



THE CORPORATION OF THE TOWN OF ERIN

BY-LAW # 22-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 Part Lot 13, Concession 2, Except Part 1 on RP 61R-6497

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;

Now therefore the Council of the Corporation of the Town of Erin enacts as follows:

1. That Schedule 'D' (D1 Ospringe) of By-law 07-67, the Comprehensive Zoning By-law, is amended by rezoning a portion of Part Lot 13, Concession 2, Except Part 1 on RP 61R-6497, Town of Erin, from the current Agricultural (A) Zone and Rural Residential (R3) Zone, to the Rural Residential Special Provision (R3-118) Zone, as more specifically illustrated on Schedule 'A' of this By-law.
2. That Section 14 Special provisions, be amended by adding the following new subsections:

<p>R3-118 Terrell Heard By-law 22-xx Pt Lot 13, Con 2, Except Pt 1 on RP 61R-6497</p>	<p>Notwithstanding the provisions of Section 6.3.2 of this By-law, the lands zoned R3-118 will be subject to the following regulation:</p> <p style="padding-left: 20px;">i. Minimum Lot Frontage: 21 m</p> <p>All other provisions of By-law 07-67 shall apply as applicable.</p>
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3. That the subject land as shown on Schedule 'A' to this By-law shall be subject to all applicable regulations of Zoning By-law 07-67, as amended.
4. This by-law shall become effective from the date of passage by Council and come into force in accordance with the requirements of the Planning Act, R.S.O. 1990, as amended.

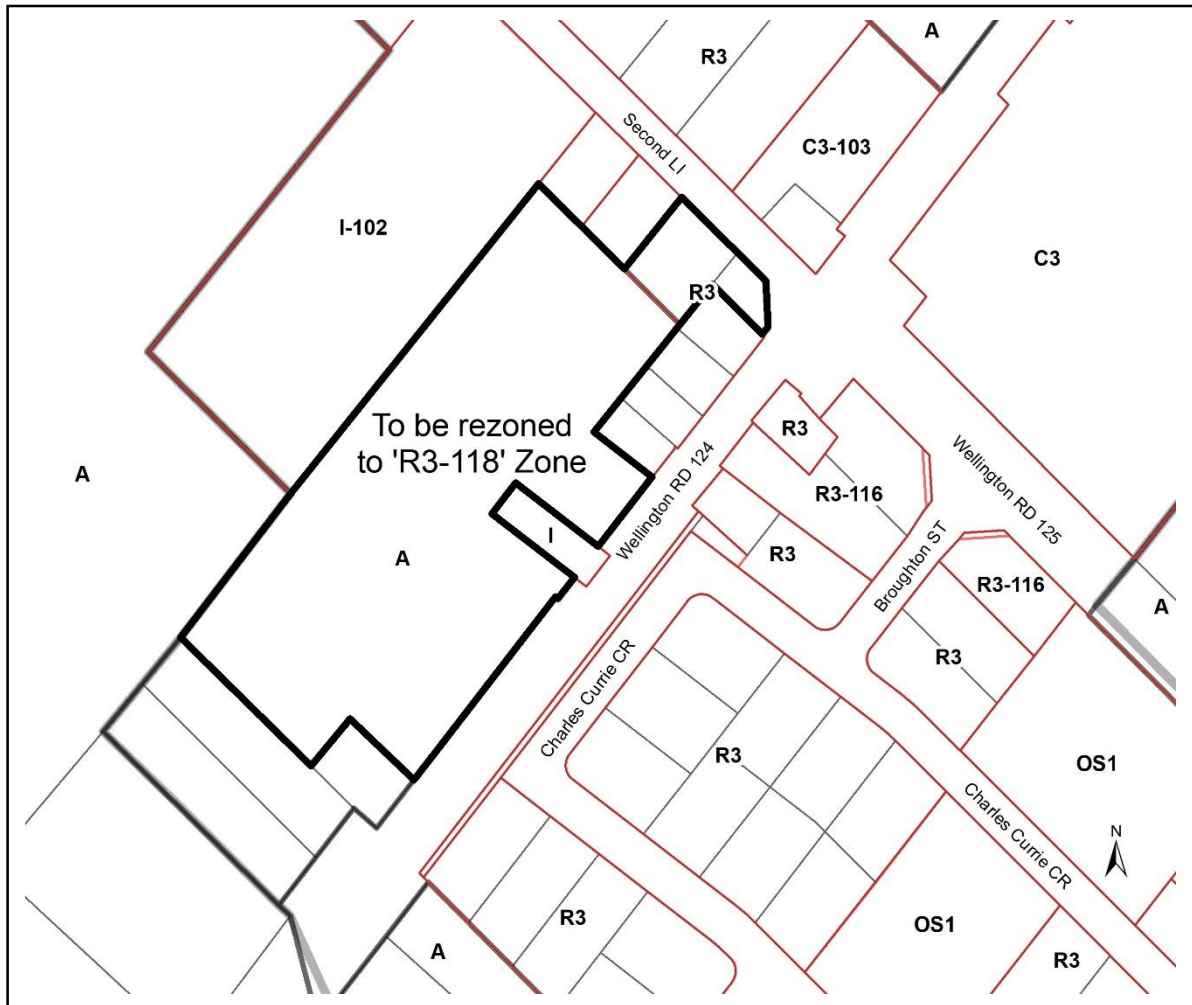
Passed in Open Council on [date], 2022.

Mayor, Allan Ails

Clerk, Lisa Campion

BY-LAW #22-XX

SCHEDULE 'A'



Lands to be rezoned from Agricultural (A) and Rural Residential (R3) to Rural Residential Special Provision (R3-118).

Passed in Open Council on MONTH xx, 2022.

EXPLANATION OF BY-LAW #22-XX

By-law number 22-xx amends the Town of Erin's Zoning By-law 07-67 by rezoning Part Lot 13, Concession 2, Except Part 1 on RP 61R-6497, Town of Erin in the Hamlet of Ospringe, from the current Agricultural (A) and Rural Residential (R3) Zone to Rural Residential Special Provision (R3-118), as specifically illustrated on Schedule 'A' of this By-law.

The purpose of this zone change is to allow for the development of a 13-unit residential subdivision, pursuant to the provisions of the Planning Act. The Rural Residential (R3) Zone permits single detached dwellings. The site-specific zone allows for reduced lot frontage.

Related file:

Proposed Plan of Subdivision (File 23T-19901)