THE CORPORATION OF THE TOWN OF ERIN

By-Law #21 - XX

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 5197 Fourth Line

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 for 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 Lots 8 and 9, Concession 5 West, 5197 Fourth Line, Town of Erin from Agricultural Site Specific ‘A-101’ to Agricultural Site Specific ‘A-211 and A-212’ as shown on Schedule “A” of this By-law.

2. THAT Section 14, “SPECIAL PROVISIONS”, be amended by adding the following new subsections:

<table>
<thead>
<tr>
<th>Section A-211</th>
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</thead>
<tbody>
<tr>
<td>Pt Lot 8 &amp; 9, Con 5 5197 Fourth Line</td>
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</tbody>
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<table>
<thead>
<tr>
<th>Section A-212</th>
</tr>
</thead>
</table>
| Pt Lot 8, Con 5 5197 Fourth Line | The lands zoned A-212 are subject to the provisions of the A zone, except as follows:
  a) A second dwelling unit is permitted
  b) Minimum Lot Frontage: 12 metres |

3. 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.

4. 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 x day of MONTH 2021.

______________________________________
Mayor, Allan Alls

______________________________________
Clerk, Lisa Campion
This is Schedule "A" to By-law #21 - XX

Passed this x day of MONTH, 2021.

Mayor, Allan Alls

Clerk, Lisa Campion
THE CORPORATION OF THE TOWN OF ERIN

EXPLANATION OF BY-LAW #21 - XX

By-law Number 2021 - XX amends the Town of Erin Zoning By-law 07-67, as amended, by rezoning lands legally described as Part Lots 8 and 9, Concession 5 West, 5197 Fourth Line, Town of Erin, from Agricultural ‘A-101’ to Agricultural Site Specific ‘A-211’ and ‘A-212’ as shown on Schedule ‘A’ to this By-law.

The purpose of the proposed zoning by-law amendment is to rezone the property to prohibit a residential dwelling on the retained lot; and, to allow for the reduced frontage and second dwelling on the severed lot, created through the severance process.