

CORPORATION OF THE TOWN OF RENFREW
BY-LAW No. 14-2016

Being a By-law to amend By-law No. 46-2010, being a By-law to regulate the use of lands and the character, location and use of buildings and structures within the Town of Renfrew pursuant to Section 34 of the Planning Act, with respect to the property located at 552 Raglan Street South, Town of Renfrew, County of Renfrew.

WHEREAS under subsection 1 of section 34 of the Planning Act, zoning by-laws may be passed by the councils of local municipalities;

WHEREAS By-law No. 46-2010 regulates the use of lands and the character, location and use of buildings and structures within the Town of Renfrew pursuant to Section 34 of the Planning Act;

WHEREAS an application has been received to change the zoning category of a certain parcel of land in the Town of Renfrew;

WHEREAS the Council of the Corporation of the Town of Renfrew deems it appropriate to amend By-Law No. 46-2010 as hereinafter set forth; and

WHEREAS this By-Law implements the policies and intentions of the Official Plan for the Town of Renfrew.

NOW THEREFORE, the Council of the Corporation of the Town of Renfrew enacts as follows:

1. THAT the property described as being 552 Raglan Street South and identified on Schedule "A", attached hereto and forming part of this by-law, shall be the property affected by this by-law.
2. THAT Section 5.3 (b) is hereby amended to Zoning By-Law No. 46-2010 and reads as follows:

"(b) Residential One-Exception Two (R1-E2) Zone

Notwithstanding any other provisions of this By-law to the contrary, for those lands described as part of Lot 38, Plan 109, known municipally as 552 Raglan Street South and delineated as Residential One-Exception Two (R1-E2) on Schedule 'A' to this By-law, the following provisions shall apply:

Additional Permitted Uses

- *the office of one (1) physician; and*
- *the office of one (1) physiotherapist*
- ***the office of an insurance broker***

The maximum gross floor area devoted to office uses shall not exceed 193.2 square metres, and the additional permitted uses shall be restricted to the ground floor. Site Plan approval and a site plan agreement shall be required and include the provision of adequate off-street parking, buffer strips and landscaping."

3. THAT Subject to the giving of notice of passing of this by-law, in accordance with Section 34(18) of the *Planning Act*, R.S.O. 1990 as amended, this by-law shall come into force on the date of passing by the Council of the Corporation of the Town of Renfrew where no notice of appeal or objection is received, pursuant to Section 34(21) of the *Planning Act*, R.S.O. 1990 as amended.

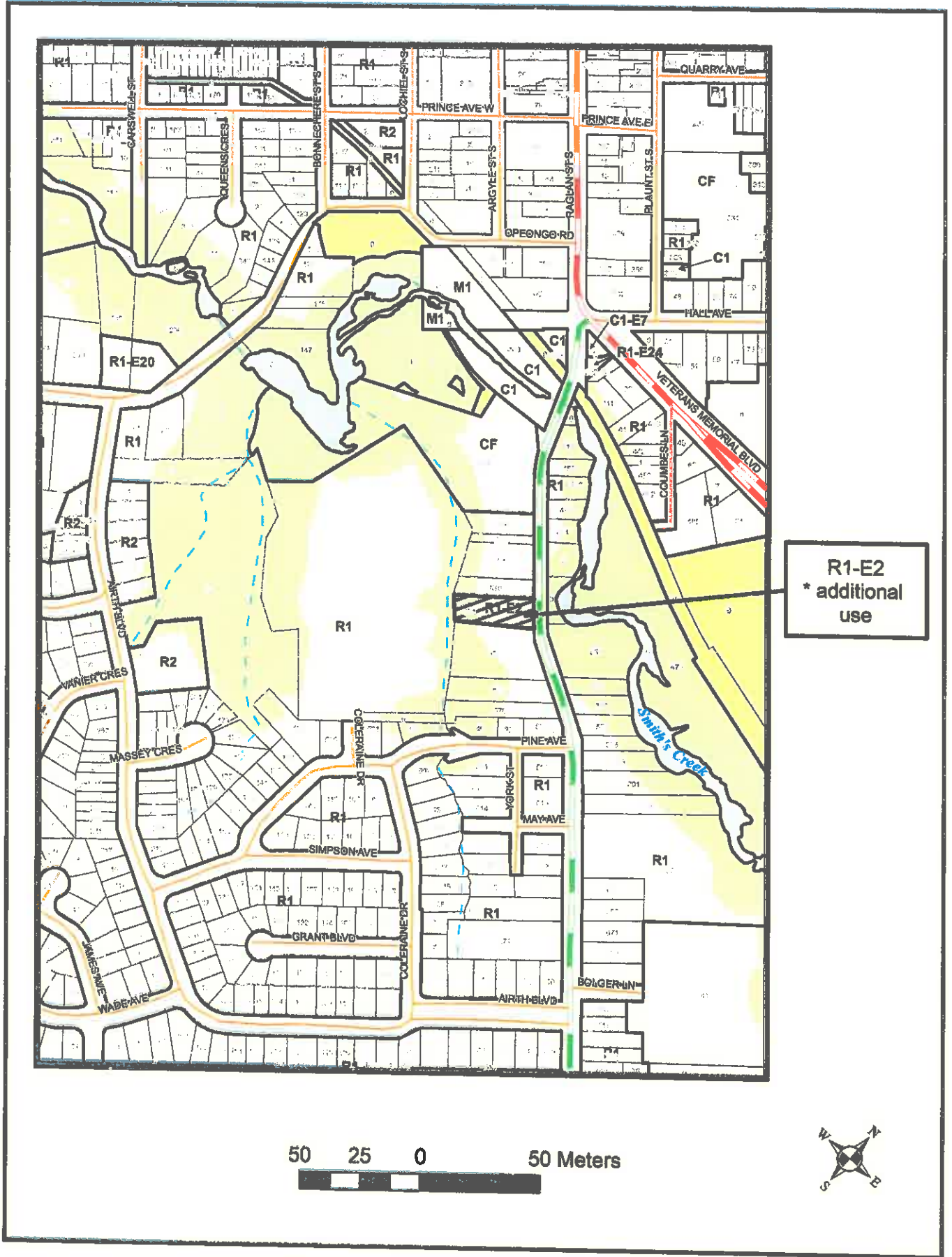
Read a first and second time this 22nd day of March, 2016.

Read a third time and finally passed this 22nd day of March, 2016.



Peter Emon, Acting Mayor



Kim R. Bulmer, Clerk

THIS IS SCHEDULE 'A' TO BY-LAW NO. 14-2016



Passed on the 22nd day of March, 2016.


Peter Emon, Acting Mayor


Kim R. Bulmer, Clerk