

THE CORPORATION OF THE VILLAGE OF SOUTH RIVER

By-law 27-2021

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 Rural Residential (R4) Zone to Rural Residential (R4) Zone subject to Special Provision No. 1 for the lands described as Parts 1 and 2 on Plan 42R-12728, remainder of Parcel 18102, more commonly known as 389 Highway No. 124, Roll Number 4956-000-001-28210.
- 2. That Section 8 "Rural Residential (R4) Zone is hereby amended by the addition of the following:

|      |            |
|------|------------|
| Zone | Regulation |
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| R4-1 | A " <b>Craft Workshop Facility</b> " will be an additional permitted use. |
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For the purposes of this By-Law the definition of a "**Craft Workshop Facility**" shall be as follows: **it is located within the existing detached garage for the purposes of teaching craft workshops and display of crafts including but not limited to the arranging flowers and wreaths.**

A "**Garden Suite Rental**" will be an additional permitted use.

For the purposes of this By-law the definition of a "**Garden Suite Rental**" shall be as follows: **a maximum of three accessory separate cabins not exceeding 15 square metres, in which are supplied for gain, on a short-term basis (1 to 30 days) without meals and may include plumbing facilities, but no indoor kitchen facilities for the purpose of providing accommodations to the travelling or vacationing public. Each site is required to have a minimum of two parking spaces and in accordance with Section 19 of the Village of South River zoning by-law number 17-95, as amended."**

A "**Special Events Facility**" will be an additional permitted use.

For the purposes of this By-Law the definition of a "Special Events Facility" shall be as follows: **will have a maximum number of people of 150 including guests and staff, will have no permanent structures, but could include a temporary tented ceremony and reception area and be restricted to seasonal and (Friday, Saturday, and Sunday) week-end use. This facility required to have a minimum of 38 parking spaces and in accordance with Section 19 of the Village of South River zoning by-law number 17-95, as amended**

- 3. Schedule "I", 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 **26<sup>th</sup>** day of **July**, 2021.

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**Mayor** (Jim Coleman)

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**Clerk-Administrator** (Don McArthur)

**READ a second** and **third** time and **finally PASSED** this **26th** day of **July**, 2021.

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**Mayor** (Jim Coleman)

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**Clerk-Administrator** (Don McArthur)