

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

**BY-LAW NO. 2019-**

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 Lots 22 & 23, Concession 9, Otonabee Ward, Township of Otonabee-South Monaghan.

**WHEREAS** By-law No. 2010-65 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. 4 of Schedule "A" of By-law No. 2010-65 is hereby amended by changing the zone category of certain lands located in Part of Lots 22 and 23, Concession 9, in the geographic Township of Otonabee from the Rural (RU) zone to the Rural-48 (RU-48) zone as shown on Schedule "A" attached hereto and forming part of this By-law.
  - (b) Section 5.4 of By-law No. 2010-65, as amended, entitled "Special Rural (RU) Zones," is hereby amended by the addition of a new subsection numbered 5.4.48 which shall read as follows:

#### **“5.4.48 Rural-48 (RU-48) Zone**

In addition to uses permitted within the Rural (RU) Zone, within the Rural-48 (RU-48) zone, the following uses are permitted:

- a) A wedding and special event venue is a permitted on-farm diversified use accessory to a primary agricultural use on the property and is comprised of the following:
  - (i) a 4,532 m<sup>2</sup> area for staging weddings, ceremonies, special events, art or yoga classes, or other similar events and classes, and shall include only temporary buildings and structures for the use thereof;
  - (ii) a 2,863 m<sup>2</sup> parking lot with 70 spaces; and
  - (iii) a 55.8 m<sup>2</sup> portion of an existing single detached dwelling.
  
- b) Special Regulations related to an on-farm diversified use:
  - (i) Maximum lot area for an on-farm diversified use 0.75 ha
  - (ii) Notwithstanding 5.4.48 b) (i) to the contrary, the lot coverage of buildings or structures that existed as of the date of the passing of this By-law that are used for the on-farm diversified use shall be calculated at 50% for the purposes of determining the maximum lot area for an on-farm diversified use.
  - (iii) Notwithstanding 5.4.48 a) i) to the contrary, new, permanent buildings and structures associated with an on-farm diversified use may be constructed in the RU-48 Zone in accordance with the applicable on-farm-diversified use provisions of this By-law, provided the farm owner can demonstrate that appropriate potable water and waste water treatment servicing is available to the satisfaction of the local health unit or similar permit-issuing agency.

All other provisions of the Rural (RU) zone shall apply.”

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 \_\_\_ day of \_\_\_\_\_, 2019.**

**READ a third time and finally passed this \_\_\_ day of \_\_\_\_\_, 2019.**

\_\_\_\_\_  
MAYOR JOE TAYLOR

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CLERK HEATHER SCOTT