

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

BY-LAW NO. 2025 - 93

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

(Lands of 5029636 Ontario Inc)

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 October 28th, 2025 pursuant to Section 34(12) of the Planning Act, R.S.O. 1990, c.P.13.

AND WHEREAS Section 36 of the Planning Act, R S O 1990, c P 13 as amended allows the Council of a municipality, in a by-law passed under Section 34 of the said Planning Act, to use the holding symbol "H" in conjunction with any designation to specify the use to which lands, buildings or structures may be put at such time in the future as the holding symbol is removed by amendment to the by-law.

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.

AND WHEREAS The Council of the Corporation of the United Townships of Dysart et al deems it advisable to use the holding provision of Section 36 of the said Planning Act for the following reasons:

- To ensure that all required approvals are obtained and encroachments with the County of Haliburton are addressed on the property prior to the development proceeding.

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 3 – Guilford of By-law 2005-120, as amended, is hereby further amended by changing the zone symbol on Part Lot 6, Concession 4, Part 9 Plan 19R-5229 in the Geographic Township of Guilford, Municipality of Dysart et al from Highway Commercial (CH) zone to Highway Commercial – 39 (CH-39) exception zone as shown on Schedule "A", attached hereto, and forming part of this By-law.
2. Section 7.3.2 to By-law 2005-120, as amended, is hereby further amended by the addition of the following subsections:

7.3.2.39 CH-39 Exception Zone (By-law 2025-93)

Despite any provision to the contrary of Section 7, or any other provision of this By-law, within the CH-39 Exception Zone, the following provisions shall apply:

(a) Permitted uses.

All uses permitted in the CH Zone, except as follows:

- Freight Container used for the purpose of an Office Building
- Freight Containers used for the purpose of a Storage Dome structure.

(b) Zone Provisions:

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

- Minimum lot line setback, front: 6.4 metres for the Office Structure.

- Minimum lot line setback, front: 0 metres for the wood storage structure
- Minimum lot line setback, front: 0 metres for the concrete storage structure
- Street setback, minimum: 24 metres to office structure
- Street setback, minimum: 16 metres to wood structure
- Street setback, minimum: 16 metres to concrete storage structure
- Despite section 3.1 (i) (ii) open storage to be permitted in the minimum setback of a front yard
- Despite section 3.1 (i) (iii) open storage to be permitted in the front yard and interior side yard, north side
- Contained outdoor storage is permitted subject to the provisions outlined in section 3.5

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

3. Pursuant to the provisions of Section 36 of the Planning Act, R.S.O. 1990, c.P.13, as amended, the holding symbol "H" is added to the zone designation, as shown on Schedule "A", attached hereto, so that the zones read:

Highway Commercial - 39 with Holding Provision - "H-CH-39 Zone":

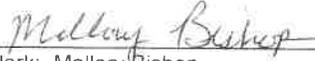
- a) During the period that the holding provisions are in place, the provisions of Section 7.1 and 7.2 of By-law 2005-120, as amended, will apply. Uses permitted on the subject lands will be in accordance with Section 7.1 of By-law 2005-120
 - b) The provisions of the Highway Commercial - 39 (CH-39) zone will only apply upon amendment of the By-law to remove the holding provisions.
 - c) Upon application by the registered owner, the Municipality will amend the by-law to remove the holding provisions when the following conditions have been completed or demonstrated to the satisfaction of the Municipality:
 - Confirmation from the County of Haliburton Public Works Department that the two commercial entrances have been addressed to the Public Works Director's satisfaction
 - Confirmation that all components of development on the property are entirely located on the subject lands rather than encroaching onto the County of Haliburton right-of-way; and,
 - Where encroachments are confirmed to exist, they have been addressed to the satisfaction of the County of Haliburton (whether this be through removal, relocation, or licence of occupation).
 - The developer has applied to the Municipality for removal of the holding symbol.
4. 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 October 2025



Mayor: Murray Fearrey



Clerk: Mallory Bishop

By signing this by-law on October 28, 2025, Mayor Murray Fearrey will not exercise the power to veto this by-law

SCHEDULE "A"
TO BY-LAW NO. 2025-01

ZONING CLASSIFICATION

THIS IS SCHEDULE "A"
TO BY-LAW NO. 2025-01
THE 27th DAY OF Oct 2025

PART LOT 6 CONCESSION 4



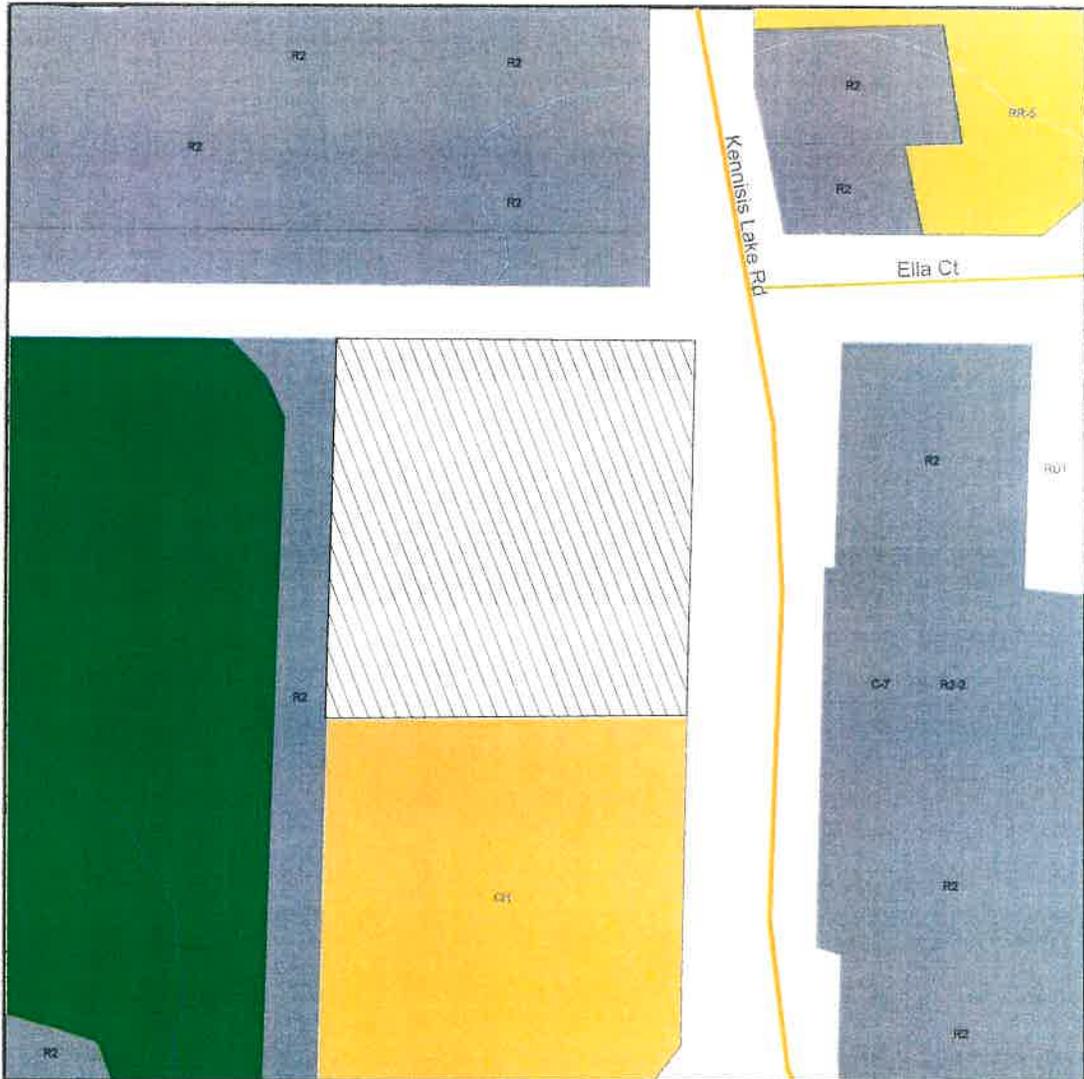
From Highway Commercial (CH) to
Highway Commercial - 39 (C11-39)

[Signature]
SEAL

M Bishop
C.T.O.

GEOGRAPHIC TOWNSHIP OF GUILFORD
MUNICIPALITY OF DYSART et al
COUNTY OF HALIBURTON

SCALE 1:1000
0 4.5 9 18 27 36 meters



THIS MAP IS THE OFFICIAL ZONING MAP OF THE MUNICIPALITY OF DYSART, HALIBURTON COUNTY, ONTARIO. IT IS A PUBLIC DOCUMENT AND IS AVAILABLE FOR REVIEW AND COMMENT BY THE PUBLIC. THE MUNICIPALITY OF DYSART IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS MAP. THE MUNICIPALITY OF DYSART IS NOT RESPONSIBLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS MAP.

THIS MAP IS THE OFFICIAL ZONING MAP OF THE MUNICIPALITY OF DYSART, HALIBURTON COUNTY, ONTARIO. IT IS A PUBLIC DOCUMENT AND IS AVAILABLE FOR REVIEW AND COMMENT BY THE PUBLIC. THE MUNICIPALITY OF DYSART IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS MAP. THE MUNICIPALITY OF DYSART IS NOT RESPONSIBLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS MAP.