

The Corporation of the Township of Guelph/Eramosa

By-law Number 07/2023

**A By-law to amend
Township of Guelph/Eramosa Zoning By-law 40/2016**

**Concession 2, Part Lots 11 & 12 former Township of Eramosa,
now in the Township of Guelph/Eramosa
(5314 Third Line)**

WHEREAS the Council of the Corporation of the Township of Guelph/Eramosa deems it expedient to enact this By-law to amend Zoning By-law Number 40/2016;

AND WHEREAS Council is empowered to enact this By-law under the authority of Section 34 of the *Planning Act*, R.S.O. 1990, Chapter P. 13, as amended;

NOW THEREFORE the Council of the Corporation of the Township of Guelph/Eramosa hereby enacts as follows:

1. That Zoning By-law Number 40/2016 is hereby amended as follows:
 - a) That the portion of the lands identified on Schedule "A" of this By-law be rezoned from Agricultural (A) to Agricultural (A) with Special Provision 21.206 (A.21.206).
 - b) That Section 21 Special Provisions be amended by adding the following special provision:

21.206 Notwithstanding the General Provisions of this By-law, on the lands municipally described as Part Lots 11 & 12, Concession 2, in the former Township of Eramosa; now in the Township of Guelph/Eramosa, illustrated on Schedule 'A' to this By-law, a detached ***dwelling, additional residential unit*** that existed at the time of the passing of the by-law shall be permitted.
2. All other applicable provisions of By-law 40/2016 shall continue to apply to the lands affected by this amendment.
3. That this By-law shall become effective from the date of passing hereof.

READ three times and finally passed

this 6th day of February, 2023.



Chris White, Mayor

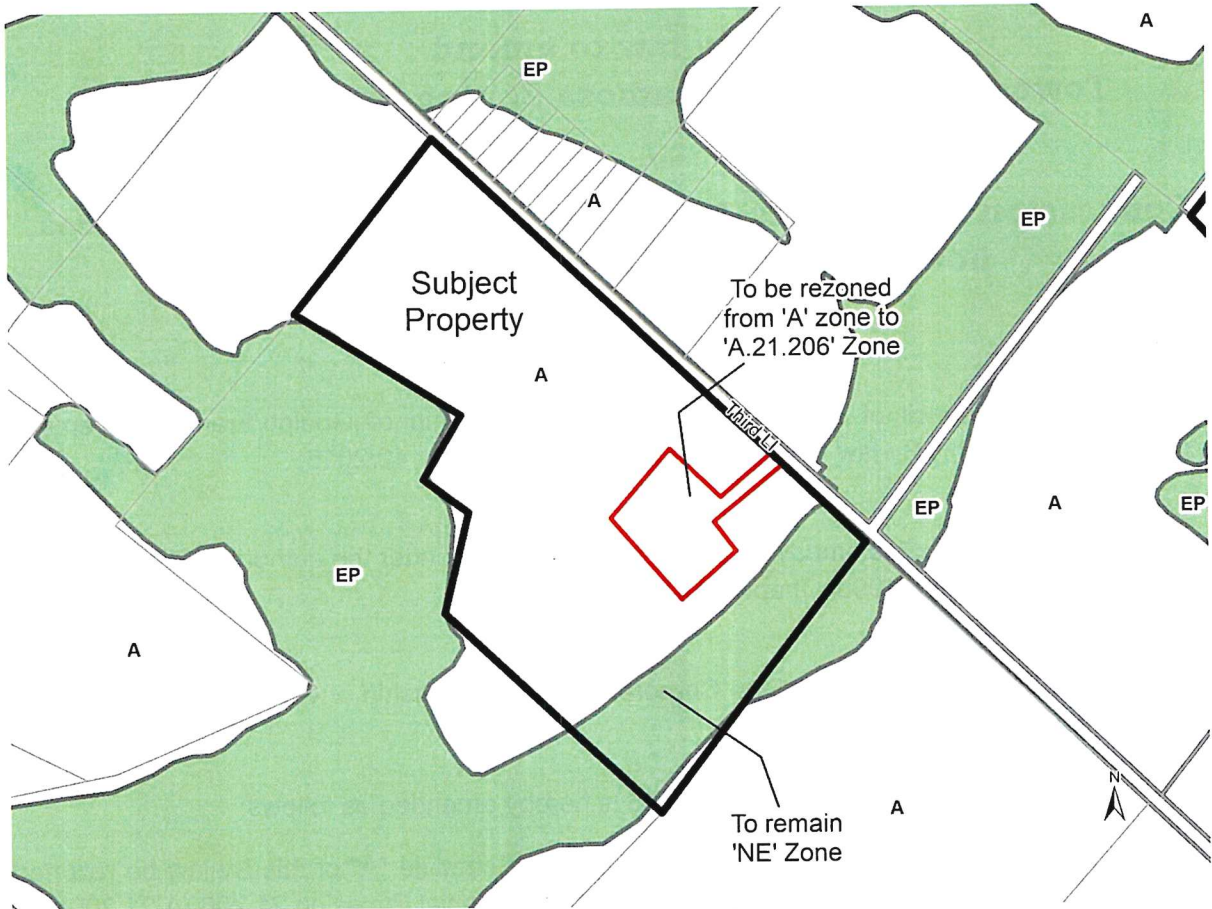


Amanda Knight, Clerk

THE CORPORATION OF THE TOWNSHIP OF GUELPH/ERAMOSIA

BY-LAW NO. 07/2023

SCHEDULE "A"



This is Schedule "A" to By-law No.07/2023

Passed this 6th day of February, 2023.

MAYOR

CLERK

THE CORPORATION OF THE TOWNSHIP OF GUELPH/ERAMOSIA

EXPLANATION OF BY-LAW #07-23

By-law Number 07-23 amends the Township of Guelph/Eramosa Zoning By-law 40/2016 by modifying the existing Agricultural (A) Zone on 5314 Third Line, Township of Guelph/Eramosa, to Agricultural Specific (A.21.206), as shown on Schedule "A" of this By-law.

The purpose of the proposed zoning by-law amendment is to recognize an existing guesthouse as an additional residential unit by establishing a site specific zoning permission for the use. The proposed by-law limits the guesthouse to its existing floor area (approximately 324.93 m²) and height (approximately 6.71 m) at the time of this by-law.