



**THE CORPORATION OF THE TOWNSHIP OF AUGUSTA
BY-LAW NUMBER 3607-2022**

**BEING A BY-LAW TO AMEND ZONING BY-LAW NO. 2965, AS AMENDED
(9574 Diamond Road)**

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 7.16.4 Exception Zones is amended by adding the following sub-sections:

7.16.4.3 Agricultural Exception Three Zone (A-XR3)

Notwithstanding the lot area provisions in Additional Provisions Section 7.16.3, on lands zoned Agricultural Exception Three Zone (A-XR3):

- The minimum lot area for a hobby farm accessory to a single-family dwelling shall be 1.2 ha (3 ac.).

7.16.4.4 Agricultural Exception Four Zone (A-XR4)


Notwithstanding the permitted uses listed in Section 7.16.1, on lands zoned Agricultural Exception Four Zone (A-XR4):

- A Single Detached Dwelling and Accessory Dwelling Units are prohibited. All other uses listed in 7.16.1 continue to be permitted.

2. **THAT** Schedule B of By-Law 2965, as amended, is hereby amended by changing the zone symbol of the subject lands from Agricultural – A zone to Agricultural Exception Three Zone (A-XR3) and Agricultural Exception Four Zone (A-XR4), 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** 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 12th day of December, 2022.



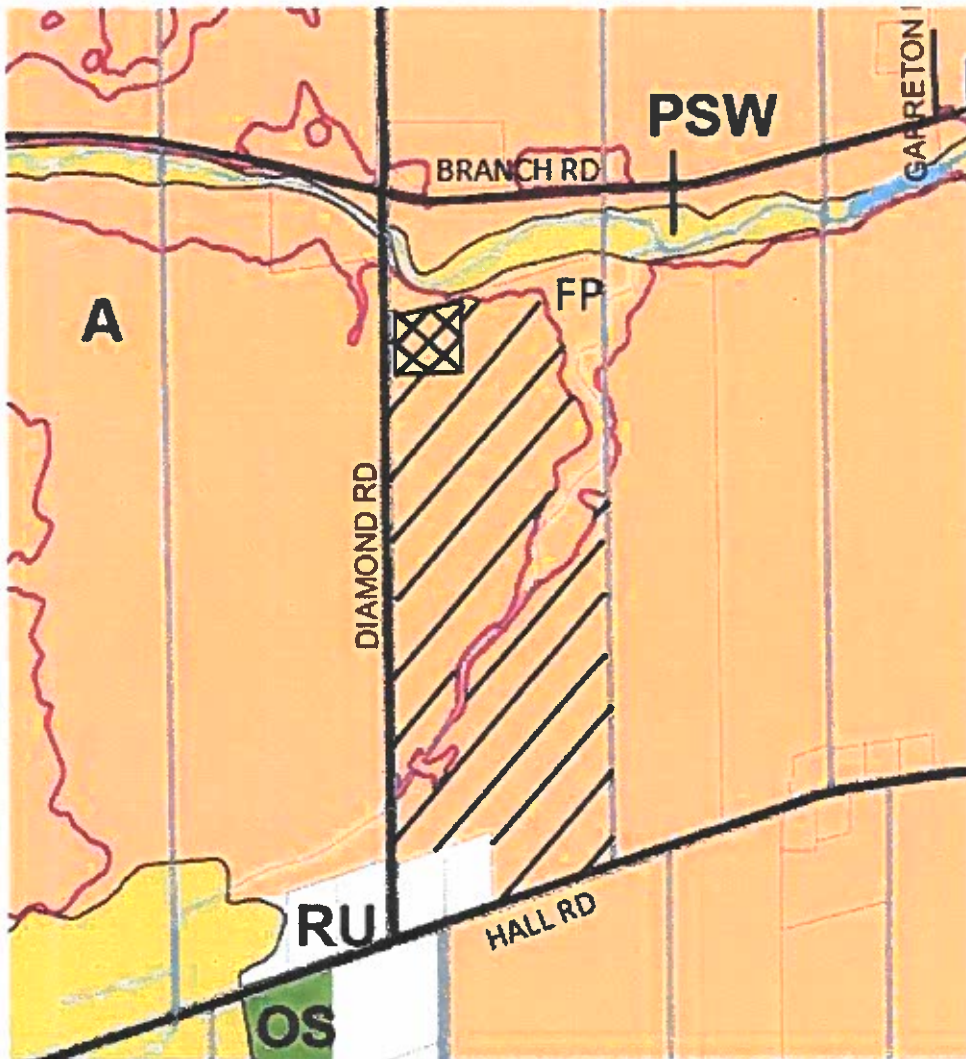
MAYOR



CLERK

**SCHEDULE A to BY-LAW 3607-2022
(9574 Diamond Road)**

**To amend Schedule B of Zoning By-Law 2965, as amended
Applicable to Current Roll No. 0706 000 000 030 03300
(Severed and Retained Lands under Consent B-123-22)
(A zone to be A-XR3 and A-XR4 zone)**



SCALE:



-  TO BE REZONED FROM A TO A-XR3
-  TO BE REZONED FROM A TO A-XR4