



**THE CORPORATION OF THE TOWNSHIP OF AUGUSTA
BY-LAW NO. 3302-2017**

Being a By-law to Amend By-law No. 2965 as Amended

WHEREAS pursuant to the provisions of the Planning Act, 1990, Section 34, the Council of the municipality may enact by-laws regulating the use of lands and the erection of buildings and structures thereon; and

WHEREAS By-law No. 2965 regulates the use of land and the use and erection of buildings and structures within the Township of Augusta;

AND WHEREAS the Council of the Corporation of the Township of Augusta deems it appropriate to amend By-law No. 2965 as hereinafter set forth;

NOW THEREFORE the Council of the Corporation of the Township of Augusta enacts as follows:

1. Section 7.16.4 Exception Zones is amended by adding the following sub-section:

7.16.4.1 Agricultural - Restricted Residential 2 (A-XR2)


Notwithstanding the permitted uses listed in Section 7.16.1, on lands zoned Agricultural – Restricted Residential 2 (A-XR2) a Single Detached Dwelling and Accessory Dwelling Units are prohibited. All other uses listed in 7.16.1 continue to be permitted.

2. Notwithstanding the frontage provisions stated in section 7.16.2, on lands zoned Agricultural – Restricted Residential 2 (A-XR2), the minimum frontage requirement shall be 20 metres.
3. Schedule "A" of By-law 2965 is hereby amended by changing to the zone symbols from Agricultural -A to Agricultural – Restricted Residential 2(A-XR2) as indicated on the attached Schedule "A" hereto which forms part of this By-law.
4. All other applicable provisions of By-law 2965 shall continue to apply.

**Read a first and second time this 7 day of April, 2017.
Read a third time and adopted this 7 day of April, 2017.**



Mayor

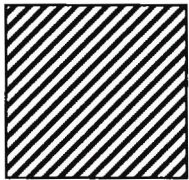


Clerk

EXPLANATORY NOTE

This By-law changes the zone designation of a parcel of land in order to prohibit the use of an agricultural lot for residential purposes. The zoning amendment is required as a condition of approval for a new agriculture related residential lot in order to ensure that the lands remaining after the severance will not be developed for residential purposes. The intent of the by-law is to ensure that the Townships agricultural land resource is protected from incompatible development. In addition the frontage requirement for the agricultural lot associated with the new agricultural residential lot has been reduced to recognize the resulting configuration of the new lot.

SCHEDULE A



AREA TO BE REZONED FROM AGRICULTURAL (A) TO
AGRICULTURAL - RESTRICTED RESIDENTIAL 2 (A-XR2)