

# **THE CORPORATION OF THE VILLAGE OF SOUTH RIVER**

## **By-law 22-2025**

### **Being a By-law of the Village of South River to Amend Zoning By-law #17-95**

WHEREAS the Corporation of the Village of South River deems it advisable to amend By-law No. 17-95 (the Comprehensive Zoning By-law of the Village of South River); now

THEREFORE the Council of the Village of South River ENACTS in accordance with Section 34 of the Planning Act, R. S. O. 1990, as amended, the following:

1. That the property with the legal description CON 2 PT LOT 3 RP 42R15899;PARTS 1 TO 3 LEWIS ST E SIDE has a draft plan of subdivision as per Schedule A now showing Lots 1 to 11
2. That Schedule “A”, Zone Map, attached hereto and forming part of By-law No. 17-95, as amended, is hereby further amended that the existing zoning from Third Density Residential (R3) to Second Density Residential Holding (R2-H) for proposed lots 2, 3, 4, 7, 8, 9, 10, and 11.
3. Proposed Lots 5 and 6 would be zoned from Third Density Residential (R3) to Second Density (R2). The rezoning would permit the property to be used for new detached dwellings.
4. The minimum lot frontage on proposed Lot 7 will have an exception from 20 metres to 17.5 metres.
5. Lots 2, 3, 4, 7, 8, 9, 10, and 11 (R2-H) and Lots 5 and 6 (R2) have an exception to reduce the minimum interior side lot line setback from 6 metres to 1.5 metres.
6. The rezoning would facilitate the registration of a plan of subdivision. It is municipally known as 37 Ottawa Avenue.
7. Schedule “A”, attached hereto, is hereby made part of this by-law.
8. THIS BY-LAW SHALL COME into force on the date of passage and take effect the day after the last date for filing of appeals where no appeals are received, or, where appeals are received, upon the approval of the Ontario Municipal Board.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 27<sup>th</sup> DAY OF MAY, 2025.

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Jim Coleman, Mayor

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Don McArthur, Clerk-Administrator

The map shows a portion of Township 134 North, Range 30 West. The northern boundary is Lewis Street (Registered Plan 134), the southern boundary is Bogart Street (RP M-30), and the western boundary is Avenue 134 (Registered Plan 134). The map includes Lot 1, Lot 2, Lot 3, Lot 4, Lot 5, Lot 6, Lot 7, Lot 8, Lot 9, Lot 10, Lot 11, and Lot 12. It also shows Concession 1, Concession 2, and Concession 3. The map includes dimensions for lot boundaries and areas, and a north arrow pointing towards the top right. The map is titled 'TOWNSHIP LOT 3' and 'TOWNSHIP LOT 2'.