



**THE CORPORATION OF THE TOWNSHIP OF AUGUSTA  
BY-LAW NUMBER 3586-2022**

**BEING A BY-LAW TO AMEND ZONING BY-LAW NO. 2965, AS AMENDED  
(13 Sarah Street, Maitland)**

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**WHEREAS** pursuant to the provisions of the Planning Act, Section 34, the Council of a Municipality may enact by-Laws to regulate the use of land, buildings or structures for any purpose set out therein that is otherwise prohibited;

**AND WHEREAS** By-Law No. 2965, as amended regulates the use of land and the use and erection of buildings and structures within the Township of Augusta;

**AND WHEREAS** the Municipal Council of the Corporation of the Township of Augusta deems it desirable to amend Zoning By-Law No. 2965, as amended, under Section 34 of the Planning Act, R.S.O. 1990, as amended;

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

1. **THAT** Section 7.2.4 Exception Zones is amended by following the following sub-section:

**7.2.4.3 Residential Village Exception Four Zone (RV-X4)**


Notwithstanding the permitted uses listed in Section 7.2.1 and the zone requirements listed in Section 7.2.2, in on lands zoned Residential Village Exception Four Zone (RV-X4):

- Maximum number of dwelling units per lot shall be three (3)
- A secondary suite/additional residential unit(s) shall be in addition to the maximum number of dwelling units per lot as otherwise permitted in the Zoning By-Law
- Minimum Yard Requirements – Main Building:  
Front Yard, being the north property line abutting the street: 3.66m (12 ft.)

2. **THAT** Schedule G1 of By-Law 2965, as amended, is hereby amended by changing the zone symbol of the subject lands from Residential Village – RV zone to Residential Village Exception Four – RV-X4 zone, as shown on Schedule A of this By-Law.
3. **THAT** Zoning By-Law 2965 is amended hereby to give effect to the foregoing but Zoning By-Law 2965 shall remain in all other respects, in full force and effect save as may be amended otherwise or dealt with hereafter.
4. **THAT** temporary use By-Law 3518-2021, shall remain in full force and effect, save as may be amended otherwise or dealt with hereafter.
5. **THAT** this By-Law shall come into force on the date it is passed by the Council of the Corporation of the Township of Augusta subject to:
  - (a) The expiration of the time period specified for the filing of objections by the Notice of Passing of this By-Law, provided that no Notice of Objection has been filed within the time period specified; or

- (b) The approval of the By-Law by the Ontario Land Tribunal, where an objection to the approval of this By-Law has been filed within the time period specified in the Notice of Passing of this by-Law.

**Read a first, second, and third time and finally passed this 12<sup>th</sup> day of September, 2022.**

  
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MAYOR

  
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CLERK

SCHEDULE A to BY-LAW 3583-2022  
(13 Sarah Street, Maitland)

To amend Schedule G1 of Zoning By-Law 2965, as amended  
Applicable to Roll No. 0706 000 035 14700  
(RV zone to be RV-X4 zone)

