

**THE CORPORATION OF THE
TOWNSHIP OF OTONABEE-SOUTH MONAGHAN**

BY-LAW NO. 2024-80

Being a By-law under the provisions of Sections 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, to amend By-law No. 2010-65, as amended, the Township of Otonabee-South Monaghan Comprehensive Zoning By-law, with respect to certain lands located in Part of Lot 16, Concession 16, Otonabee Ward, Township of Otonabee-South Monaghan.

WHEREAS By-law No. 2010-80 was passed under the authority of Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, and regulates the use of land and the use and erection of buildings and structures within the Township of Otonabee-South Monaghan;

AND WHEREAS the Council of the Township of Otonabee-South Monaghan conducted a public meeting in regard of the subject application as required by Section 34(12) of the *Planning Act*, R.S.O. 1990, as amended;

AND WHEREAS Section 34 of the *Planning Act*, R.S.O. 1990, as amended, permits Council to pass an amending Zoning By-law, and the Council of the Township of Otonabee-South Monaghan deems it advisable to amend By-law No. 2010-65 with respect to the lands described in this By-law;

AND WHEREAS the matters herein are in conformity with the provisions of the Official Plan of the Township of Otonabee-South Monaghan;

NOW THEREFORE the Council of the Township of Otonabee-South Monaghan hereby enacts as follows:

1. THAT By-law No. 2010-65, as amended, is hereby amended as follows:

- (a) Map No. 3 of Schedule “A” of By-law No. 2010-65 is hereby amended by changing the zone category of certain lands located in Part of Lot 16, Concession 16, in the geographic Township of Otonabee from the Future Development (FD) Zone to the Hamlet Residential-37 (HR-37) Zone, as shown on Schedule “A” attached hereto and forming part of this By-law.
- (b) Section 8.4.37 of By-law 2010-65, as amended, entitled “Special Hamlet Residential (HR) Zone,” is hereby amended by the addition of a new subsection numbered 8.4.37 which shall read as follow:

“8.4.37 Hamlet Residential-37 (HR-37) Zone

Notwithstanding any other provisions of this By-law to contrary, within the Hamlet Residential-37 (HR-37) Zone the following provisions shall apply:

- (a) A home occupation may be permitted within an accessory structure.
- (b) A swimming pool may be permitted within the front yard.
- (c) Special Regulations:
 - (i) Minimum distance of Swimming Pool to front lot line 50 m (165 feet)
 - (ii) Maximum Floor Area of home occupation 49 sq. m (525 sq. ft)
 - (iii) Maximum Height of Accessory Structure 5.1 metres (16.5 ft)”

- 2. All other provisions of By-law No. 2010-65, as amended, shall apply.
- 3. This By-law shall become effective on the date that it is passed by the Council of the Township of Otonabee-South Monaghan, subject to the provisions of Section 34 of the *Planning Act*, R.S.O. 1990, as amended.
- 4. The Clerk is hereby authorized and directed to proceed with the giving of notice under Section 34(18) of the *Planning Act*, R.S.O. 1990, as amended.

READ a first and second time this 9th day of December 2024.

READ a third time and finally passed this 9th day of December 2024.

MAYOR JOE TAYLOR

CLERK HEATHER SCOTT