

BY-LAW No. 2013-032
THE CORPORATION OF THE TOWNSHIP OF DRUMMOND/NORTH ELMSLEY

Being a By-law
to amend Comprehensive
Zoning By-law No. 2012-060
of the Township of Drummond/
North Elmsley

MINIMUM DWELLING HOUSE SIZE ZONING AMENDMENTS

Text amendments to the Comprehensive Zoning By-law relating to
residential development

TOWNSHIP OF DRUMMOND/NORTH ELMSLEY

BY-LAW No. 2013-032

ZONING BY-LAW AMENDMENT

A Zoning By-law, being a By-law to amend By-law No. 2012-060 of the Township of Drummond/North Elmsley for prohibiting the use of land for or except for such purposes as may be set out in this By-law and for prohibiting the erection, location or use of buildings or structures for or except for such purposes as may be set out in this By-law within the said lands; and for regulating the character of buildings or structures to be erected or located on the said lands.

The Council of the Corporation of the Township of Drummond/North Elmsley enacts as follows:

Section 1: Section 2.5 of By-Law No. 2012-060 is hereby amended by adding the following sub-section following sub-section 2.5.2:

2.5.3 In any zone where a minimum dwelling house area requirement is prescribed, the minimum dwelling house area requirement shall not apply on a lot where the maximum lot coverage for the zone on which the dwelling house is proposed would otherwise be exceeded.

Section 2: Section 3 of By-Law No. 2012-060 is hereby amended by inserting the following definition after "DWELLING HOUSE":

DWELLING HOUSE AREA: Means the total area of the storeys contained within the exterior walls of the dwelling or dwelling unit, exclusive of any carport, garage, porch, veranda, unfinished basement or unfinished cellar where such basement or cellar has a height of less than 2.1 m measured between its floor surface and the underside of the joists of the storey above it.

Section 3: Section 7.2 of By-Law No. 2012-060 (Rural Zone) is hereby amended by adding the following sub-section following sub-section 7.2.10:

7.2.11 Dwelling House Area (minimum) 75 m²

Section 4: Section 8.2 of By-Law No. 2012-060 (Residential Zone) is hereby amended by adding the following sub-section following sub-section 8.2.10:

8.2.11 Dwelling House Area (minimum) 75 m²

Section 5: Section 9.2 of By-Law No. 2012-060 (Multiple Residential Zone) is hereby amended by adding the following sub-section following sub-section 9.2.7:

9.2.8 Dwelling House Area (minimum) 75 m²
[All subsequent subsections shall be numbered accordingly]

Section 6: Section 10.2 of By-Law No. 2012-060 (Limited Services Residential Zone) is hereby amended by adding the following sub-section following sub-section 10.2.10:

10.2.11 Dwelling House Area (minimum) 75 m²

Section 7: Section 12.2 of By-Law No. 2012-060 (General Commercial Zone) is hereby amended by adding the following sub-section following sub-section 12.2.2.1:

12.2.2.2 Dwelling House Area (minimum) 65 m²

Section 8: Section 13.2 of By-Law No. 2012-060 (Highway Commercial Zone) is hereby amended by adding the following sub-section following sub-section 13.2.2.1:

13.2.2.2 Dwelling House Area (minimum)65 m²

Section 9: Section 14.2 of By-Law No. 2012-060 (Tourist Commercial Zone) is hereby amended by adding the following sub-section following sub-section 14.2.2.1:

14.2.2.2 Dwelling House Area (minimum)65 m²
[All subsequent subsections shall be numbered accordingly]

Section 10: Section 15.2 of By-Law No. 2012-060 (General Industrial Zone) is hereby amended by adding the following sub-section following sub-section 15.2.2.1:

15.2.2.2 Dwelling House Area (minimum)65 m²

Section 11: Section 16.2 of By-Law No. 2012-060 (Rural Industrial Zone) is hereby amended by adding the following sub-section following sub-section 16.2.2.1:

16.2.2.2 Dwelling House Area (minimum)65 m²

Section 12: Section 18.2 of By-Law No. 2012-060 (Salvage Yard Zone) is hereby amended by adding the following sub-section following sub-section 18.2.2.1:

18.2.2.2 Dwelling House Area (minimum)65 m²

Section 13: This By-law shall come into effect on the date of passing, subject to the provisions of Sections 34 and 39 of *The Planning Act*, R.S.O. 1990 as amended.

Read a first, second and third time and finally passed in open Council this 11th day of June, 2013

Reeve

Clerk Administrator

APPENDICES

APPENDIX A True copy of all written submissions and supporting material.