

THE CORPORATION OF THE VILLAGE OF SOUTH RIVER

By-law 45-2021

Being a By-law to Amend Zoning By-law #17-95

WHEREAS the Council of 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 Corporation 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 Schedule "A", Zone Map, attached hereto and forming part of By-law No. 17-95, as amended, is hereby further amended by changing from Downtown Commercial (C1) Zone to Downtown Commercial (C1) Zone subject to Special Provision Numbers 6, 7 and 8 for the lands described as 106 Ottawa Avenue.
2. That Section 12 "Downtown Commercial (C1)" Zone is hereby amended as follows:

Zone	Regulation
C1-6	Notwithstanding Section 10.1 a) "Residential Uses" a dwelling house in the form of an accessory dwelling house; an apartment building; a boarding house; a garden suite; a duplex dwelling house; a semi-detached dwelling house; a single detached dwelling house; senior citizens apartments or a townhouse are additional permitted uses.
C1-7	Section 10.2 j), k), l) and m) are deleted.
C1-8	Notwithstanding Section 12.2 (o) of Zoning By-Law Number 17-95, as amended, a dwelling unit(s) as part of the aforementioned additional permitted uses in exception C1-6 is permitted on or below the first floor.

Note: The existing lot requirements and setback provisions are deemed to comply with the zoning by-law #17-95 for the C1 Zone. In all other respects the C1 zone provisions shall be complied.

3. Schedule "A", attached hereto, is hereby made part of this by-law.
4. 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 Local Planning Appeal Tribunal.

READ a first time this 22nd day of November, 2021.

Mayor (Jim Coleman)

Clerk Administrator (Don McArthur)

READ a second and third time and finally PASSED this 22nd day of November, 2021.

Mayor (Jim Coleman)

Clerk Administrator (Don McArthur)

South River

