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

**By-law 21-2013**

**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 by changing from Downtown Commercial (C1) Zone to Downtown Commercial (C1) Zone subject to Special Provision No. 5 for the lands described as Lot 11 on Plan 42M-2, more commonly known as 18 Isabella Street.
2. That Section 12 “Downtown Commercial (C1)” Zone is hereby amended by the addition of the following:

Zone Regulation

C1-5 Notwithstanding Section 12.2 (o) of Zoning By-law 17-95, as amended, a maximum 60% of the existing first floor area can be used to permit a dwelling unit (s).

1. Schedule “I”, attached hereto, is hereby made part of this by-law.
2. 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 8th DAY OF JULY, 2013.

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 Jim Coleman, Mayor

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 Susan L. Arnold, Clerk-Administrator