

THE CORPORATION OF THE MUNICIPALITY OF NORTH GRENVILLE

BY-LAW NO. 50-20

*A By-Law to Amend By-Law 50-12, as amended
Being a By-Law to Regulate the Use of Land and Use of Buildings and Structures
Within the Municipality of North Grenville*

WHEREAS By-Law 50-12, as amended, regulates the use of land and the use and erection of buildings and structures within the Municipality of North Grenville;

AND WHEREAS By-law 9-87 for the former Geographic Township of South Gower regulates the use of land and the use and erection of buildings and structures for lands identified within Comprehensive Zoning By-Law 50-12;

AND WHEREAS the Council of the Municipality of North Grenville deems it advisable to amend its current Zoning By-Law provisions on the lands at Lots 6 to 19, 20-24 and 31 Plan 1128, Rideau Crossing Subdivision, Geographic Township of South Gower, now the Municipality of North Grenville;

AND WHEREAS the Council of the Corporation of the Municipality of North Grenville has determined that the current zoning provisions should be amended with a by-law;

NOW THEREFORE the Council of the Corporation of the Municipality of North Grenville enacts as follows:

1. That the areas affected by this by-law are Lots 6 to 19, 20-24 and 31 on Plan 1128, Geographic Township of South Gower as indicated on Schedule “A” attached hereto and forming part of this by-law.
2. That Schedule “A-4” of By-Law 50-12, as amended, is hereby further amended by rezoning the lands shown on Schedule “A” attached hereto from Flood Plain Exception One (FP-1) under Zoning By-Law 9-87 former Geographic Township of South Gower to Flooding Erosion and Protection – Special Exception (FEP-13).
3. That Section 30 of By-law 50-12, as amended is hereby further amended by adding the following new clause to Subsection 30.4.1 (FEP Exception Zones), as follows:

(m) FEP-13

- i. Permitted uses:
Single Detached Dwelling
 - ii. Lot Area (Minimum) 4000 square metres
 - iii. Lot Coverage (Maximum) 25%
 - iv. Lot Frontage (Minimum) 60 metres
 - v. Minimum Front Yard 13.5 metres
 - vi. Minimum Rear Yard 7.5 metres
 - vii. Minimum Side Yard 6 metres
 - viii. Floor Area (minimum) 75 square metres
 - ix. Buildings/Dwellings per Lot (Maximum) 1
 - x. Established Geodetic Flood Elevation: 87.3 metres asl
 - xi. Underside Footing Elevation – shall not be below the Established Geodetic Flood Elevation
 - xii. No Openings of any kind including windows, doors, vents, among others shall be permitted below the elevation of 87.6 metres (87.3 metres geodetic metres regulatory flood level plus 0.3 metres freeboard and/or in compliance with Provincial flood proofing standards.
4. That this by-law shall take effect on the date of passing subject to the provisions of the *Planning Act* R.S.O., 1990, as amended.

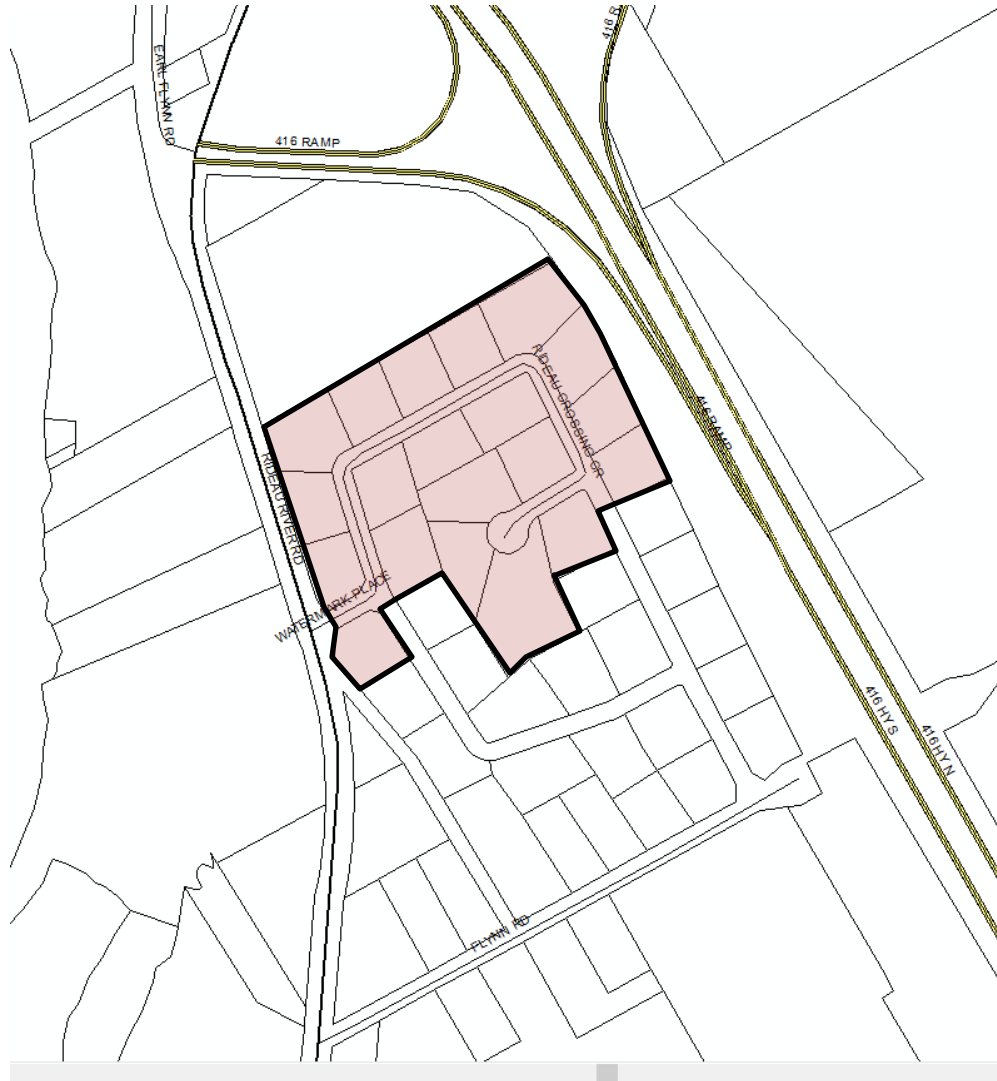
- 5. The Clerk of the Municipality of North Grenville is hereby authorized to make any minor modifications or corrections of an administrative, numeric, grammatical, semantic or descriptive nature or kind to the by-law and schedule(s) as may be deemed necessary after the passage of this by-law, where such modifications or corrections do not alter the intent of the by-law.
- 6. Schedule “A” constitutes part of this by-law.

PASSED AND ENACTED
THIS DAY OF , 2020.

NANCY PECKFORD
Mayor

CAHL POMINVILLE
Clerk

This map forms part of By-Law 20-20



Subject Lands:



Lots 6 to 19, 20-24 and 31 on Plan 1128, Geographic Township of South Gower to be rezoned from Flooding Protection – Exception One (FP-1) zone of the former Geographic Township of South Gower Zoning By-law 9-87 to Flooding Erosion and Protection – Special Exception (FEP-13) of Comprehensive Zoning By-law 50-12.