



THE CORPORATION OF THE TOWN OF ERIN
BY-LAW NO. _- 2025

To amend By-law 07-67, as amended

By-law Number XXXX-XX amends the Town of Erin Zoning By-law 07-67 by rezoning the lands municipally addressed as 4910 Tenth Line and legally described as “PT LT 1 CON 10 ERIN, PTS 3 & 4, EXCEPT PT 1, 61R4500, PTS 1 TO 4 INCL, 61R10597; TOWN OF ERIN” from the current “Agricultural (A) Zone” and “Environmental Protection Zone (EP2)” to “Agricultural (A-XXX)” and “Environmental Protection Zone (EP2)”. The purpose of the proposed Zoning By-law is to rezone the property to permit a new primary single detached dwelling while maintaining the existing dwelling as an additional residential dwelling unit.

WHEREAS the lands shown on Schedule “A” attached hereto are the subject of an application to amend Zoning By-law 07-67 pursuant to the provisions of Section 34 of the Planning Act, R.S.O. 1990 to permit a new primary single detached dwelling while maintaining the existing dwelling as an additional residential dwelling unit on the lands municipally addressed as 4904 Tenth Line and legally described as PT LT 1 CON 10 ERIN, PTS 3 & 4, EXCEPT PT 1, 61R4500, PTS 1 TO 4 INCL, 61R10597; TOWN OF ERIN;

NOW THEREFORE the Council of the Corporation of the Town of Erin hereby enacts as follows:

1. **THAT** Schedule A, Erin Zoning Map Town of Erin, is amended by rezoning the lands municipally addressed as 4910 Tenth Line and legally described as “PT LT 1 CON 10 ERIN, PTS 3 & 4, EXCEPT PT 1, 61R4500, PTS 1 TO 4 INCL, 61R10597; TOWN OF ERIN”, from “Agricultural (A) Zone” and “Environmental Protection Zone (EP2)” to “Agricultural (A-XXX)” and “Environmental Protection Zone (EP2)”.
2. **THAT** Section 14. “SPECIAL PROVISIONS”, be amended by the addition of the following new subsections to the AGRICULTURAL ZONE subsections as applicable:

Notwithstanding Provision 4.1.1.1, the additional residential dwelling unit shall not contain more than four bedrooms.

Notwithstanding Provision 4.1.1.3, the maximum floor area shall not exceed 57% of the floor area of the primary residential unit up to a maximum of 367 square metres.

Notwithstanding Provision 4.1.1.4, the building height of the additional residential dwelling unit shall be a maximum of 7.7 metres.

Notwithstanding Provision 4.1.3.5, the additional residential dwelling unit within an accessory building or structure shall be located in the required front yard.

Notwithstanding Provision 4.1.3.5, the additional residential dwelling unit shall be located within 46 m of the main building of the lot.

EXPLANATORY NOTE

THE PURPOSE OF BY-LAW -2025

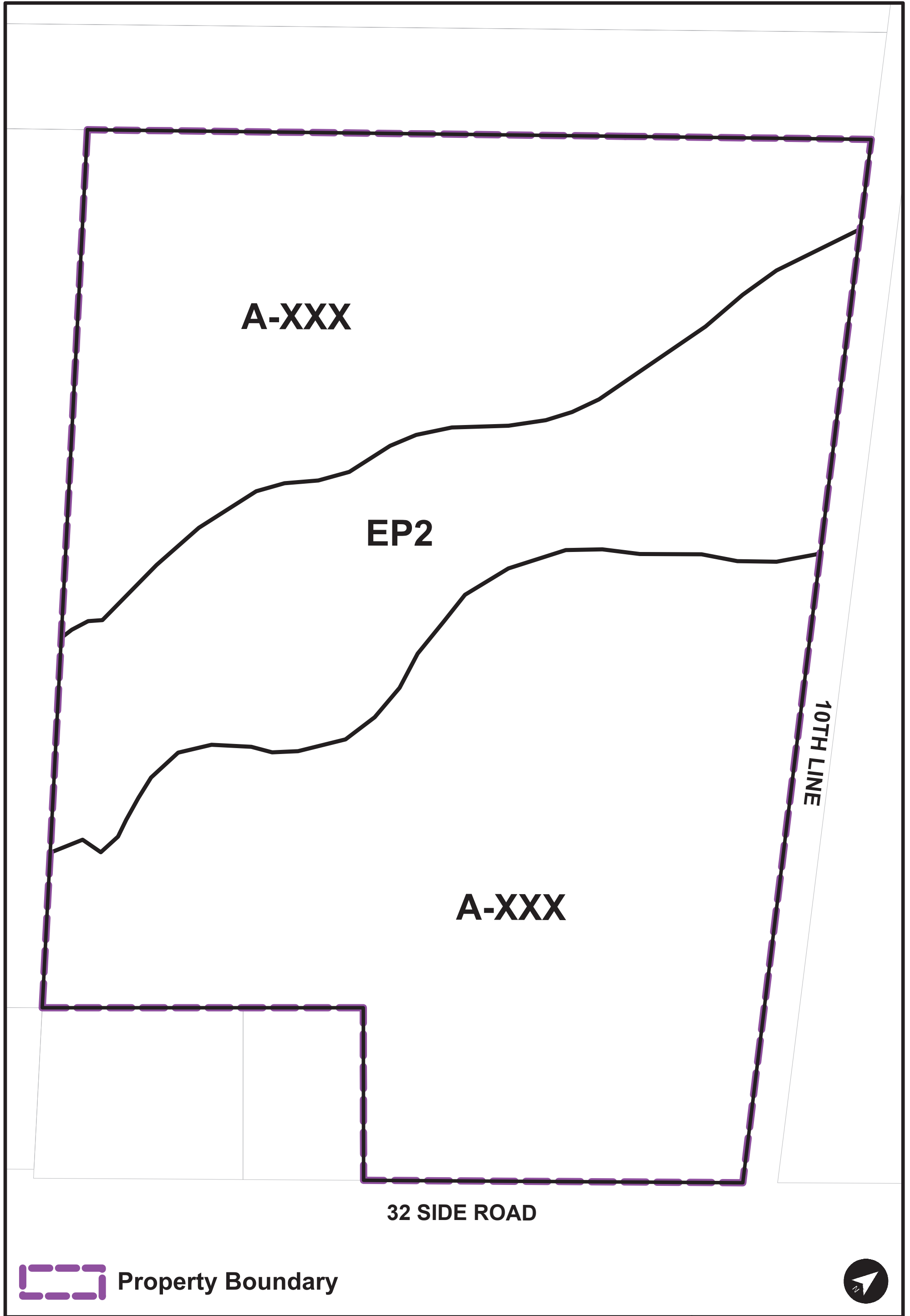
The purpose of By-law -2025 is to amend Town of Erin Zoning By-law 07-67, as amended, pursuant to the Zoning By-law Amendment Application by Weston Consulting.

EFFECT OF THE BY-LAW

The effect of By-law -2025 is to permit a Zoning By-law Amendment on the subject lands, in accordance with the requirements set out in the by-law.

LOCATION OF LANDS AFFECTED

The lands affected by By-law -2025 are located west of Tenth Line and north of 32 Side Road, municipally addressed as 4910 Tenth Line and legally described as "PT LT 1 CON 10 ERIN, PTS 3 & 4, EXCEPT PT 1, 61R4500, PTS 1 TO 4 INCL, 61R10597; TOWN OF ERIN".



Property Boundary

SCALE N.T.S.
January 6, 2025

PROPOSED ZONING
TOWN of ERIN, COUNTY of WELLINGTON