

**THE CORPORATION OF THE UNITED TOWNSHIPS
OF DYSART, DUDLEY, HARCOURT, GUILFORD,
HARBURN, BRUTON, HAVELOCK, EYRE AND CLYDE**

BY-LAW NO. 2026 - DRAFT

**BEING A BY-LAW TO AMEND
ZONING BY-LAW 2005-120**

(Lands of Norris)

WHEREAS Section 34 of the Planning Act, R.S.O. 1990, c.P.13 authorizes the Council of a municipality to pass Zoning By-laws for the purpose of land use controls.

AND WHEREAS the Council of the Corporation of the United Townships of Dysart et al has received a complete application to amend Zoning By-law 2005-120, as amended.

AND WHEREAS a public meeting was held on April 28th, 2026 pursuant to Section 34(12) of the Planning Act, R.S.O. 1990, c.P.13.

AND WHEREAS the Council of the Corporation of the United Townships of Dysart et al deems it advisable to amend By-law No. 2005-120, as amended.

NOW THEREFORE the Council of the Corporation of the United Townships of Dysart et al enacts the following as a by-law:

1. Schedule "A", Map 6 – Dudley of By-law 2005-120, as amended, is hereby further amended by changing the zone symbol on Lot 6 Concession 10, in Geographic Township of Dudley, Municipality of Dysart et al from Rural Type 1 (RU1) zone to Waterfront Residential Type 4L (WR4L) Zone as shown on Schedule "A", attached hereto, and forming part of this By-law.
2. Section 9.4.1 to By-law 2005-120, as amended, is hereby further amended by the addition of the following subsections:

9.4.1.XX RU1-XX Exception Zone (By-law 2026-XX)

Despite any provision to the contrary of Section 9, or any other provision of this By-law, within the RU1-XX Exception Zone, the following provisions shall apply:

(a) Permitted uses:

All uses permitted in the RU1 Zone.

(b) Zone Provisions:

All zone provisions applicable to the RU1 Zone, except as follows:

- Lot area, minimum: 7.4 hectares.
- Lot frontage, minimum: 107 metres

(c) All other provisions of this By-law as applicable to the RU1 Zone shall apply.

3. This By-law shall come into force on the date of final passing if no notice of appeal is filed with the Clerk within 20 days of the giving of notice of passage of this By-law.

If a notice is filed with the Clerk, the By-law shall only come into force according to the provisions of Section 34(30) of The Planning Act, R.S.O. 1990, Chapter P.13, as amended.

READ a first, second and third time, passed, signed and the Corporate Seal attached.
hereto this 28th day of April 2026.

Mayor: Murray Fearrey

CAO/Clerk: Tamara Wilbee

By signing this by-law on April 28, 2026, Mayor Murray Fearrey will not exercise
the power to veto this by-law.