

THE CORPORATION OF THE VILLAGE OF SOUTH RIVER

By-law 48-2024

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 Schedule “A”, Zone Map, attached hereto and forming part of By-law No. 17-95, as amended, is hereby further amended Commercial C1-8 Downtown Commercial (C1) Zone subject to Special Provision No. 8 for the lands described as Lot 7 on Plan M2, more commonly known as 92 Ottawa Ave.
2. That Section 12 “Downtown Commercial (C1)” Zone is hereby further amended by the addition of the following:

Zone	Regulation
C1-8	Notwithstanding Section 10.1 (a) of Zoning By-law 17-95, as amended; a single detached dwelling house be added as a permitted use
	Notwithstanding Section 10.2 (o) of Zoning By-law 17-95, as amended; the existing first floor area can be used to permit a dwelling unit and commercial area(s), and,
	Notwithstanding Section 10.2 (j) of Zoning By-law 17-95, as amended; there be no maxima on the area of a residential dwelling

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 Ontario Municipal Board.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 12th DAY OF NOVEMBER, 2024.

Jim Coleman, Mayor

Don McArthur, Clerk-Administrator

Schedule "A" to By-law 34-2024

