

**NOTICE
OF THE PASSING OF A ZONING BY-LAW BY
THE MUNICIPALITY OF NORTH PERTH**



TAKE NOTICE that the Council of The Municipality of North Perth passed By-law No. **120-2024** on the **16th** day of **December, 2024**, under Section 34 of the *Planning Act, R.S.O. 1990, as amended* (herein after called the “Act”). Council considered all written and oral submissions received on this application, the effect of which helped Council to make an informed decision.

AND TAKE NOTICE that an appeal to the Ontario Land Tribunal in respect to all or part of this Zoning By-law Amendment may be made by filing a notice of appeal with the Clerk of the Municipality of North Perth either electronically via the Ontario Land Tribunal (OLT) e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service> or by mail, no later than 4:30 p.m. on **January 7th 2025**. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal must set out the objection to the By-law, the reasons in support of the objection and must be accompanied by the appeal fee required by the OLT. The appeal fee can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. Additional information and forms can be found on the OLT website www.olt.gov.on.ca.

PLEASE NOTE notwithstanding the above, subsection 34(19) of the Act identifies the eligible ‘persons’ that may appeal the decision to the Ontario Land Tribunal.

NO PERSON OR PUBLIC BODY shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting, or written submissions to the council, or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

AN EXPLANATION of the purpose and effect of the By-law, and a description of the lands to which the By-law applies, is attached. The complete By-law is available for inspection in the Clerk’s Office during regular office hours.

DATED at the Municipality of North Perth this **18th** day of **December, 2024**.

Lindsay Cline, Clerk/Legislative Services Supervisor
Municipality of North Perth
330 Wallace Ave. N.
Listowel ON N4W 1L3
519-292-2062
clerks@northperth.ca

THE MUNICIPALITY OF NORTH PERTH

BY-LAW NO. 120-2024

Being a By-law to amend By-law No. 6-ZB-1999, as amended, which may be cited as "The Zoning By-law of the Municipality of North Perth", and which is a By-law to regulate the use of land and the character, erection, location and use of buildings and structures and to prohibit certain buildings, structures and uses in various defined areas of the Municipality of North Perth.

WHEREAS the Council of the Municipality of North Perth deems it necessary in the public interest to pass a By-law to amend By-law No. 6-ZB-1999, as amended;

AND WHEREAS pursuant to the provisions of Section 34 of the Planning Act, as amended, By-laws may be passed by Councils of municipalities for prohibiting or regulating the use of land and the erection, location, 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 or located within the municipality;

NOW THEREFORE THE COUNCIL OF THE MUNICIPALITY OF NORTH PERTH ENACTS AS FOLLOWS:

1. **THAT** the area shown as diagonal hatching on the attached map, Schedule "A", and described as Part Lot 27 and Part Lot 28, Concession 1, Elma Ward, Municipality of North Perth is rezoned from the "Agriculture" to "Special Residential Zone Three - 4(R3-4)", and shall be subject to the provisions of Section 9.6.4 (R3-4) of By-law No. 6-ZB-1999. The zoning on this land shall be shown as "R3-4" on Key Map 27 of Schedule "A" to By-law No. 6-ZB-1999 as amended. And
2. **THAT** the following provisions be added to Section 9.6.4:
 - a) Location: Part Lot 27 and Part Lot 28, Elma Ward, Municipality of North Perth (Key Map 27)
 - Minimum Lot Area (interior lot): 370 square metres
 - Minimum Lot Area (corner lot): 450 square metres
 - Minimum Lot Frontage (interior lot): 12.0 metres
 - Minimum Lot Frontage (corner lot): 15.0 metres
 - Minimum Front Yard Setback: 4.5 metres, provided that any attached garage must provide a setback of 6.0 metres
 - Minimum Side Yard Setback: 1.2 metres (2-storey dwelling)
 - Minimum Exterior Side Yard Setback: 3.0 metres
 - Maximum Lot Coverage: 45%
 - To exclude decks from the lot coverage calculation
 - To permit an unenclosed porch or deck, up to 1.0 metres in height above the average finished grade, to encroach 3.5 metres into the required rear yard setback
 - b) other applicable provisions of this By-law shall apply.
3. **THAT** the area shown as black on the attached map, Schedule "A", and described as Part Lot 27 and Part Lot 28, Concession 1, Elma Ward, Municipality of North Perth is rezoned from the "Agriculture" to "Special Residential Zone Three - 5(R3-5)", and shall be subject to the provisions of Section 9.6.5 (R3-5) of By-law No. 6-ZB-1999. The zoning on this land shall be shown as "R3-5" on Key Map 27 of Schedule "A" to By-law No. 6-ZB-1999 as amended. And
4. **THAT** the following provisions be added to Section 9.6.5:
 - a) Location: Part Lot 27 and Part Lot 28, Elma Ward, Municipality of North Perth (Key Map 27)
 - Minimum Lot Area (interior lot): 370 square metres
 - Minimum Lot Area (corner lot): 370 square metres
 - Minimum Lot Frontage (interior lot): 12.0 metres
 - Minimum Lot Frontage (corner lot): 12.0 metres
 - Minimum Front Yard Setback: 4.5 metres, provided that any attached garage must provide a setback of 6.0 metres
 - Minimum Side Yard Setback: 1.2 metres (2-storey dwelling)
 - Minimum Exterior Side Yard Setback: 2.5 metres
 - Maximum Lot Coverage: 45%
 - To exclude decks from the lot coverage calculation
 - To permit an unenclosed porch or deck, up to 1.0 metres in height above the average finished grade, to encroach 3.5 metres into the required rear yard setback
 - b) other applicable provisions of this By-law shall apply.
5. **THAT** the area shown as cross hatching on the attached map, Schedule "A", and described as Part Lot 27 and Part Lot 28, Concession 1, Elma Ward, Municipality of North Perth is rezoned from the "Agriculture" to "Special Residential Zone Five - 22(R5-22)", and shall be subject to the provisions

of Section 11.6.22 (R5-22) of By-law No. 6-ZB-1999. The zoning on this land shall be shown as "R5-22" on Key Map 27 of Schedule "A" to By-law No. 6-ZB-1999 as amended. And

6. **THAT** the following provisions be added to Section 11.6.22:
 - a) Location: Part Lot 27 and Part Lot 28, Elma Ward, Municipality of North Perth (Key Map 27)
 - Minimum Lot Area (corner lot): 290 square metres
 - Minimum Lot Frontage (corner lot): 9 metres
 - Minimum Front Yard Setback: 4.5 metres, provided that any attached garage must provide a setback of 6.0 metres
 - Minimum Side Yard Setback: 1.5 metres (End Unit)
 - Minimum Exterior Side Yard Setback: 3.0 metres
 - Maximum Lot Coverage: 60%
 - To exclude decks from the lot coverage calculation
 - To permit an unenclosed porch or deck, up to 1.0 metres in height above the average finished grade, to encroach 3.5 metres into the required rear yard setback
 - b) other applicable provisions of this By-law shall apply.
7. **THAT** the area shown as diagonal hatching on the attached map, Schedule "A", and described as Part Lot 27 and Part Lot 28, Concession 1, Elma Ward, Municipality of North Perth is rezoned from the "Agriculture" to "Special Residential Zone Five - 23(R5-23)", and shall be subject to the provisions of Section 11.6.23 (R5-23) of By-law No. 6-ZB-1999. The zoning on this land shall be shown as "R5-23" on Key Map 27 of Schedule "A" to By-law No. 6-ZB-1999 as amended. And
8. **THAT** the following provisions be added to Section 11.6.23:
 - a) Location: Part Lot 27 and Part Lot 28, Elma Ward, Municipality of North Perth (Key Map 27)
 - Minimum Lot Area (corner lot): 290 square metres
 - Minimum Lot Frontage (corner lot): 9 metres
 - Minimum Front Yard Setback: 4.5 metres, provided that any attached garage must provide a setback of 6.0 metres
 - Minimum Side Yard Setback: 1.5 metres (End Unit)
 - Minimum Exterior Side Yard Setback: 2.5 metres
 - Maximum Lot Coverage: 60%
 - To exclude decks from the lot coverage calculation
 - To permit an unenclosed porch or deck, up to 1.0 metres in height above the average finished grade, to encroach 3.5 metres into the required rear yard setback
 - b) other applicable provisions of this By-law shall apply.
9. **THAT** the area shown as diagonal hatching on the attached map, Schedule "A", and described as Part Lot 27 and Part Lot 28, Concession 1, Elma Ward, Municipality of North Perth is rezoned from the "Agriculture" to "Special Residential Zone Five - 24(R5-24)", and shall be subject to the provisions of Section 11.6.24 (R5-24) of By-law No. 6-ZB-1999. The zoning on this land shall be shown as "R5-24" on Key Map 27 of Schedule "A" to By-law No. 6-ZB-1999 as amended. And
10. **THAT** the following provisions be added to Section 11.6.24:
 - a) Location: Part Lot 27 and Part Lot 28, Elma Ward, Municipality of North Perth (Key Map 27)
 - Maximum Density: 70 units per hectare
 - Interior Side Yard Minimum : 3.0 metres where the units are municipal street fronting
 - Minimum Front Yard Setback to a Public Street: 6.0 metres
 - Minimum Exterior Side Yard to a Public Street: 3.0 metres
 - Minimum Setback Between Side Walls of Two End Units: 3.0 metres
 - Minimum Setback Between Rear Walls of Separate Buildings: 8.0 metres
 - Maximum Lot Coverage: 60%
 - Minimum Landscaped Open Space: 20%
 - Minimum Off-Street Parking for *Affordable Dwelling Units*: 1/unit
 - Internal lot lines created on the site by:
 - g. a registration of a plan of condominium; or
 - h. a plan or plans of condominium registered on all or a portion of a lot which is part of a comprehensively planned development subject to a Development Agreement pursuant to Section 41 of the Planning Act;
 - b) other applicable provisions of this By-law shall apply.
11. **THAT** the area shown as diagonal hatching on the attached map, Schedule "A", and described as Part Lot 27 and Part Lot 28, Concession 1, Elma Ward, Municipality of North Perth is rezoned from the "Agriculture" to "Special Residential Zone Five - 25(R5-25)", and shall be subject to the provisions of Section 11.6.25 (R5-25) of By-law No. 6-ZB-1999. The zoning on this land shall be shown as "R5-25" on Key Map 27 of Schedule "A" to By-law No. 6-ZB-1999 as amended. And

12. **THAT** the following provisions be added to Section 11.6.25:

- a) Location: Part Lot 27 and Part Lot 28, Elma Ward, Municipality of North Perth (Key Map 27)
 - The Minimum Lot Area requirement shall not apply
 - Maximum Density: 70 units per hectare
 - Interior Side Yard Minimum (Eastern property line): 12.0 metres
 - Minimum Setback Between Rear Walls and Exterior side yards of Separate Buildings: 8.0 metres
 - Interior Side Yard Minimum: 3.0 metres where the units are municipal street fronting
 - Minimum Off-Street Parking for *Affordable Dwelling Units*: 1/unit
 - Internal lot lines created on the site by:
 - i. a registration of a plan of condominium; or
 - j. a plan or plans of condominium registered on all or a portion of a lot which is part of a comprehensively planned development subject to a Development Agreement pursuant to Section 41 of the Planning Act; shall not be construed to be lot lines for the purposes of zoning regulations provided that all applicable regulations of this by-law relative to the whole lot and its external lot lines, existing prior to any condominium plan registration, are strictly observed, and the original lot shall be considered the site.
- b) other applicable provisions of this By-law shall apply.

13. **THAT** the area shown as diagonal hatching on the attached map, Schedule "A", and described as Part Lot 27 and Part Lot 28, Concession 1, Elma Ward, Municipality of North Perth is rezoned from the "Agriculture" to "Special Residential Zone Five - 26(R5-26)", and shall be subject to the provisions of Section 11.6.26 (R5-26) of By-law No. 6-ZB-1999. The zoning on this land shall be shown as "R5-26" on Key Map 27 of Schedule "A" to By-law No. 6-ZB-1999 as amended. And

14. **THAT** the following provisions be added to Section 11.6.26:

- a) Location: Part Lot 27 and Part Lot 28, Elma Ward, Municipality of North Perth (Key Map 27)
 - The Minimum Lot Area requirement shall not apply
 - Maximum Density: 100 units per hectare
 - Maximum Building Height: 15.0 metres
 - Minimum Front Yard Setback to a Public Street: 6.0 metres
 - Minimum Setback Between Side Walls of Two End Stacked Townhouse Units: 3.0 metres
 - Minimum Setback Between Rear Walls of Separate Stacked Townhouse Buildings: 10.0 metres
 - Maximum Lot Coverage: 60%
 - Minimum Landscaped Open Space: 20%
 - Minimum Off-Street Parking for *Affordable Dwelling Units*: 1/unit
 - Internal lot lines created on the site by:
 - k. a registration of a plan of condominium; or
 - l. a plan or plans of condominium registered on all or a portion of a lot which is part of a comprehensively planned development subject to a Development Agreement pursuant to Section 41 of the Planning Act; shall not be construed to be lot lines for the purposes of zoning regulations provided that all applicable regulations of this by-law relative to the whole lot and its external lot lines, existing prior to any condominium plan registration, are strictly observed, and the original lot shall be considered the site
- b) other applicable provisions of this By-law shall apply.

15. **THAT** the area shown as diagonal hatching on the attached map, Schedule "A", and described as Part Lot 27 and Part Lot 28, Concession 1, Elma Ward, Municipality of North Perth is rezoned from the "Agriculture" to "Highway Commercial – Holding (C3-H-12)", and shall be subject to the provisions of Section 19.4.29 (C3-H12) of By-law No. 6-ZB-1999. The zoning on this land shall be shown as "C3-H-12" on Key Map 27 of Schedule "A" to By-law No. 6-ZB-1999 as amended. And

16. **THAT** Section 19.4.29 and Section 35.3.12 of By-law No. 6-ZB-1999 is hereby amended by adding the following provision:

"19.4.29 C3-H12 a) Location: Part Lot 27 and Part Lot 28, Concession 1, Elma Ward, Municipality of North Perth

(b) Notwithstanding any provisions of Section 19 to the contrary, prior to removal of the H12 holding provisions road access shall be provided to the property known as 6175 Perth Line 86 which is the large parcel to the south.

(c) All other provisions of By-law No. 6-ZB-1999, as amended, shall apply." And

17. **THAT** the area shown as diagonal hatching on the attached map, Schedule "A", and described as Part Lot 27 and Part Lot 28, Concession 1, Elma Ward, Municipality of North Perth is rezoned from the “Agriculture” to “Institutional (IN)”, and shall be subject to the provisions of Section 27.1.1 (IN) of By-law No. 6-ZB-1999. The zoning on this land shall be shown as “IN” on Key Map 27 of Schedule “A” to By-law No. 6-ZB-1999 as amended. And
18. **THAT** the area shown as diagonal hatching on the attached map, Schedule "A", and described as Part Lot 27 and Part Lot 28, Concession 1, Elma Ward, Municipality of North Perth is rezoned from the “Agriculture” to “Parks and Recreation (PR)”, and shall be subject to the provisions of Section 28.1.1 (PR) of By-law No. 6-ZB-1999. The zoning on this land shall be shown as “PR” on Key Map 27 of Schedule “A” to By-law No. 6-ZB-1999 as amended. And
19. **THAT** the Clerk is hereby authorized and directed to provide notice of the passing of this By-law in accordance with the Planning Act, as amended, and to Regulations thereunder.
20. **THAT** the By-law shall come into force on the date that it was passed, pursuant to the Planning Act, and to Regulations thereto.

READ A FIRST AND SECOND TIME THIS 16TH DAY OF DECEMBER, 2024.

READ A THIRD TIME AND FINALLY PASSED THIS 16TH DAY OF DECEMBER, 2024.

"Original signed by"

Todd Kasenberg, Mayor

"Original signed by"

Lindsay Cline, Clerk

Certified a true copy of By-law No. 120-2024 passed by the Council of the Municipality of North Perth, _____, December 16, 2024.

"Original signed by"

Lindsay Cline, Clerk

THE MUNICIPALITY OF NORTH PERTH

BY-LAW NO. 120-2024

EXPLANATORY NOTE

By-law No. 120-2024 of the Corporation of the Municipality of North Perth is an amendment to the Municipality of North Perth Zoning By-law No. 6-ZB-1999 and affects lands in the Municipality of North Perth described as Part Lot 27 and Part Lot 28, Concession 1, Elma Ward, Municipality of North Perth.

By-law No. 120-2024 rezones the lands from “A” to the “R3-4; R3-5; R5-22; R5-23; R5-24; R5-25; R5-26; C3-H, IN and PR” zones which would allow for the use of the land area to develop as a residential and commercial subdivision as required by the North Perth Zoning By-law. The zoning on this land shall be shown as “R3-4; R3-5; R5-22; R5-23; R5-24; R5-25; R5-26; C3-H12, IN and PR” on Key Map 27 of Schedule “A” to the By-law.

By-law No. 120-2024 was adopted by the Municipality of North Perth Council on the basis of an application submitted by the proponent.

Schedule "A" to the attached By-law No. 120-2024 is a map showing the location and zoning of the subject lands.

THIS IS **SCHEDULE "A"**
TO **BY-LAW NO. 120-2024**
OF THE **MUNICIPALITY OF NORTH PERTH**
PASSED THIS 16th DAY OF December , 2024

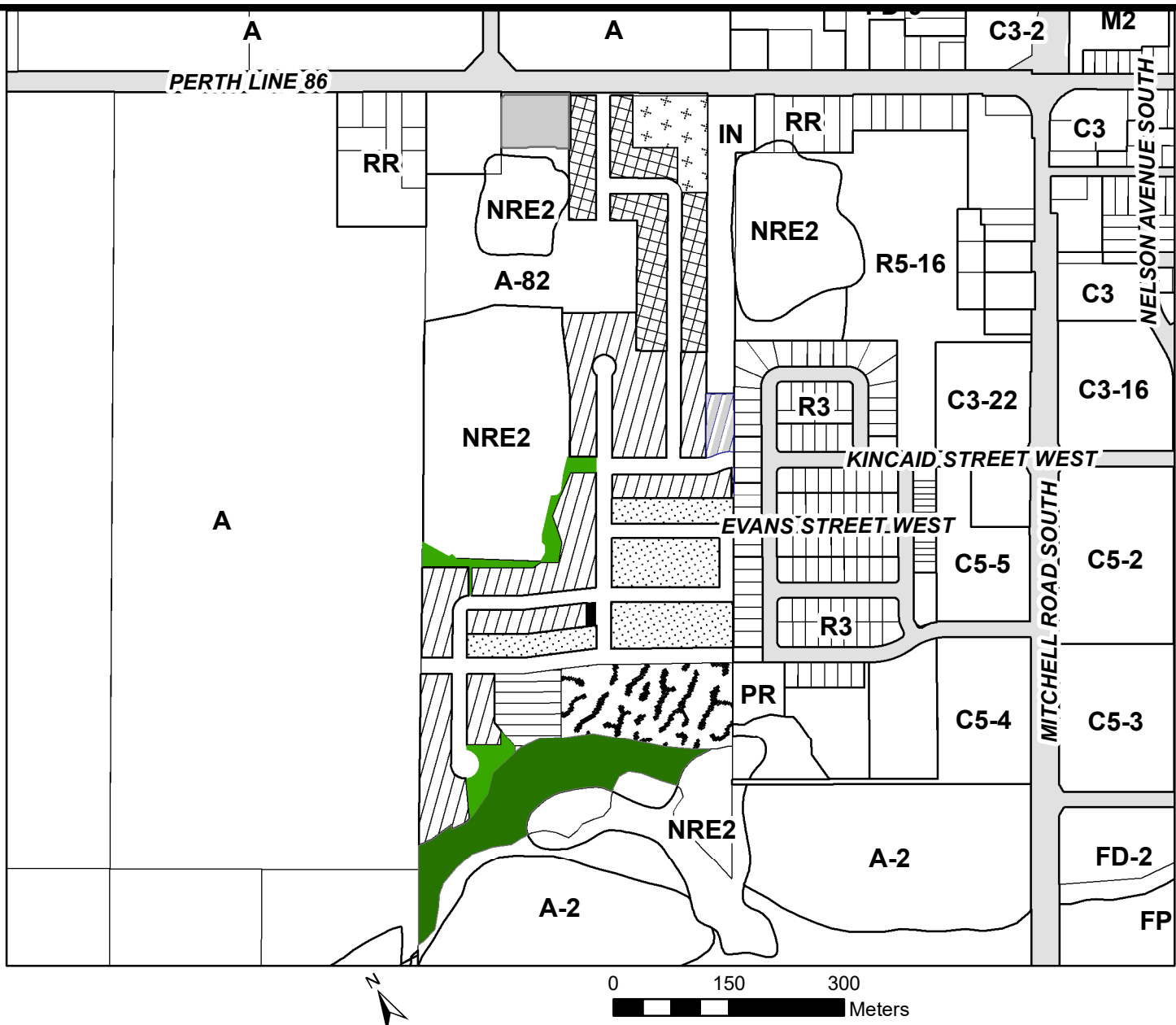
"Original signed by"

Todd Kasenberg, Mayor

AREA AFFECTED BY THIS BY-LAW

"Original signed by"

Lindsay Cline, Clerk



THIS IS SCHEDULE "A"
TO BY-LAW NO. 120-2024
OF THE MUNICIPALITY OF NORTH PERTH

PASSED THIS 16th DAY OF December , 2024

"Original signed by"

Todd Kasenberg, Mayor

"Original signed by"

Lindsay Cline, Clerk



To rezone the subject land (Lot 1 to 107 except Lot 81) from Agriculture (A) to Special Residential Zone 3 (R3-4) and that the following provisions would apply:

- Minimum Lot Area (interior lot): 370 square metres
- Minimum Lot Area (corner lot): 450 square metres
- Minimum Lot Frontage (interior lot): 12.0 metres
- Minimum Lot Frontage (corner lot): 15.0 metres
- Minimum Front Yard Setback: 4.5 metres, provided that any attached garage must provide a setback of 6.0 metres
- Minimum Side Yard Setback: 1.2 metres (2-storey dwelling)
- Minimum Exterior Side Yard Setback: 3.0 metres
- Maximum Lot Coverage: 45%
- To exclude decks from the lot coverage calculation
- To permit an unenclosed porch or deck, up to 1.0 metres in height above the average finished grade, to encroach 3.5 metres into the required rear yard setback



To rezone the subject land (Lot 81) from Agriculture (A) to Special Residential Zone 3 (R3-5) and that the following provisions would apply:

- Minimum Lot Area (interior lot): 370 square metres
- Minimum Lot Area (corner lot): 370 square metres
- Minimum Lot Frontage (interior lot): 12.0 metres
- Minimum Lot Frontage (corner lot): 12.0 metres
- Minimum Front Yard Setback: 4.5 metres, provided that any attached garage must provide a setback of 6.0 metres
- Minimum Side Yard Setback: 1.2 metres (2-storey dwelling)
- Minimum Exterior Side Yard Setback: 2.5 metres
- Maximum Lot Coverage: 45%
- To exclude decks from the lot coverage calculation
- To permit an unenclosed porch or deck, up to 1.0 metres in height above the average finished grade, to encroach 3.5 metres into the required rear yard setback



To rezone the subject land (Block 110-114 and 116-123) from Agriculture (A) to Special Residential Zone 5 (R5-22) and that the following provisions would apply:

- Minimum Lot Area (corner lot): 290 square metres
- Minimum Lot Frontage (corner lot): 9 metres
- Minimum Front Yard Setback: 4.5 metres, provided that any attached garage must provide a setback of 6.0 metres
- Minimum Side Yard Setback: 1.5 metres (End Unit)
- Minimum Exterior Side Yard Setback: 3.0 metres
- Maximum Lot Coverage: 60%
- To exclude decks from the lot coverage calculation
- To permit an unenclosed porch or deck, up to 1.0 metres in height above the average finished grade, to encroach 3.5 metres into the required rear yard setback

THIS IS SCHEDULE "A"
TO BY-LAW NO. 120-2024
OF THE MUNICIPALITY OF NORTH PERTH
PASSED THIS 16th DAY OF December, 2024

"Original signed by"

Todd Kasenberg, Mayor

"Original signed by"

Lindsay Cline, Clerk

To rezone the subject land (Block 125-127; 129-131; 136 and 137) from Agriculture (A) to Special Residential Zone 5 (R5-23) and that the following provisions would apply:

- Minimum Lot Area (corner lot): 290 square metres
- Minimum Lot Frontage (corner lot): 9 metres
- Minimum Front Yard Setback: 4.5 metres, provided that any attached garage must provide a setback of 6.0 metres
- Minimum Side Yard Setback: 1.5 metres (End Unit)
- Minimum Exterior Side Yard Setback: 2.5 metres
- Maximum Lot Coverage: 60%
- To exclude decks from the lot coverage calculation
- To permit an unenclosed porch or deck, up to 1.0 metres in height above the average finished grade, to encroach 3.5 metres into the required rear yard setback

To rezone the subject land (Block 115) from Agriculture (A) to Special Residential Zone 5 (R5-24) and that the following provisions would apply:

- Maximum Density: 70 units per hectare
- Maximum Building Height: 15.0 metres
- Minimum Front Yard Setback to a Public Street: 6.0 metres
- Minimum Exterior Side Yard to a Public Street: 3.0 metres
- Minimum Setback Between Side Walls of Two End Units: 3.0 metres
- Minimum Setback Between Rear Walls of Separate Buildings: 8.0 metres
- Maximum Lot Coverage: 60%
- Minimum Landscaped Open Space: 20%
- Minimum Off-Street Parking for Affordable Dwelling Units: 1/unit
- Internal lot lines created on the site by:
 - g. a registration of a plan of condominium; or
 - h. a plan or plans of condominium registered on all or a portion of a lot which is part of a comprehensively planned development subject to a Development Agreement pursuant to Section 41 of the Planning Act;

To rezone the subject land (Block 124) from Agriculture (A) to Special Residential Zone 5 (R5-25) and that the following provisions would apply:

- The Minimum Lot Area requirement shall not apply
- Maximum Density: 70 units per hectare
- Interior Side Yard Minimum (Eastern property line): 12.0 metres
- Minimum Setback Between Rear Walls and Exterior side yards of Separate Buildings: 8.0 metres
- Interior Side Yard Minimum: 3.0 metres where the units are municipal street fronting
- Minimum Off-Street Parking for Affordable Dwelling Units: 1/unit
- Internal lot lines created on the site by:
 - i. a registration of a plan of condominium; or
 - j. a plan or plans of condominium registered on all or a portion of a lot which is part of a comprehensively planned development subject to a Development Agreement pursuant to Section 41 of the Planning Act; shall not be construed to be lot lines for the purposes of zoning regulations provided that all applicable regulations of this by-law relative to the whole lot and its external lot lines, existing prior to any condominium plan registration, are strictly observed, and the original lot shall be considered the site.

THIS IS SCHEDULE "A"
TO BY-LAW NO. 120-2024
OF THE MUNICIPALITY OF NORTH PERTH
PASSED THIS 16th DAY OF December, 2024

"Original signed by"

Todd Kasenberg, Mayor

"Original signed by"

Lindsay Cline, Clerk

To rezone the subject land (Block 134) from Agriculture (A) to Special Residential Zone 5 (R5-26) and that the following provisions would apply:

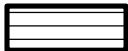
- The Minimum Lot Area requirement shall not apply
- Maximum Density: 100 units per hectare
- Maximum Building Height: 15.0 metres
- Minimum Front Yard Setback to a Public Street: 6.0 metres
- Minimum Setback Between Side Walls of Two End Stacked Townhouse Units: 3.0 metres
- Minimum Setback Between Rear Walls of Separate Stacked Townhouse Buildings: 10.0 metres
- Maximum Lot Coverage: 60%
- Minimum Landscaped Open Space: 20%
- Minimum Off-Street Parking for Affordable Dwelling Units: 1/unit
- Internal lot lines created on the site by:

k. a registration of a plan of condominium; or

l. a plan or plans of condominium registered on all or a portion of a lot which is part of a comprehensively planned development subject to a Development Agreement pursuant to Section 41 of the Planning Act; shall not be construed to be lot lines for the purposes of zoning regulations provided that all applicable regulations of this by-law relative to the whole lot and its external lot lines, existing prior to any condominium plan registration, are strictly observed, and the original lot shall be considered the site.



To rezone the subject land (Block 108) from Special Agriculture Zone (A-82) to Highway Commercial (C3)



To rezone the subject land (Block 133) from Agriculture (A) to Institutional (IN)



To rezone the subject land (Block 128 and 132) from Agriculture (A) to Parks and Recreation (PR)