

EXPLANATORY NOTE IN RESPECT TO ZONING BY-LAW 2020-184

SUBJECT PROPERTY: 12 FISH HATCHERY ROAD

The purpose of Zoning By-law 2020-184 is to rezone the property from RA (Rural Area) zone to RA.S (Rural Area) zone with a "Special Exception", with the following provisions:

1. Permit the sale and service of bicycles, skis and other non motorized outdoor equipment and food services.
2. Reduce the front yard (Landslide Road) setback from 30 metres to 10 metres for the existing building only.
3. Reduce the exterior side yard (Fish Hatchery Road) setback from 15 metres to 8 metres for the existing building only.
4. Permit parking to be located no closer than 15 metres to the required interior side yard and no closer than 10 metres to the required front yard.

The location of the subject property is shown on the map attached hereto.

This by-law shall not come into force until Official Plan Amendment No. 228 is approved by Council and the final date for appeal has expired without an appeal being filed.

An Explanatory Note in respect of Official Plan Amendment By-law 2020-183 concerning Amendment No. 228 to the Official Plan is attached.

The subject property has been designated an area of site plan control.

