

THE CORPORATION OF THE TOWNSHIP OF TERRACE BAY

By-law No. 20-2019

Being a By-law to Amend By-law No.10-2016

WHEREAS By-law No. 10-2016 regulates the use of land and the use and erection of buildings and structures within the Township of Terrace Bay;

AND WHEREAS the Council of the Corporation of the Township of Terrace Bay has passed a resolution waiving the two-year moratorium on privately-initiated zoning by-law amendment applications;

AND WHEREAS the Council of the Corporation of the Township of Terrace Bay deems it advisable to amend By-law No. 10-2016 as hereinafter set forth;

NOW THEREFORE the Council of the Corporation of the Township of Terrace Bay enacts as follows:

1. The properties affected by this By-law are located in Lot 4, Plan M329; 8 Southridge Crescent, Terrace Bay, as indicated by the shaded tone on Schedule 'A' attached hereto and forming part of this By-law.

2. By-law No. 10-2016 is hereby amended as follows:

(a) Township of Terrace Bay Urban Settlement Area (Schedule A) of By-law No. 10-2016 is hereby amended by rezoning the affected property from "Low Density Residential (LDR) Zone" to "Low Density Residential Exception Two (LDR-X2) Zone" in accordance with the provisions of this By-law.

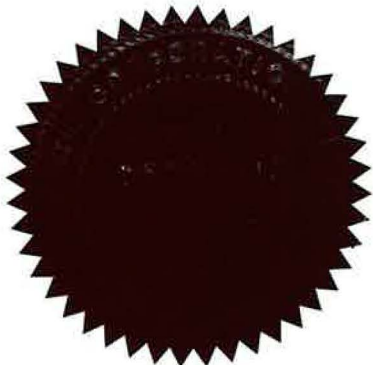
(b) By-law No. 10-2016, as amended, is hereby further amended by adding the following clauses, immediately after Section 5.4.2 a):

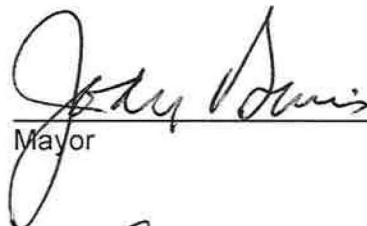
b) Low Density Residential Exception Two (LDR-X2) Zone (8 Southridge Crescent; Lot 4, Plan M329)

Notwithstanding the provisions of Section 2.18 h) hereof to the contrary, on lands zoned LDR-X2 a home based business in the form of an art and nail studio within the existing permitted dwelling shall also be a permitted use, subject to compliance with all other applicable sections of this by-law.

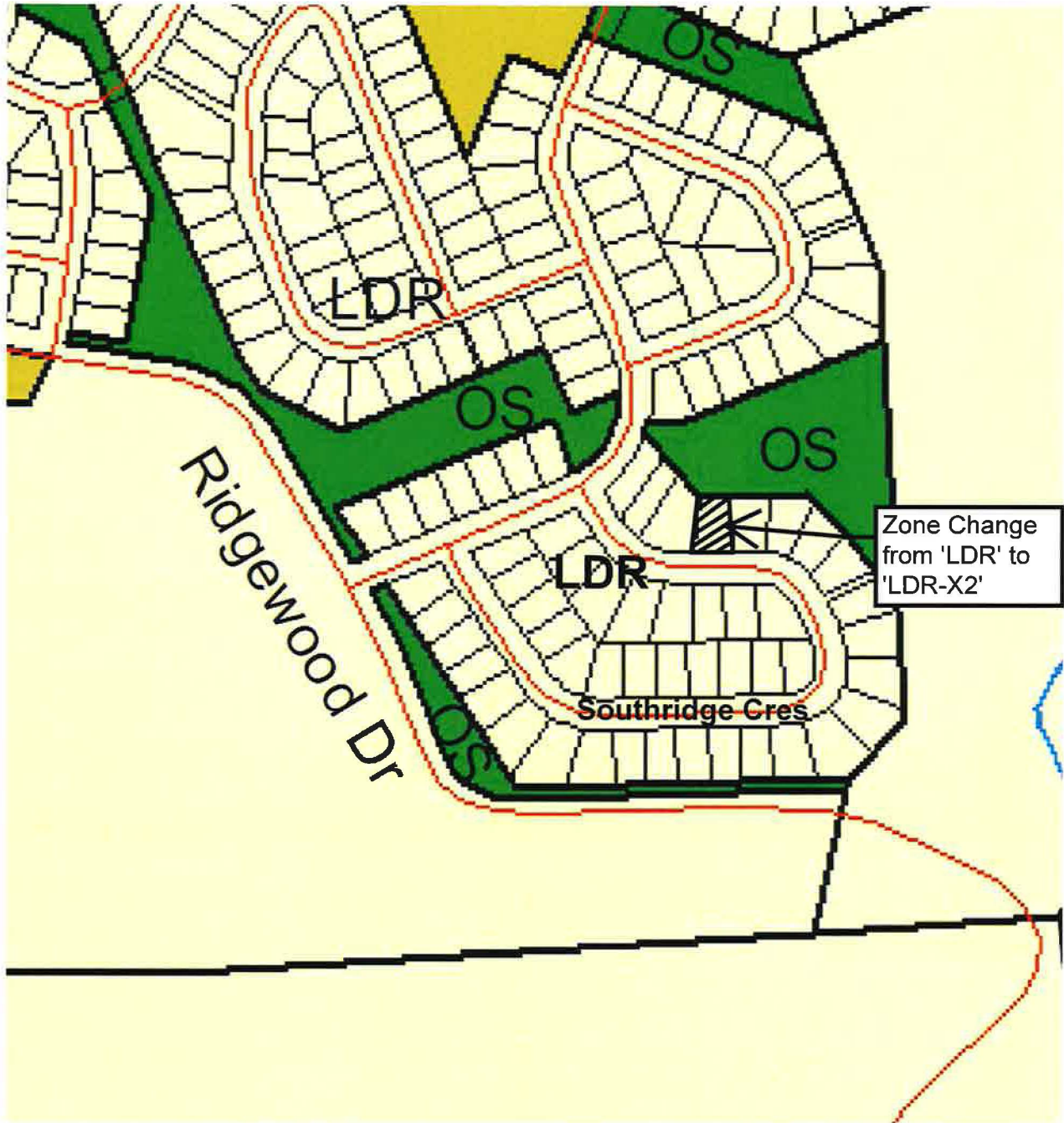
2. This By-law shall come into full force and effect in accordance with the *Planning Act*, R.S.O. 1990.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 8<sup>TH</sup> DAY OF JULY, 2019.



  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Chief Administrative Officer/Clerk



Area(s) Affected by this By-law

Low Density Residential - Special Exception 2 (LDR-X2)



Certificate of Authentication

This is Schedule "A" to By-law No. passed this 8<sup>th</sup> day of July 2019

*John Davis*  
Mayor

*[Signature]*  
Clerk

Schedule "A" to By-law No. 20-2019

8 Southridge Crescent

Township of Terrace Bay

Prepared: 28-June-2019



**ZONING BY-LAW AMENDMENT**

Lot 4, Plan M329  
8 Southridge Crescent, Terrace Bay

Prepared for:

**TOWNSHIP OF TERRACE BAY**

June 28, 2019

**J.L. RICHARDS & ASSOCIATES LIMITED**

Engineers • Architects • Planners  
314 Countryside Drive  
Sudbury, Ontario  
P3E 6G2

JLR 28616-000 (03)

## **EXPLANATORY NOTE**

The purpose of this proposed Zoning By-law Amendment is to rezone the property located in Lot 4, Plan M329; 8 Southridge Crescent, Terrace Bay from the "Low Density Residential (LDR) Zone" to "Low Density Residential Exception Two (LDR-X2) Zone" in order to permit a home based business in the form of an art and nail studio within the existing permitted dwelling. No other exceptions to the By-law are required.