



THE CORPORATION OF THE TOWN OF ERIN

By-Law #21 - 09

Being a By-law to amend By-law 07-67, as amended, being the Zoning By-law for the Corporation of the Town of Erin for lands known as 8809 Wellington Road 124

Whereas the Council of the Corporation of the Town of Erin deems it desirable to amend By-law 07-67 as amended, pursuant to Section 34 of the Planning Act, R.S.O. 1990 as amended;

Therefore be it resolved that the Council of the Corporation of the Town of Erin hereby Enacts as follows:

1. THAT By-law 07-67, the Comprehensive Zoning By-law, is amended by rezoning lands legally described as Part Lot 13, Concession 2, 8809 Wellington Road 124, Town of Erin as shown on Schedule "A" of this By-law.
2. THAT Section 14, "SPECIAL PROVISIONS", be amended by deleting the provisions of C3-102 and replacing it with the following new sections:

C3-102 By-law 21-09 Veterinary Clinic, Pt Lot 13, Con 2 8809 WCR 124 61R-10019, Pts 3 & 4 Roll # 5-03020	Notwithstanding the provisions of the Rural Commercial zone, the <i>lands</i> zoned C3-102 may only be used for a <i>dwelling</i> unit, a <i>veterinary clinic</i> , including <i>companion animal hospital</i> , an <i>accessory dwelling</i> , and <i>uses accessory</i> to the foregoing <i>uses</i> within the <i>existing</i> buildings and subject to the following regulations: i) A total of 13 off-street <i>parking spaces</i> are provided ii) No boarding of animals not under medical care is permitted iii) No outdoor kennels are permitted
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1. THAT the subject land as shown on Schedule "A" to this By-Law shall be subject to all other applicable regulations of Zoning By-Law 07-67, as amended.
2. THAT this By-law shall come into force on the date it is passed by the Council of the Corporation of the Town of Erin subject to the applicable provisions of the Planning Act, R.S.O. 1990, as amended.

Passed in open Council on the 16th day of February, 2021.

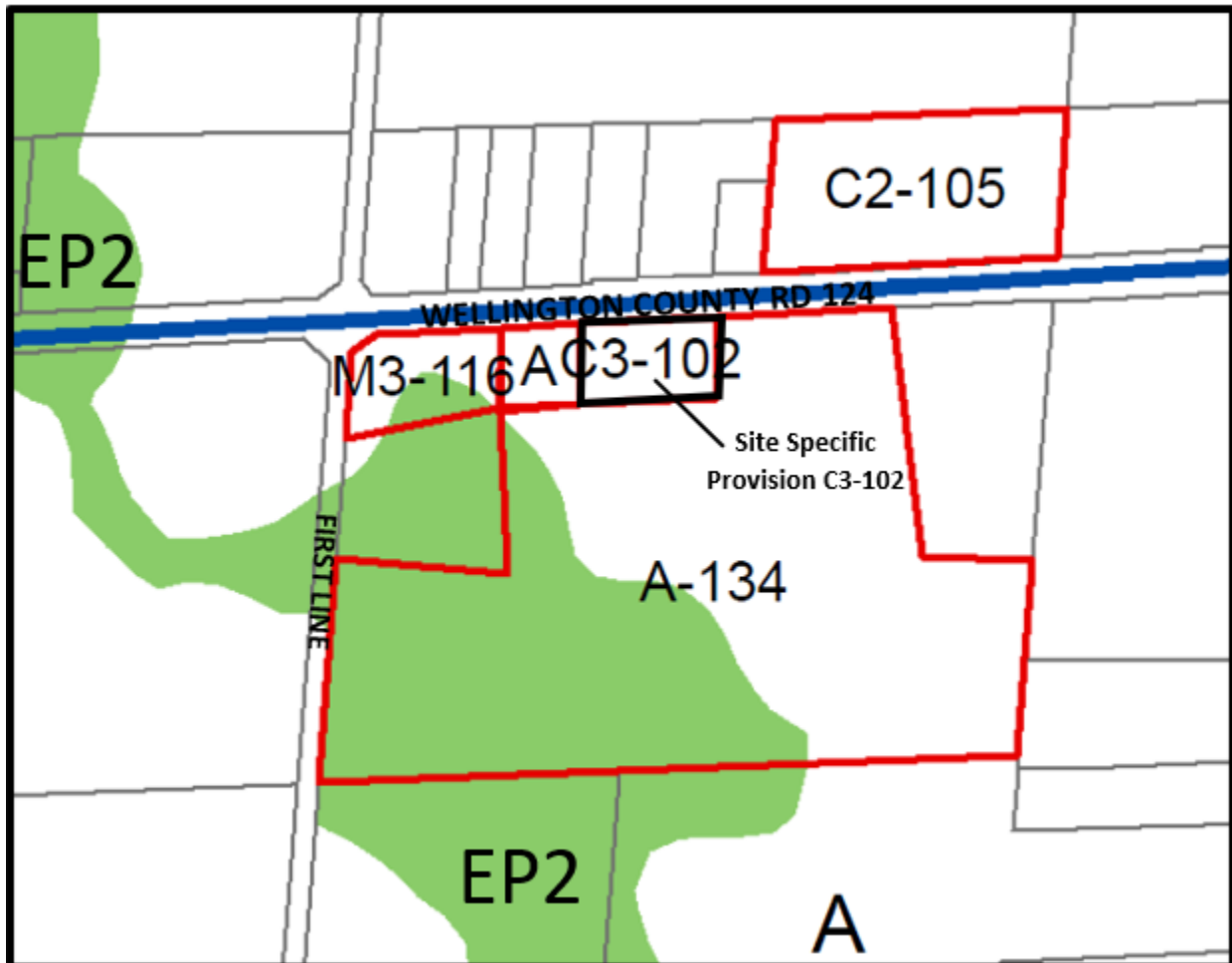
Mayor, Allan Aills

Clerk, Lisa Campion

THE CORPORATION OF THE TOWN OF ERIN

By-law #21 - 09

SCHEDULE "A"



AREA AFFECTED BY THIS BY-LAW

This is Schedule "A" to By-law #21 - 09

Passed this 16th day of February, 2021.

Mayor, Allan Ails

Clerk, Lisa Campion

THE CORPORATION OF THE TOWN OF ERIN

EXPLANATION OF BY-LAW #21 - 09

By-law Number 21 - 09 amends the Town of Erin Zoning By-law 07-67, as amended, by rezoning lands legally described as Part Lot 13, Concession 2, 8809 Wellington Road 124, Town of Erin, by deleting and replacing the site specific Rural Commercial Exception 102 (C3-102) Zone provisions.

The purpose of the proposed zoning by-law amendment is to rezone the property to permit a *dwelling* unit, a *veterinary clinic*, including *companion animal hospital*, an *accessory dwelling*, and *uses accessory* to the foregoing *uses* within the *existing* buildings.

Boarding of animals not under medical care and outdoor kennels are not permitted.