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

**By-law 40-2011**

**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 the “Rural (RU)” zone to the “Waterfront Residential (R6)” subject to Special Provision No. 1 for the lands described as Parts 6 & 13, Plan 42R-14825 as well as Parts 2 & 3, Plan 42R-15181, more commonly known as 26 Tom Thomson Lane.
2. That Section 10,“Waterfront Residential (R6)” Zone is hereby amended by the addition of the following

**Zone Regulations**

R6-1 -The subject lot shall constitute an existing legal non-complying undersized lot.

 -Connection to municipal piped services shall not be required for the development or redevelopment of the subject property.

 -The minimum “building setback, front” shall be 8 metres.

 -The minimum north “building setback, flank” shall be 5 metres.

 -The minimum south “building setback, flank” shall be 6 metres.

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 the “Rural (RU)” zone to the “Mixed Residential-Commercial (R5)” zone subject to Special Provision 2 for the lands described as Parts 5 & 6, Plan 42R-17399, more commonly known as 18 Tom Thomson Lane.
2. That Section 9 “Mixed Residential-Commercial (R5)” Zone is hereby amended by the addition of the following:

**Zone Regulation**

R5-2 -Connection to municipal piped services shall not be required for the development or redevelopment of the subject property.

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 the “Rural (RU)” zone to the “Waterfront Residential (R6)” zone subject to Special Provision 3 for the lands described as Parts 9 & 10, Plan 42R-14825, more commonly known as 10 Tom Thomson Lane.
2. That Section 10 “Waterfront Residential (R6)” is hereby amended by the addition of the following:

**Zone Regulations**

R6-3 -Connection to municipal piped services shall not be required for development or redevelopment purposes.

 -A “Bed & Breakfast establishment” shall be an additional permitted use.

1. Schedule “A” attached hereto, is hereby made part of the By-law as fully and to all intents and purposes, as though recited in full herein.
2. This By-law shall become effective at the determination or direction of the Ontario Municipal Board.

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Jim Coleman, Mayor

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Susan L. Arnold, Clerk-Administrator