties of Stormont, Dundas and Glengarry Official Plan. This By-law will prohibit residential dwellings from being constructed on the remaining prime agricultural land as required by the *Provincial Policy Statement, 2020* and the United Counties Official Plan.

This By-law will correct or slightly modify the zoning of four (4) other properties. These changes will be to adjust the current zoning to more accurately reflect the current use of the properties.

### **3. Background**

- 3.1** The protection of prime agricultural land is a priority of the *Provincial Policy Statement, 2020* (PPS). The PPS requires municipalities to prohibit residential uses on prime agricultural land that has been granted a severance through farm consolidation (residence surplus to a farming operation). The properties that are affected by this By-law are located in the former Township of Winchester and Township of Mountain and were granted a severance within the previous year. As a required condition of severance, the owners of the subject properties have paid a surplus dwelling amendment fee and have signed an acknowledgment that the retained farmland will be rezoned to prohibit residential uses as part of a joint By-law Amendment for all surplus dwellings.
- 3.2** This proposed Zoning By-law Amendment is also referred to as a ‘general housekeeping’ By-law. In addition to rezoning properties due to farm consolidation, this By-law will also modify the zoning of four (4) other properties that the Township wishes to correct or change.

### **4. Policy Direction**

This By-law would rezone several properties in the former Township of Mountain and the former Township of Winchester to prohibit the construction of residential dwellings on prime agricultural land as a required condition of severance. The prime agricultural land will continue to be used for agricultural purposes and normal farm practices will be protected. Township Council should consider the relevant policies of the *2020 Provincial Policy Statement* and the Official Plan when evaluating the merits of the proposed By-law.

#### **4.1 Provincial Policy Statement**

Ontario has a set of *Provincial Policy Statements* for which the Township Council must have regard, the relevant policy sections are as follows:

**2.3.3.3** *New land uses, including the creation of lots, and new or expanding livestock facilities shall comply with the minimum distance separation formulae.*

**2.3.4. Lot Creation and Lot Adjustments:**

**2.3.4.1** *Lot creation in prime agriculture areas is discouraged and may only be permitted for:*

- c) *“a residence surplus to a farming operation as a result of farm consolidation, provided that the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and the planning authority ensures that new residential dwellings are prohibited on any remnant parcel of farmland created by the severance. The approach used to ensure that no new residential dwellings are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches, which achieve the same objective.”*

The rezoning proposed by this By-law is consistent with the Provincial Policy Statement as it will have the effect of prohibiting residential dwellings on new lots created as a result of farm consolidation (surplus residence to a farming operation).

**4.2 United Counties Official Plan:**

The rezoning proposed by this by-law is in conformity with the United Counties Official Plan. The relevant policy sections are as follows:

**5.3 Agricultural Resource Lands:**

**5.3.2 Scope of Permitted Uses**

*Agricultural uses are defined in the Provincial Policy Statement and include grow crops; raising livestock and animals for food, fur or fiber; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including accommodation for fulltime labour when the operation requires additional employment.*

**5.3.2.1 Agriculture-related uses**

*Agriculture-related uses on prime agricultural lands are encouraged to strengthen and diversify the agricultural industry and to supplement farm income. For the purposes of this section, agriculture-related uses are farm-related commercial and industrial uses directly related to farm operations in the area that support agriculture, and benefit from being close to farm operations. This can include home*

*industries, and uses that produce value added agricultural products such as custom meat shops, wineries, pick-your-own operations, produce market, and packing operations, or a grain drying handling and storage facility*

At the end of section 8.12.13.3 it states that: *“The new lot [residence surplus to a farming operation] will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services, and the Local municipality shall, through the Zoning By-law or other municipality approach, prohibit further dwellings on the vacant retained lands created by the subject consent”.*

This By-law conforms with the United Counties Official Plan as rezoning will prohibit residential dwellings on properties that were granted a severance for a residence surplus to a farming operation.

## **5. Analysis**

### **5.1 Townhomes in the Village of Winchester and Chesterville**

This By-law will modify the zone provisions for Townhome dwellings in the former Village of Winchester to match the requirement in Chesterville by increasing the minimum required front yard depth from 6 m to 7 m to accommodate the off-street parking of vehicles. The current minimum requirement of 6 m is the same as the minimum length for a standard parking stall. However, this can result in vehicles being parked close to the curb or partially on the road and make snow ploughing difficult as well as reducing visibility to residents when backing out of their driveways. The additional 1.0 m that is being proposed will allow residents to have more room in their driveways to park their vehicles and increase visibility at the end of the driveway. To accommodate more parking space in the front yard, the rear yard setback has been reduced from 8 metres in Winchester to match Chesterville’s setback of 7.5 m. Definitions for “stacked townhouses” and “back to back townhomes” have been added to Chesterville and Winchester’s By-laws. In Winchester, the minimum side yards have been increased from 1 metre to 2 metres for townhomes to match Chesterville’s Zoning By-law.

### **5.2 Exempting Ramps and Other Barrier-Free Structures from all Setbacks**

Barrier free structures such as wheelchair ramps occupy a larger space than stairs and decks due to the maximum grade required for wheelchairs to be able to safely ascend and descend the ramps. As a result of this, wheelchair ramps may need to extend into the minimum required yard in many residential or commercial zones which requires a minor variance at the applicants expense, an unfair burden to place on someone installing barrier-free structures.

This By-law will add a provision to the ‘Permitted Encroachments’ section of the Village and Township of Winchester By-laws and the Township of Mountain Zoning By-law exempting all barrier-free structures from any required municipal

setback, effectively making minor variances for such structures unnecessary. The Ontario Building Code has requirements for barrier-free structures, and anyone who wishes to build a barrier-free structure within the minimum setback will need to meet the OBC requirements and obtain any necessary permits.

### **5.3 Protecting Prime Agricultural Land**

This By-law will rezone multiple properties in the former Township of Winchester and the former Township of Mountain to prohibit residential dwellings on prime agricultural farmland as a required condition of severance as a result of farm consolidation. Rezoning to prohibit residential development on prime agricultural land that is severed as a result of farm consolidation is consistent with the Provincial Policy Statement and the Official Plan. The rezoning of the subject properties will ensure that the required conditions of severance are being fulfilled and that the intention of the Provincial Policy Statement and the Official Plan are being upheld. This By-law will also ensure that the Township's prime agricultural land is protected as a valuable economic and cultural resource.

### **5.4 Zoning By-law No. 79-6 (former Township of Mountain)**

The minimum required lot area for uses other than single dwellings is being increased from 2ha (5 acres) to 8ha (20 acres) to match the zone requirements in the former Township of Winchester's Rural (RU) Zone. This will ensure that residents with livestock or hobby farms have an adequate amount of land to safely conduct their agricultural uses, such as the keeping of livestock, while protecting their wells and the wells on neighbouring lots.

Multiple properties in the former Township of Mountain will be rezoned from "Rural (RU)" to "Rural - Special Exception Eighteen (RU-18)" to prohibit the construction of residential dwellings on prime agricultural land. This is a requirement of the *Provincial Policy Statement* and the *Official Plan* and was a condition of severance. The provisions are listed below:

#### **Rural Zone – Special Exception Eighteen (RU-18)**

Notwithstanding the provisions of Section 10.1 (a) hereof to the contrary on lands zoned "RU-18", the following uses shall not be permitted:

- Accessory Dwellings
- Mobile Home
- Rural Home Occupations
- Single Family Dwellings

### **5.5 Zoning By-law No. 12-93 (former Township of Winchester)**

Two properties in Morewood will be rezoned from Commercial (C) to Residential First Density (R1) to better reflect their current usage. The affected properties are

on Thomas Drive, at the corner Moffat Street. The properties were zoned Commercial (C) to accommodate businesses that were being run from the previous owners' homes; however, both houses have recently been sold and the current owners do not wish to operate a business. Owners will still be able to operate a home occupation in the future as that is a permitted use within the Residential First Density (R1) Zone.

Multiple properties in the former Township of Winchester will be rezoned from "Agriculture (AG)" to "Agriculture-Special Exception Thirty-Six (AG-36)" to prohibit the construction of residential dwellings on the prime agricultural land. This is a requirement of the *Provincial Policy Statement* and the *Official Plan* and was a condition of severance. The provisions are listed as follows:

**Agricultural Zone – Special Exception Thirty-Six (AG-36):**

Notwithstanding the provisions of Section 12.1 (a) hereof to the contrary on lands zoned "AG-36", the following residential uses shall not be permitted:

- a) Accessory dwelling
- b) Apartment accessory
- c) Rural home occupation
- d) Single dwelling

**5.6 Zoning By-law No. 04-95 (former Village of Chesterville)**

A portion of the Chesterville Park that obtained a Temporary Use By-law in 2018 shall be rezoned to make the permitted uses permanent. The Temporary Use By-law was originally passed to allow a business to operate at the Public Park on a temporary basis, the business is still operating at the park; however, the Temporary Use By-law has recently expired.

The pool provisions are being removed, as they are duplicated under the new Swimming Pool By-law No. 2020-16 or different in some cases.

**5.7 Zoning By-law No. 25-96 (former Village of Winchester)**

The pool provisions are being removed, as they are duplicated under the new Swimming Pool By-law No. 2020-16 or different in some cases.

**6. Summary**

This proposed By-law will ensure that the Township's Zoning By-laws reflect current Provincial policies. It will also ensure that the Township's prime agricultural land is protected as a valuable cultural and economic resource, while also protecting the businesses that rely on being within close proximity to farm

operations. The other changes collectively bring the by-laws together as one by-law.

## 7. Comments

Two developers have requested copies of the draft by-law. No objections received.

## 6. Recommendation

The proposed Zoning By-law Amendment constitutes good planning and is consistent with the *2020 Provincial Policy Statement* and the County Official Plan, therefore Council should approve the rezoning. Secondly, that Council consider comments from the public, public bodies and adjacent neighbours during the public meeting before rendering a decision on the proposed amendment.

Prepared By:

\_\_\_\_\_  
Paul Clarke, Planning Technician

\_\_\_\_\_  
Date

I hereby certify that this report was prepared under the supervision of a Registered Professional Planner within the meaning of the Ontario Professional Planners Institute Act, 1994.

\_\_\_\_\_  
Calvin Pol, MCIP, RPP, BES  
Director of Planning, Building and Enforcement

\_\_\_\_\_  
Date

## **BY-LAW No. 2021-27**

### **EXPLANATORY NOTE**

#### ***Purpose and Effect of the By-law***

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The Council of the Township of North Dundas has initiated a housekeeping by-law amendment to rezone multiple properties in the Township. The areas to be rezoned include: seven (7) properties to prohibit dwelling units as required by the 2020 Provincial Policy Statement for surplus dwelling consents (severances); to slightly modify the zoning of five (5) properties; and to update some definitions and provisions to be more consistent across all four (4) Zoning By-laws currently in effect.

Key maps are provided that will detail the properties that are to be rezoned as a condition of consent and those where the zoning will be slightly modified.

This By-law will rezone multiple properties as a condition of consent. The properties affected by this By-law are properties (surplus dwellings) that were granted a consent as a result of farm consolidation under the 2020 Provincial Policy Statement and the United Counties of Stormont, Dundas and Glengarry Official Plan. This By-law will prohibit residential dwellings from being constructed on the remaining prime agricultural land, as required by the Provincial Policy Statement.

If adopted, this By-law will also slightly modify the zoning of five (5) other properties, will update some definitions, general provisions, and will also harmonize the by-laws to make them more consistent.

This By-law is deemed to be in conformity with the policies contained in the United Counties of Stormont, Dundas and Glengarry Official Plan and the Provincial Policy Statement.

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**THE CORPORATION OF THE TOWNSHIP OF NORTH DUNDAS**

**BY-LAW No. 2021-27**

***Being a By-law to amend the Former Township of Winchester By-law No. 12-93,  
the former Township of Mountain By-law No. 79-6,  
the Former Village of Chesterville By-law No. 04-95, and  
the Former Village of Winchester By-law No. 25-96, as amended***

**WHEREAS** pursuant to the provisions of Section 34 of the *Planning Act*, R.S.O. 1990, as amended, the Council of a Municipality may enact by-laws regulating the use of lands and the erection of buildings thereon;

**AND WHEREAS** By-law No. 12-93, as amended, regulates the use of land and the use and erection of buildings and structures within the former Township of Winchester, now the Township of North Dundas;

**AND WHEREAS** By-law No. 79-6, as amended, regulates the use of land and the use and erection of buildings and structures within the former Township of Mountain, now the Township of North Dundas;

**AND WHEREAS** By-law No. 04-95, as amended, regulates the use of land and the use and erection of buildings and structures within the former Village of Chesterville, now the Township of North Dundas;

**AND WHEREAS** By-law No. 25-96, as amended, regulates the use of land and the use and erection of buildings and structures within the former Village of Winchester, now the Township of North Dundas;

**AND WHEREAS** the Council of The Corporation of the Township of North Dundas deems it expedient and advisable to amend certain requirements of By-law No. 12-93, By-law No. 79-6, By-law No. 04-95, and By-law No. 25-96, as amended; insofar as they relate to certain lands to which the said By-law applies as hereinafter set forth;

**AND WHEREAS** the matters set out in this By-law are deemed to be in conformity with the Official Plan of the United Counties of Stormont, Dundas and Glengarry and the 2020 Provincial Policy Statement;

**NOW THEREFORE** the Council of The Corporation of the Township of North Dundas enacts as follows:

**Former Township of Winchester Zoning By-law**

- 1.0 That (the Former Township of Winchester) Zoning By-law No. 12-93, as amended, is hereby amended as follows:
  - 1.1 That the following text be inserted in Section 3.25 Yard Encroachments immediately after the contents thereof:
    - (iv) Exterior ramps, wheelchair lifts and similar barrier-free accessory structures and equipment may be permitted in any minimum yard.
  - 1.2 That in Section 5.1(b) – Lot Area (minimum), the text “2787 m<sup>2</sup> (30000 ft<sup>2</sup>)” is hereby replaced by “4,000 m<sup>2</sup> (43055.7sq.ft)” .
  - 1.3 That the lands shown on Schedule “1” shall henceforth be zoned “Residential Second Density – Exception Two (R2-2)” and shall cease to be zoned “Residential Second Density – Exception One (R2-1)”.

## THE CORPORATION OF THE TOWNSHIP OF NORTH DUNDAS

### BY-LAW No. 2021-27

- 1.4 That the lands shown on Schedule “2” shall henceforth be zoned “Residential Second Density – Exception Three (R2-3)” and shall cease to be zoned “Residential Second Density – Exception Two (R2-2)”.
- 1.5 That the lands legally defined in Schedule “3” and shown on Schedule “4” shall henceforth be zoned “Agricultural – Exception Thirty-Six (AG-36)” and shall cease to be zoned “Agricultural (AG)”.
- 1.6 That the lands shown on Schedule “5” shall henceforth be zoned “Residential First Density – Holding (R1-h)” and shall cease to be zoned “Residential First Density (R1)”.
- 1.7 That the lands shown on Schedule “6” shall henceforth be zoned “Residential First Density (R1)” and shall cease to be zoned “Commercial (C)”.

#### **Former Township of Mountain Zoning By-law**

- 2.0 That (the Former Township of Mountain) Zoning By-law No. 79-6, as amended, is hereby amended as follows:
  - 2.1 That the following text be inserted in Section 3.30 Yard Encroachments immediately after the contents thereof:
    - e) Exterior ramps, wheelchair lifts and similar barrier-free accessory structures and equipment may be permitted in any minimum yard.
  - 2.2 That in Section 10.1(c) – Lot Area (minimum), the text “2 ha (5 ac)” is hereby replaced by “8 ha (20 ac)”.
  - 2.3 That the lands legally defined in Schedule “7” and shown on Schedule “8”, shall henceforth be zoned “Rural – Exception Eighteen (RU-18)” and shall cease to be zoned “Rural (RU)”.

#### **Former Village of Chesterville Zoning By-law**

- 3.0 That (the Former Village of Chesterville) Zoning By-law No. 04-95, as amended, is hereby amended as follows:
  - 3.1 That in Section 3.5 Apartment Building, the text “Apartment Building” is hereby replaced by “Apartment Dwelling”.
  - 3.2 That the following text shall be inserted in Section 3.64. Dwelling Unit immediately after the contents thereof:
    - 3.64.2 **Dwelling - Back to Back Townhouses**  
means a building with four or more dwelling units divided vertically, including a common rear wall, each with an independent entrance and has a yard abutting at least one exterior wall of each dwelling unit.
    - 3.64.3 **Dwelling - Stacked Townhouses**  
means a building with four or more dwelling units divided horizontally and vertically, each with an entrance that is independent or through a shared landing and/or external stairwell.

## THE CORPORATION OF THE TOWNSHIP OF NORTH DUNDAS

### BY-LAW No. 2021-27

- 3.3 That Sections 4.1.2(a) (i) and (ii) Private Swimming Pools are hereby repealed.
- 3.4 That the following text shall be inserted in Section 5.8.1 Permitted Uses immediately after the contents thereof:
- Dwelling - Back to Back Townhouses
  - Dwelling - Stacked Townhouses
- 3.5 That in Section 5.8.2 – Zone Requirements the text “Apartment Dwellings” is hereby removed.
- 3.6 That in Section 5.8.2 – Maximum Building Height the text “12 m” is hereby replaced by “12 m (maximum 3 storeys)”.
- 3.7 That the following text be added as Section 5.17.3.2:

#### **Open Space – Exception Two (OS-2)**

Notwithstanding the provisions of Section 5.17.1, the following uses shall also be permitted:

- Assembly Hall
  - Bakery
  - Business Incubation Uses
  - Catering Establishment
  - Clinic
  - Club
  - Facilities for Charitable Organizations
  - Food Premise
  - Office
  - Personal Service Establishment
  - Place of Amusement
  - Place of Worship
  - Professional Office
  - School, Commercial
  - School, Private
  - Service Outlet
  - Studio
- 3.8 That the lands shown on Schedule “9”, shall henceforth be zoned “Open Space – Exception Two (OS-2)” and shall cease to be zoned “Open Space (OS)”.
- 3.9 That the lands shown on Schedule “10”, shall henceforth be zoned “Residential First Density – Holding (R1-h)” and shall cease to be zoned “Residential First Density (R1)”.
- 3.10 That the lands shown on Schedule “11” shall henceforth be zoned “Residential Mixed Density – Holding (R1-MXh) and shall cease to be zoned “Residential Mixed Density (R1-MX)”.

#### **Former Village of Winchester Zoning By-law**

- 4.0 That (the Former Village of Winchester) Zoning By-law No. 25-96, as amended, is hereby amended as follows:

## THE CORPORATION OF THE TOWNSHIP OF NORTH DUNDAS

### BY-LAW No. 2021-27

- 4.1 That the following text shall be inserted in Section 2.12 Yard Encroachments immediately after the contents thereof:
- 2.12.9 Barrier Free Accessory Structures**  
Exterior ramps, wheelchair lifts and similar barrier-free accessory structures and equipment may be permitted in any minimum yard.
- 4.2 That the following text shall be inserted in Section 3.61.4 Apartment Dwelling House immediately after the contents thereof:
- 3.61.4 An Apartment Dwelling House includes Stacked Townhouses, and Back to Back Townhouses.
- 4.3 That the following text shall be inserted in Section 3.61.17.2 Planned Unit Townhouse immediately after the contents thereof:
- 3.61.17.2 Planned Unit Townhouses includes Stacked Townhouses, but does not include Back to Back Townhouses.
- 4.4 That the following text shall be inserted in Section 3.61 Dwelling Unit immediately after the contents thereof:
- 3.61.20 **Stacked Townhouses**  
means a building with four or more dwelling units divided horizontally and vertically, each with an entrance that is independent or through a shared landing and/or external stairwell.
- 3.61.21 **Back to Back Townhouses**  
means a building with four or more dwelling units divided vertically, including a common rear wall, each with an independent entrance and has a yard abutting at least one exterior wall of each dwelling unit.
- 4.5 That in Section 4.2.6.1 Private Swimming Pools, the first paragraph is hereby repealed.
- 4.6 That in Section 4.2.6.2 Private Swimming Pools is hereby repealed.
- 4.7 That in Section 8.2.5.2 – Lot Frontage (minimum) the text “5.5 m” is hereby replaced by “6.0 m”.
- 4.8 That in Section 8.2.5.3 – Front Yard Depth (minimum) the text “6 m” is hereby replaced by “7.0 m”.
- 4.9 That in Section 8.2.5.5 – Interior Side Yard Width (minimum) the text “1 m” is hereby replaced by “2 m”.
- 4.10 That in Section 8.2.5.6 – Rear Yard Depth (minimum) the text “8 m” is hereby replaced by “7.5 m”.
- 4.11 That in Section 8.2.6.9 – Height of Building (maximum) the text “11 m” is hereby replaced by “12.5 m (maximum 3 storeys)”.
- 4.12 That in Section 9.2.9 – Height of Building (maximum) the text “14 m” is hereby replaced by “14 m (maximum 3 storeys)”.

**THE CORPORATION OF THE TOWNSHIP OF NORTH DUNDAS**

**BY-LAW No. 2021-27**

4.13 That the lands shown on Schedule "12" shall henceforth be zoned "Residential Type One – Holding (R1-h) and shall cease to be zoned "Residential Type One (R1)".

**5.0** Schedules "1" to "12" constitute part of this By-law.

**6.0** Subject to giving of Notice of Passing of this By-law, in accordance with Section 34(18) of the *Planning Act*, R.S.O. 1990, as amended, this By-law shall come into force on the date of passing by the Council of The Corporation of the Township of North Dundas, where no notice of appeal or objection is received, pursuant to Section 34 (21) of the *Planning Act*, R.S.O. 1990, as amended.

**READ and passed in Open Council, signed and sealed this 13<sup>th</sup> day of April, 2021.**

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MAYOR

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CLERK

# Schedule "1" By-law No. 2021-27

Enacted by the Council of the Corporation of the Township of North Dundas  
this 13th day of April, 2021.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk



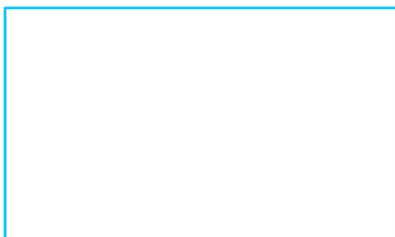
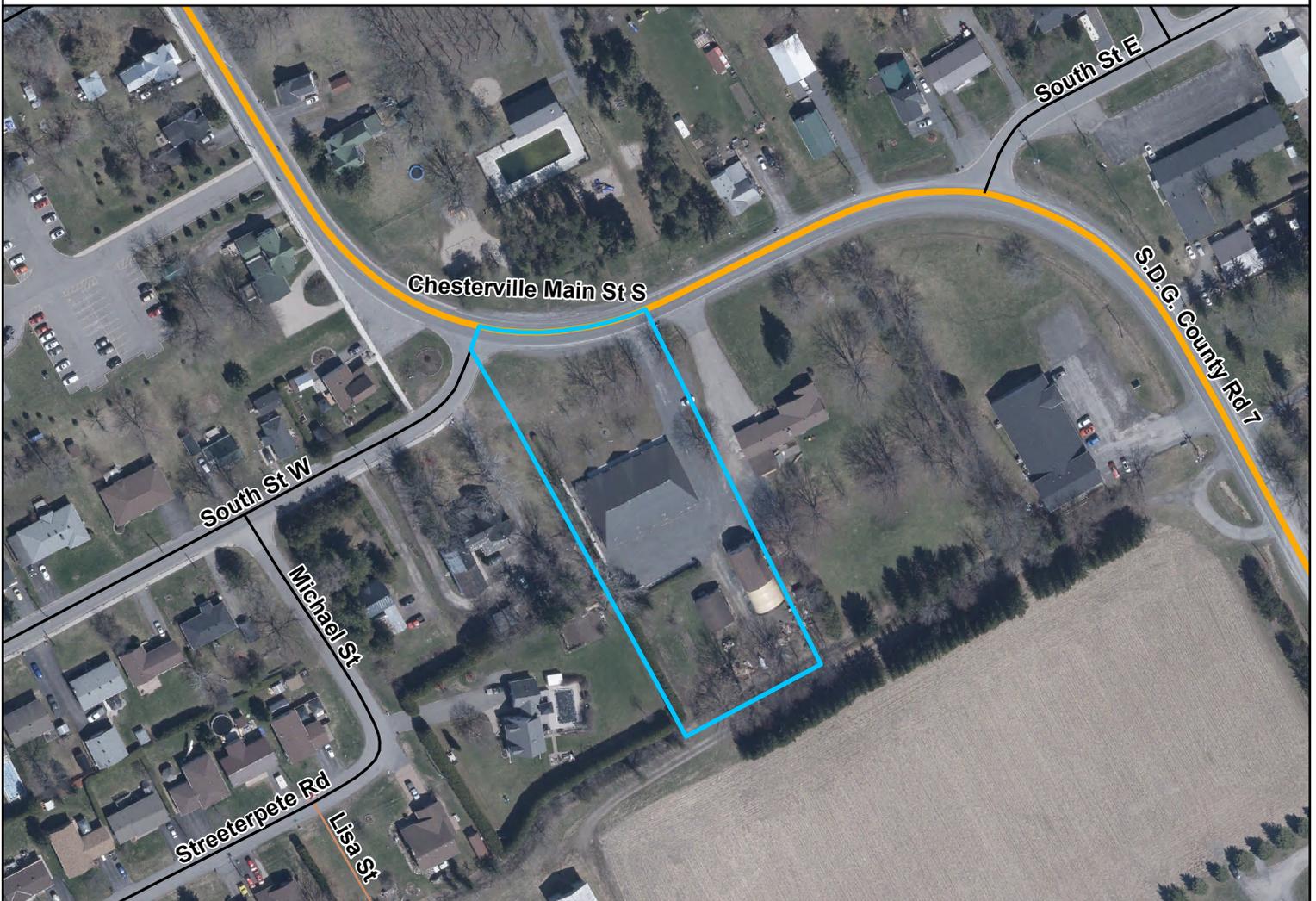
Area to be rezoned from "Residential Second Density - Exception One (R2-1)" to "Residential Second Density - Exception Two (R2-2)".

# Schedule "2" By-law No. 2021-27

Enacted by the Council of the Corporation of the Township of North Dundas  
this 13th day of April, 2021.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk



Area to be rezoned from "Residential Second Density - Exception Two (R2-2)" to "Residential Second Density - Exception Three (R2-3)".

**SCHEDULE “3”**

**BY-LAW No. 2021-27**

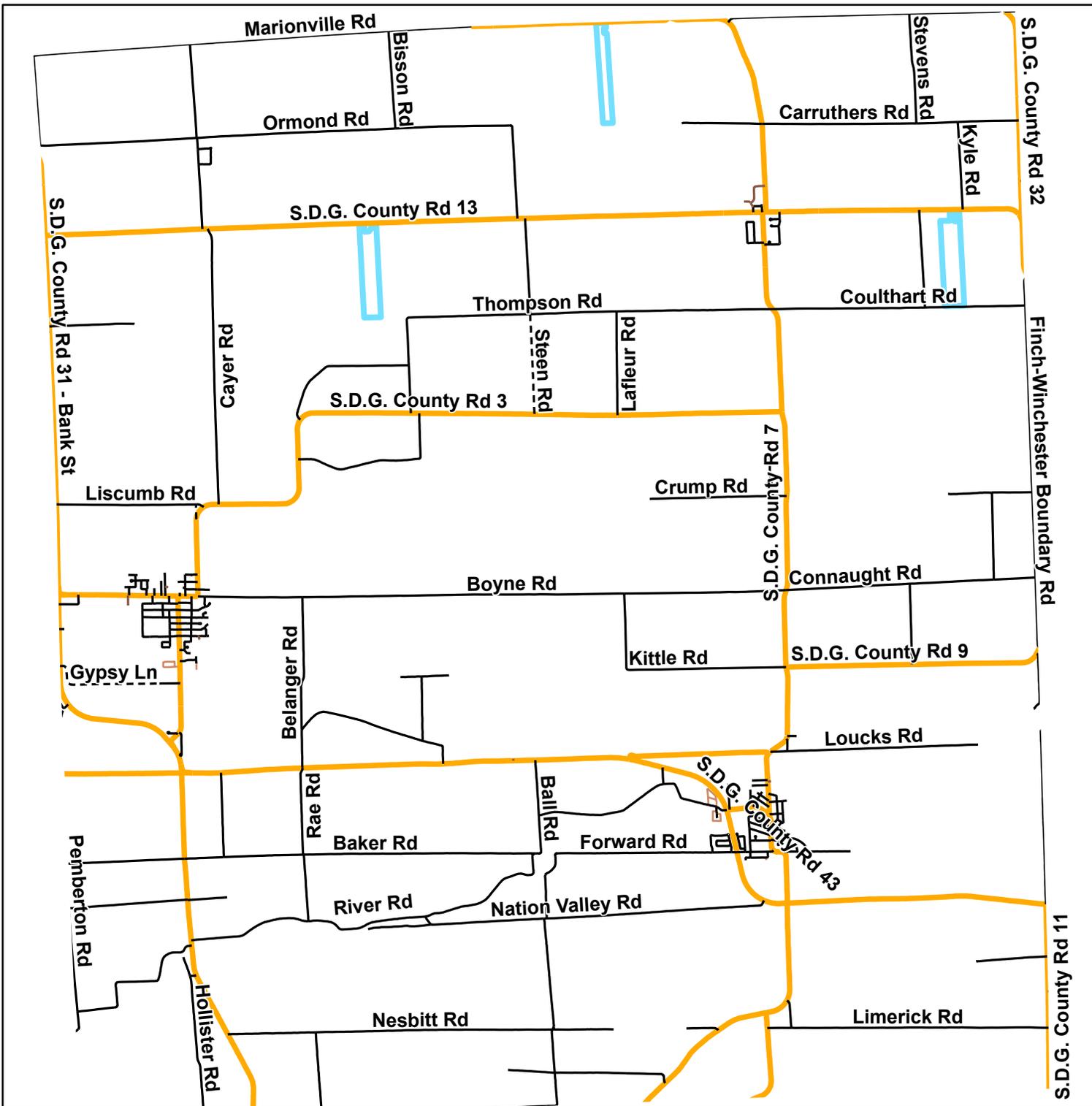
Enacted by the Council of The Corporation of the Township of North Dundas  
this 13<sup>th</sup> day of April, 2021.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

<b>SD&amp;G File #</b>	<b>Location</b>	<b>Roll Number</b>	<b>PIN</b>
B-10-20	Part of Lot 15 Concession 12	051101601225003	661550414
B-16-20	Part of Lots 8 and 9 Concession 10	051101600956000	661520062
B-64-20	East Part of Lot 23 Concession 10	051101601093000	661530062

Please note: Red numbering indicates that there has been no new number created. Roll number and PIN provided is the parent number.



**Surplus Dwellings  
Former Township  
of Winchester**

Schedule "4"

By-law  
No. 2021-27

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Mayor

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Clerk

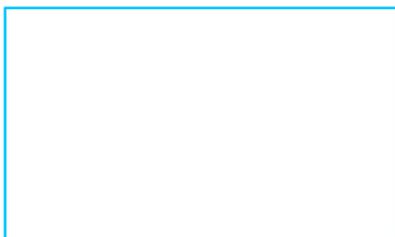
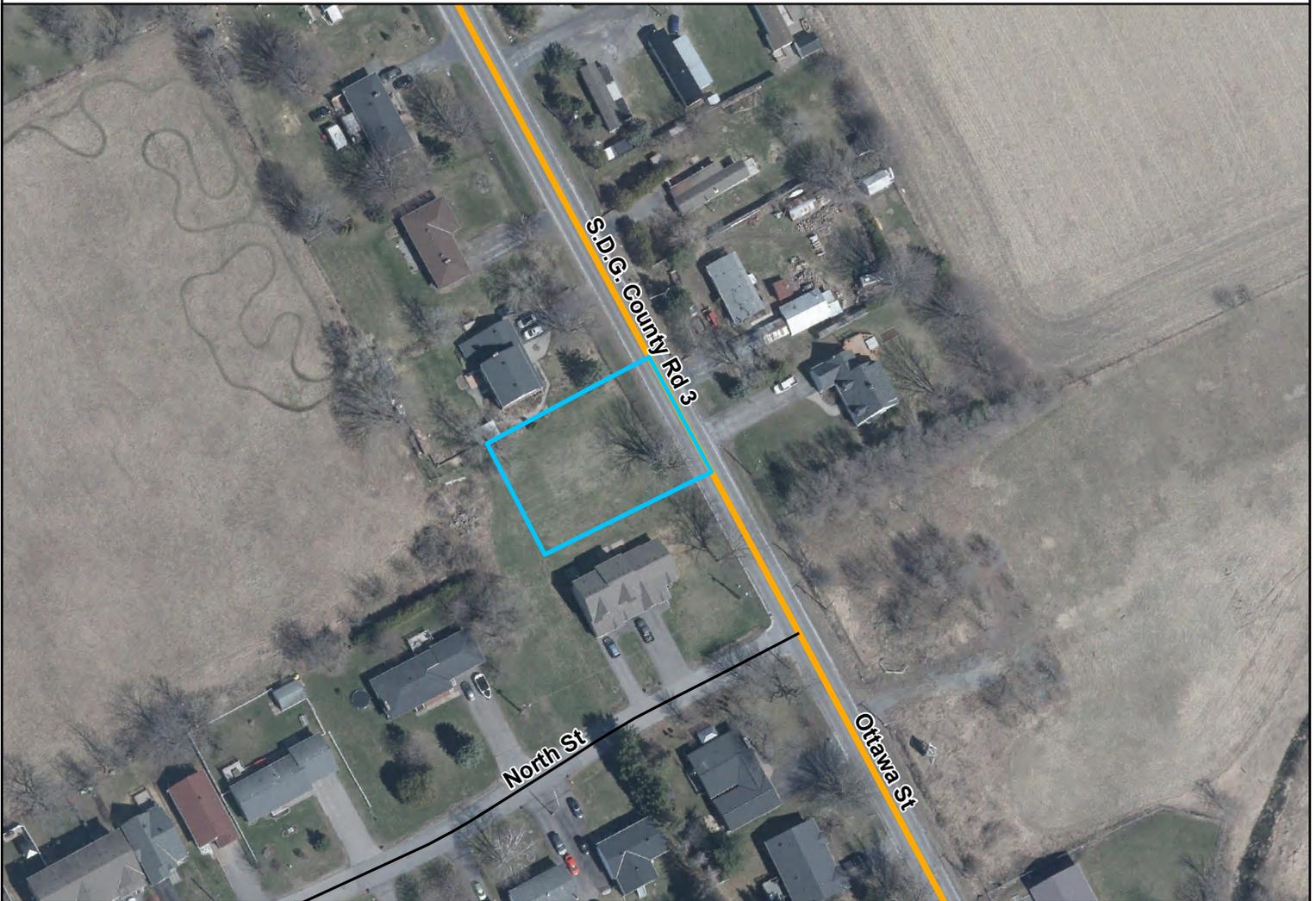


# Schedule "5" By-law No. 2021-27

Enacted by the Council of the Corporation of the Township of North Dundas  
this 13th day of April, 2021.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk



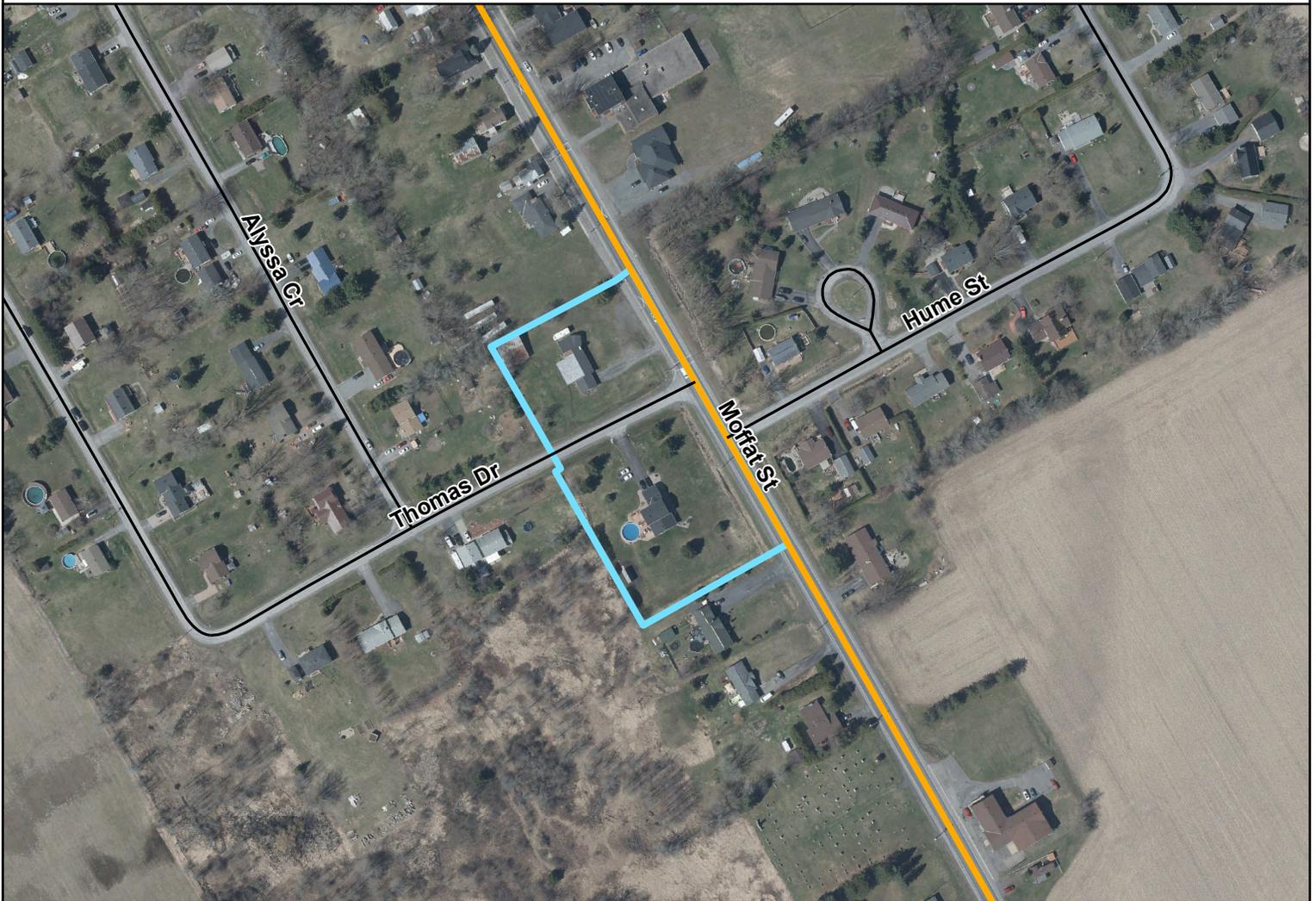
Area to be rezoned from "Residential First Density (R1)"  
to "Residential First Density - Holding (R1-h)".

# Schedule "6" By-law No. 2021-27

Enacted by the Council of the Corporation of the Township of North Dundas  
this 13th day of April, 2021.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk



Area to be rezoned from "Commercial (C)"  
to "Residential First Density (R1)"

**SCHEDULE “7”**

**BY-LAW No. 2021-27**

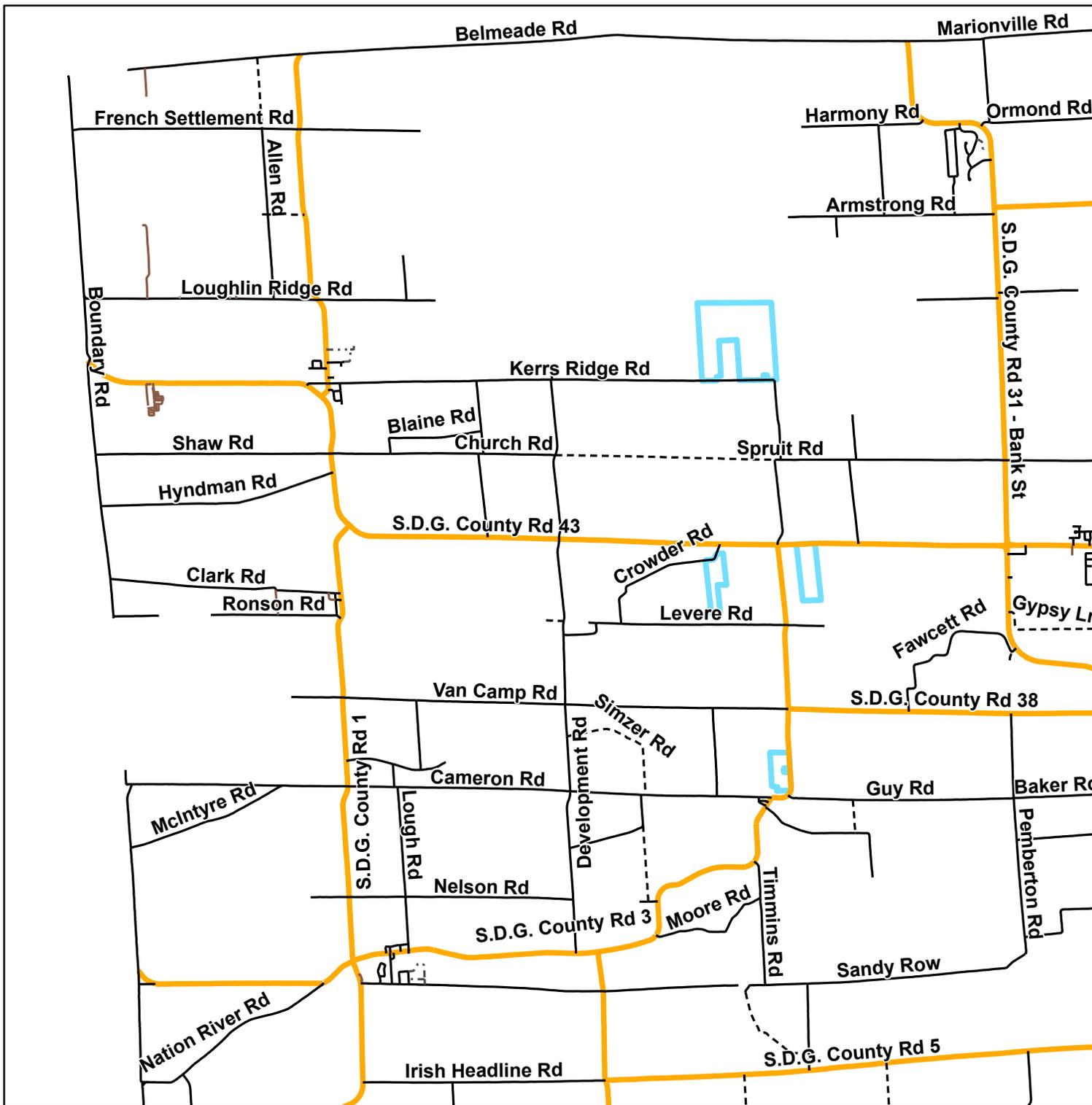
Enacted by the Council of The Corporation of the Township of North Dundas  
this 13<sup>th</sup> day of April, 2021.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

<b>SD&amp;G File #</b>	<b>Location</b>	<b>Roll Number</b>	<b>PIN</b>
B-26-20	Part of Lot 18 Concession 4	051101100519550	661030166
B-29-20	Part of Lots 17 and 18, Concession 9	051101101057000, 051101101060000, 051101101061000, 051101101062000	661010411
B-37-20	Part of Lot 17 Concession 6	051101100764000	661030093
B-42-20	East Part of Lot 19 Concession 6	051101100773000	661020055

Please note: Red numbering indicates that there has been no new number created. Roll number and PIN provided is the parent number.



**Surplus Dwellings  
Former Township  
of Mountain**

Schedule "8"

By-law  
No. 2021-27

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

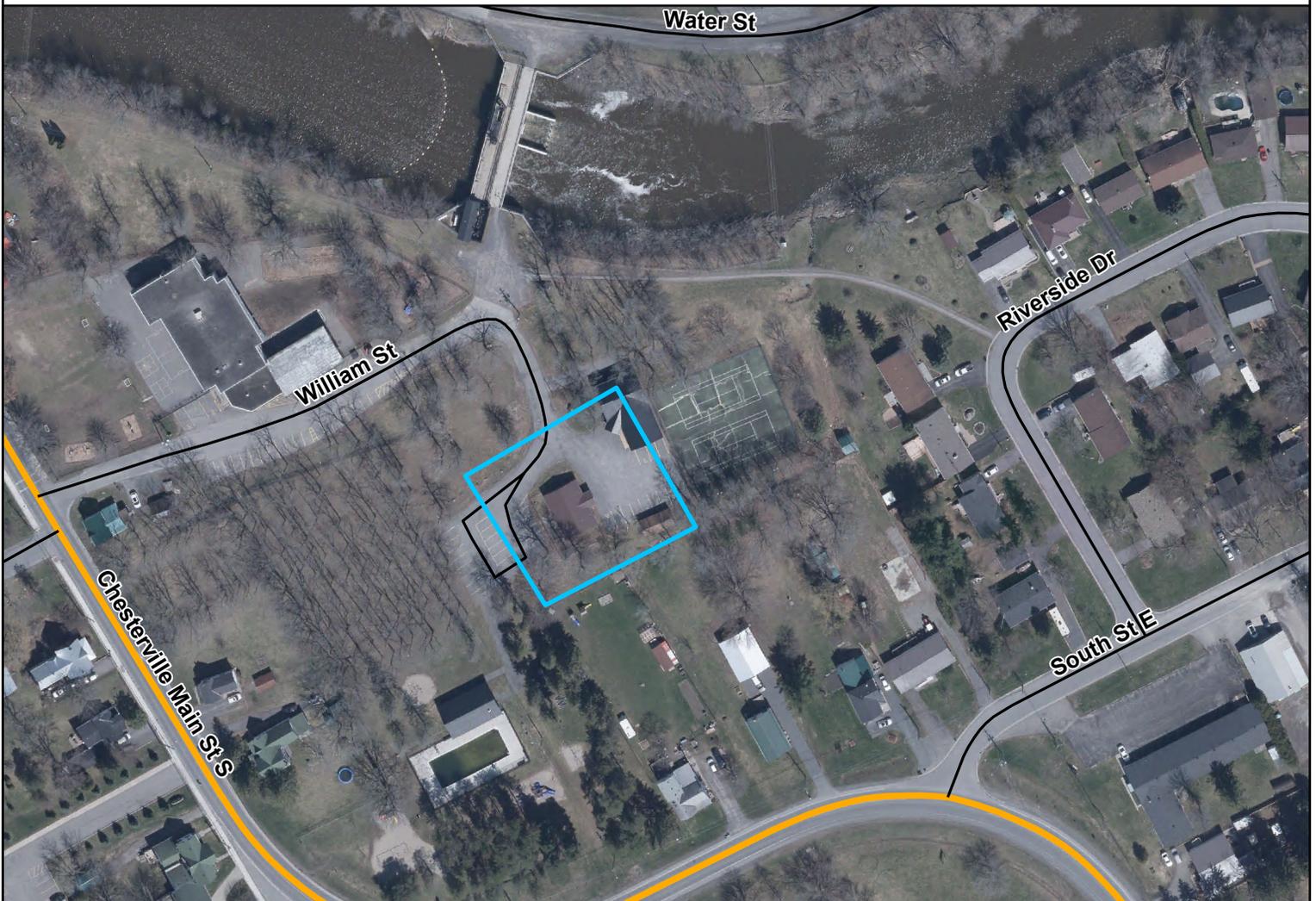


# Schedule "9" By-law No. 2021-27

Enacted by the Council of the Corporation of the Township of North Dundas  
this 13th day of April, 2021.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk



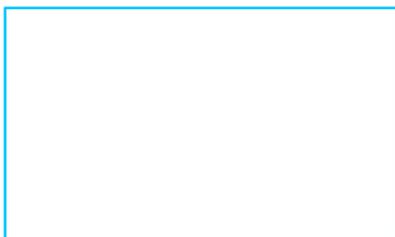
Area to be rezoned from "Open Space (OS)"  
to "Open Space - Exception Two(OS-2)"

# Schedule "10" By-law No. 2021-27

Enacted by the Council of the Corporation of the Township of North Dundas  
this 13th day of April, 2021.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk



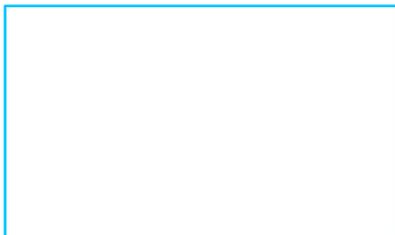
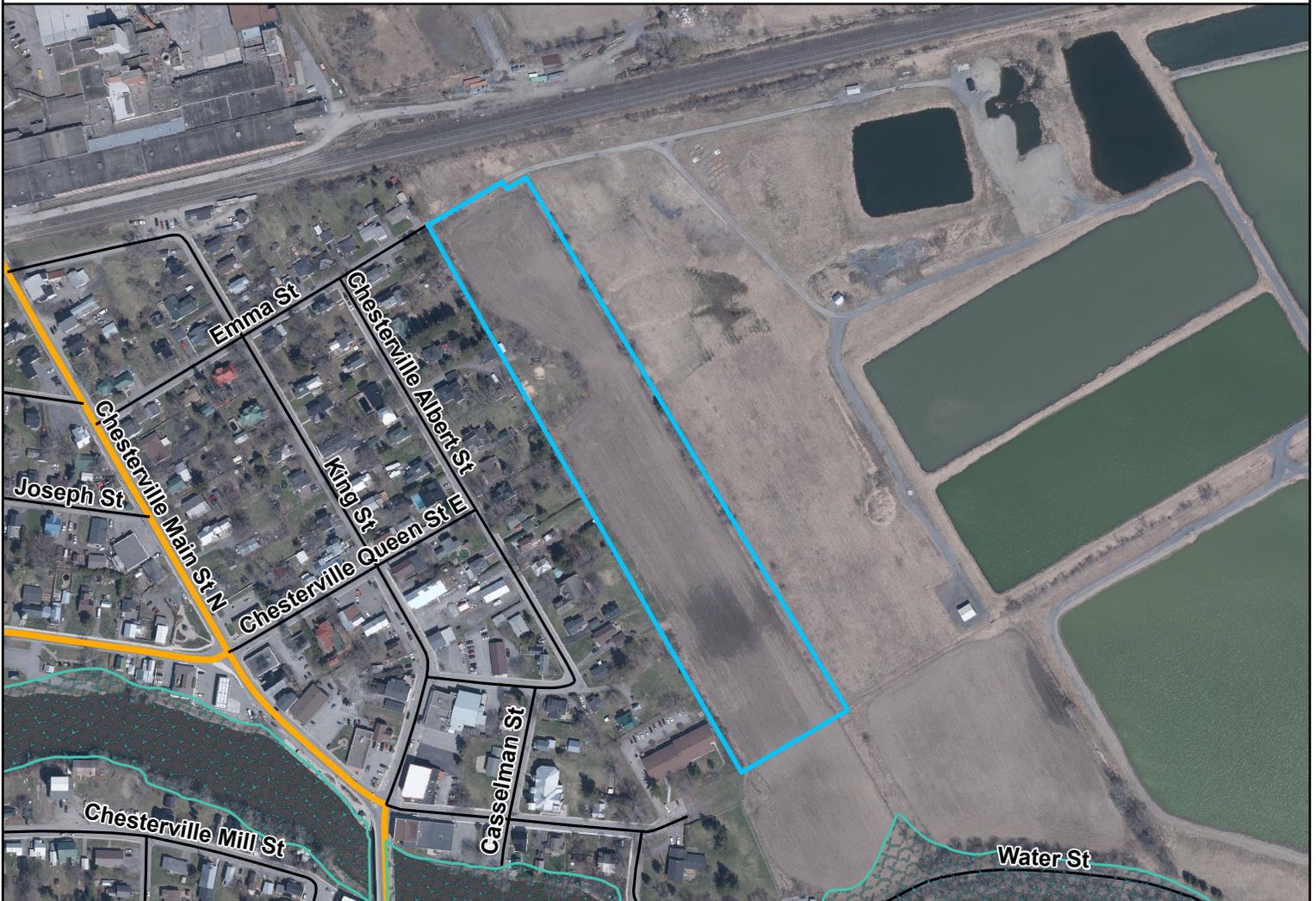
Area to be rezoned from "Residential First Density (R1)"  
to "Residential First Density - Holding (R1-h)"

# Schedule "11" By-law No. 2021-27

Enacted by the Council of the Corporation of the Township of North Dundas  
this 13th day of April, 2021.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk



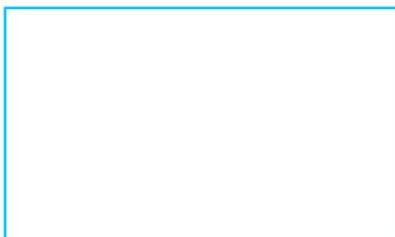
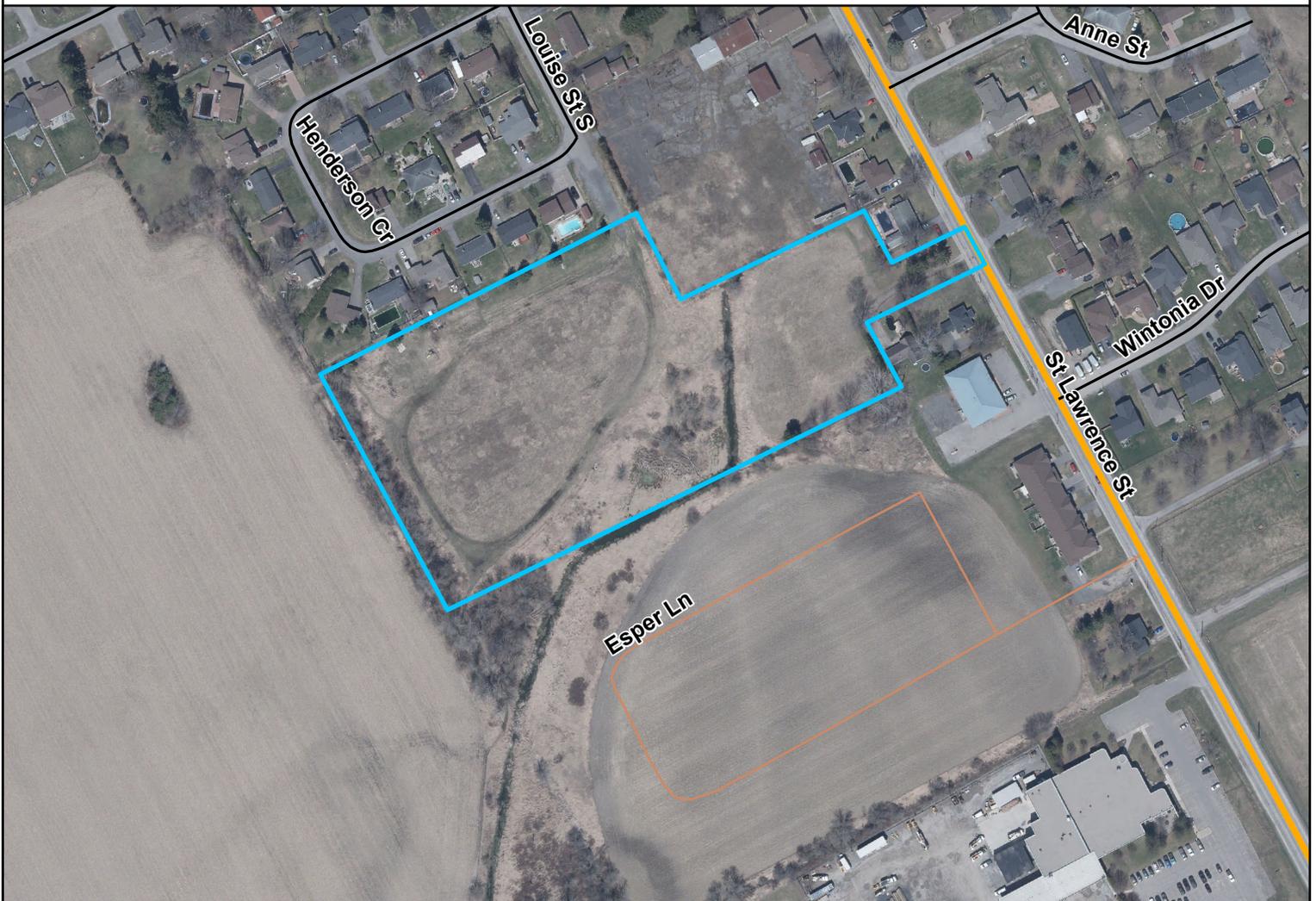
Area to be rezoned from "Residential Mixed Density (R1-MX)"  
to "Residential Mixed Density - Holding (R1-MXh)"

# Schedule "12" By-law No. 2021-27

Enacted by the Council of the Corporation of the Township of North Dundas  
this 13th day of April, 2021.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk



Area to be rezoned from "Residential Type One (R1)"  
to "Residential Type One - Holding (R1-h)"