

THIRD READING

No. 9/93

COUNCIL OF Twp. of Wollaston SESSION, Jan 5th 1993

Moved by Gord Michars Seconded by D C Nelson

That a By-law to

as reported by the Committee of the Whole be read a third time, passed and numbered and that the said by-law be signed by the and clerk, sealed with the seal of the Corporation, and be engrossed in the By-law Book.

Carried. Norman Colby

SECOND READING

No. 9/93

COUNCIL OF SESSION, Jan 5th 1993

Moved by D C Nelson Seconded by Albert Uader

That a By-law to

be read a second time and be referred to a committee of the whole council.

Carried. Norman Colby

FIRST READING

No. 9/93

COUNCIL OF Twp. of Wollaston SESSION, Jan 5th 1993

Moved by Albert Uader Seconded by Gord Michars

That a By-law to Amend by-Law No 8-79 (Ellis property)

be received and read a first time.

Carried. Norman Colby

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THE CORPORATION OF THE TOWNSHIP OF WOLLASTON

BY-LAW NO. 9-93

BEING A BY-LAW TO AMEND NO. 8-79 AS AMENDED, WHICH MAY BE CITED AS "THE WOLLASTON LAND USE CONTROL BY-LAW". WHICH IS A BY-LAW TO PROHIBIT THE USE OF LAND AND THE ERECTION AND USE OF BUILDINGS OR STRUCTURES EXCEPT FOR CERTIAN PURPOSES: AND TO REGULATE THE HEIGHT, LOCATION, FLOOR AREA, SPACING AND USE OF CERTAIN BUILDINGS TO BE ERECTED WITHIN THE MUNICIPALITY AND THE MINIMUM FRONTAGE OF THE PARCEL OF LAND THAT ANY BUILDING OF STRUCTURE MAY OCCUPY.

WHEREAS the Council of the Corporation of the Township of Wollaston deems it necessary in the public interest to pass a by-law to amend By-Law No. 8-79.

WHEREAS pursuant to the provisions of Section 34 of the Planning Act as amended by-laws may be passed by Council of municipalities for prohibiting or regulating the use of land and the erection or use of buildings or structures within the municipality for or except for such purposes as may be set out in the by-law and for regulating in certain respects, buildings or structures to be erected within the municipality.

NOW THEREFORE THE COUNCIL OF THE CORPORTION OF THE TOWNSHIP OF WOLLASTON ENACTS AS FOLLOWS:

1. That Plate "A", Zone Map to Restricted Area By-Law No. 8-79, as amended is hereby further amended by changing the zoning in part of lot 13, concession V11, Township of Wollaston from Environmental Protection (EP) to Seasonal Residential Special No. 2 (SR-2) and inserting a note, :Lands Zoned SR-2 may be flood susceptible," as shown on the Schedule "A" attached hereto and forming part of this By-Law.
2. That Section 6 of the By-Law as amended, is hereby further amended by the addition of the following under the headings "Zone" and "Permitted Use".

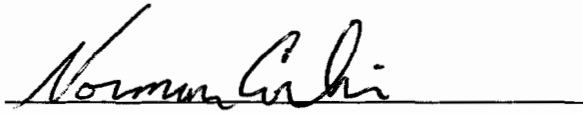
"Zone Permitted Use

SR-2 One seasonal residential dwelling on a lot, with a ground floor area not exceeding 140 square metres. No new building or extension or enlargement to an existing building will be permitted where a building opening, window or first floor elevation is below the 1 in 100 year flood elevation of Wollaston Lake.

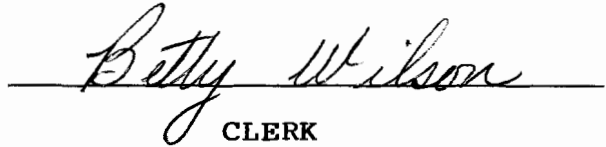
The Seasonal Residential (SR) Zone shall apply in all other respects."

3. For the purpose of this By-Law lands zoned (SR-2) shall be one lot.
4. That this By-Law shall come into full force and take effect on the date of the passing providing no notice of appeal is filed within (20) days of the passing of this By-Law. In the event an appeal is filed, this By-law shall not come into effect until finally disposed of by the Ontario Municipal Board.

Read a first, second and third time and finally passed this 5th day of January, 1993.



**REEVE**



**CLERK**

I certify that this is a true copy of By-Law 9-93 as passed by Council the 5th day of January, 1993.



**Clerk**

## Explanatory Note

This Zoning By-law Amendment will have the effect of changing the zoning on lands indicated from Environmental Protection (EP) to Seasonal Residential Special No. 2 (SR-2) to permit one existing seasonal dwelling house on a lot.

The Seasonal Residential Special No. 2 (SR-2) Zone recognizes the existing seasonal residence as a permitted use, and acknowledges that the lands so zoned may be flood susceptible.

At the present time the subject property is zoned Environmental Protection (EP), rendering the existing residence as a legal non conforming use.

Mr. Ellis owns three parcels and these three parcels are zoned as one parcel.

There will be no buildings allowed on this land.

The By-Law shall come into force and take effect on the date of passing providing no notice of appeal is filed within 21 days of the 15th day of January. This shall close February 5th, 1993. In the event that an appeal is filed, By-Law 9-93 shall not come in effect until finally disposed of by the Ontario Municipal Board.

THE CORPORATION OF THE TOWNSHIP OF WOLLASTON

BY-LAW NO. 9-93

BEING A BY-LAW TO AMEND BY-LAW NO. 8-79 AS AMENDED, WHICH MAY BE CITED AS "THE WOLLASTON LAND USE CONTROL BY-LAW", WHICH IS A BY-LAW TO PROHIBIT THE USE OF LAND AND THE ERECTION AND USE OF BUILDINGS OR STRUCTURES EXCEPT FOR CERTAIN PURPOSES: AND TO REGULATE THE HEIGHT, LOCATION, FLOOR AREA, SPACING AND USE OF CERTAIN BUILDINGS TO BE ERECTED WITHIN THE MUNICIPALITY AND THE MINIMUM FRONTAGE OF THE PARCEL OF LAND THAT ANY BUILDING OF STRUCTURE MAY OCCUPY.

WHEREAS the Council of the Corporation of the Township of Wollaston deems it necessary in the public interest to pass a by-law to amend By-law No. 8-79.

WHEREAS pursuant to the provisions of Section 34 of the Planning Act as amended by-laws may be passed by Council of municipalities for prohibiting or regulating the use of land and the erection or use of buildings or structures within the municipality for or except for such purposes as may be set out in the by-law and for regulating in certain respects, buildings or structures to be erected within the municipality.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WOLLASTON ENACTS AS FOLLOWS:

1. That Plate " A", Zone Map to Restricted Area By-law No. 8-79, as amended is hereby further amended by changing the zoning in part of Lot 13, concession vll, Township of Wollaston from Environmental Protection (EP) to Seasonal Residential Special No 2(2-2) and inserting a note, "Lands zoned SR-2 may be flood susceptible," as shown on the Schedule "A" attached hereto and forming part of this By-law.

For the purposes of this By-law lands zoned (SR-2) shall be one lot.

2. That Section 6 of the By-law as amended, is hereby further amended by the addition of the following under the headings "Zone" and "Permitted Use":

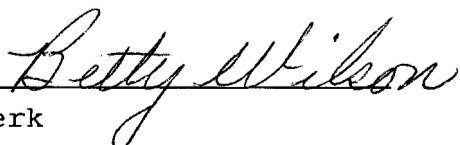
"Zone      Permitted Use

SR-2      One seasonal residential dwelling on a lot, with a ground floor area not exceeding 140 square metres. No new building or extension or enlargement to an existing building will be permitted where a building opening, window or first floor elevation is below the 1 in 100 year flood elevation of Wollaston Lake.

The Seasonal Residential (SR) Zone shall apply in all other respects."

The Clerk Treasurer is hereby authorized and directed to proceed with the giving of notice under Section 34, subsection 17 of the Planning Act

Read a first, Second and Third time this 5th day of January, 1993

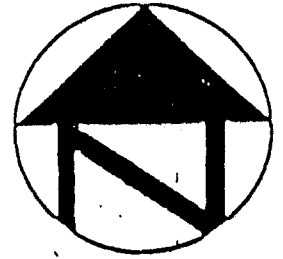
  
Clerk

  
Reeve

TOWNSHIP OF WOLLASTON

SCHEDULE A

TO BY-LAW No. 9-93

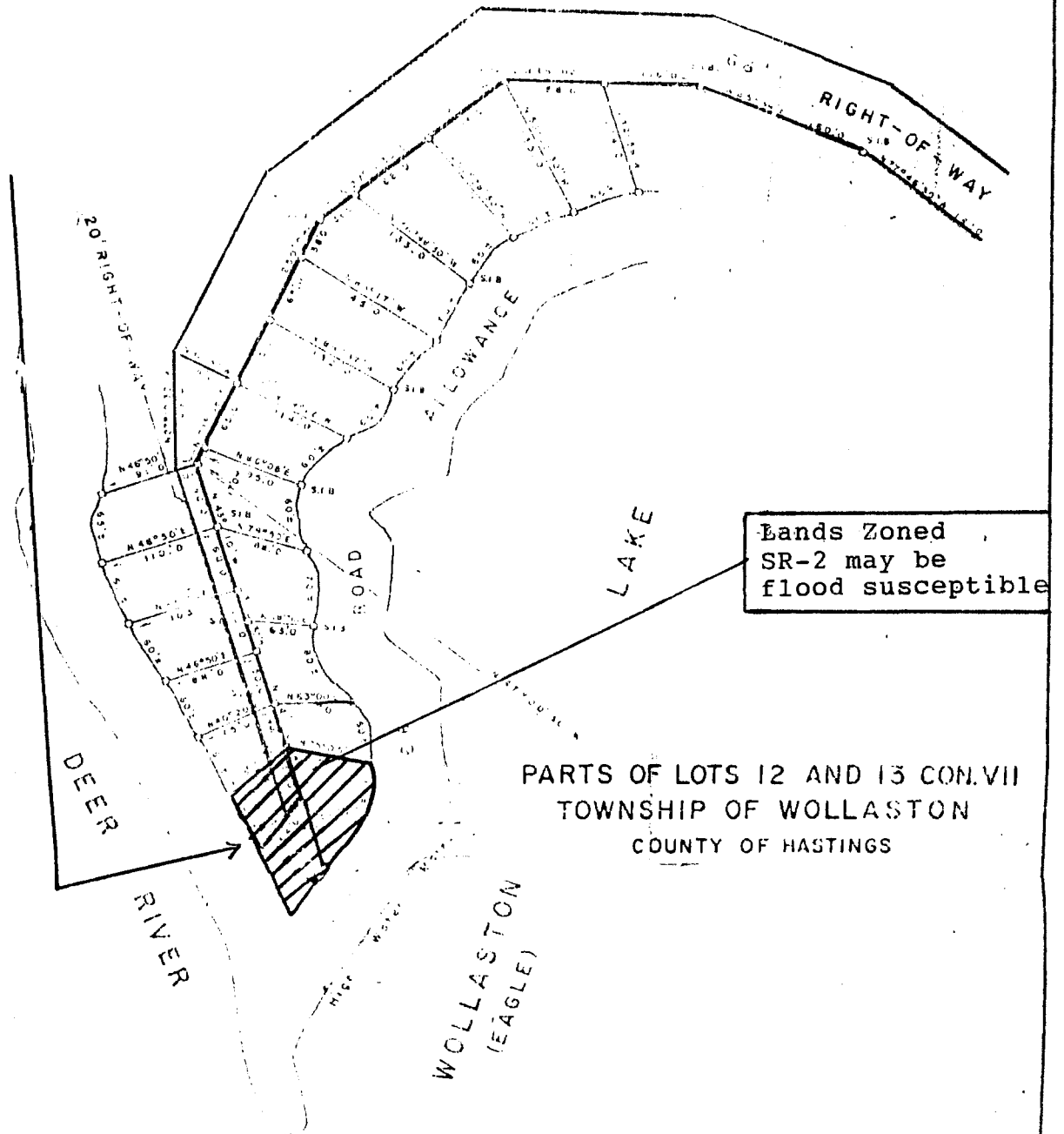


This is schedule A to By-Law 9-93 passed this 5<sup>th</sup> day of Jan. 19 93

signatures of the signing officers. Norman Colvin Reeve  
Betty Wilson Clerk

REDESIGNATION

 CHANGE TO SR-2



SCALE: 1" = 150'

BRIAN J GOODREID & ASSOCIATES