

EXPLANATORY NOTE

TO ACCOMPANY BY-LAW NUMBER #2026-019

By-law #2026-019 is a By-law to amend Zoning By-law #2022-053, being a By-law for the Countryside, as amended. Specifically, the amendment concerns lands identified on Schedule 'A1' and 'A9' of By-law #2022-053, as amended.

By-law #2026-019 concerns a parcel of land located on the north side of Graham Sideroad, east of Dufferin Street and west of Bathurst, and is comprised of a rectangular shaped parcel of approximately 3.2 hectares (7.9 acres) in area and approximately 104 metres of frontage along Graham.

By-law #2026-019 rezones the subject property from "Hamlet Residential Three Zone ('HR3') and Greenbelt Natural Heritage (GNH') Zone" to "Hamlet Residential Three Zone Exception No. 176 ('HR3'- 176) and Greenbelt Natural Heritage Zone Exception No. 176 ('GNH' -176)" to facilitate the severance of the subject property and development for one additional. The Zoning By-law Amendment introduces site-specific provisions to establish the minimum lot area of the proposed 'served' and 'retained' lots and establishes minimum setback requirements for a single detached dwelling and accessory structure thereto, and swimming pool on the 'retained' lands.