

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

**By-law 26-2024  
Exception R2-4  
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, as amended, is hereby further amended from the existing zoning of Rural Residential (RU1) to Second Density Residential (R2) for the lands municipally known as 48 Main Street, as shown in hatched lines on Schedule "A".
- 2.** Further By-law No. 17-95 is amended to have relief from General Provisions Section 3 (22) Railway Setback. Notwithstanding General Provisions Section 3 (22), exception R2-4 will reduce the minimum setback from a railway right of way from 30m to 10m a variance of 20 meters (66 feet) to facilitate the use as a detached dwelling at 48 Main Street.
- 3.** Further By-law No. 17-95 is amended to have relief from Second Density Section 6 (2) (a) Zone Provisions Building Setback Front, exception R2-4 will reduce the minimum front setback from 8m to 5m a variance of 3 meters to facilitate the use as a detached dwelling at 48 Main Street.
- 3.** Schedule "A", attached hereto, is hereby made part of this by-law.
- 4.** This property is subject to site plan agreement 01-2024 dated June 11, 2024 and as a result no building permit can be secured until the site plan agreement has been registered on title by the owner.
- 5.** 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 time** this 11th day of June, 2024.

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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 11th day of June, 2024.

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**Mayor** (Jim Coleman)

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**Clerk-Administrator** (Don McArthur)

Schedule A By-law 26-2024

