

CORPORATION OF THE TOWN OF RENFREW
BY-LAW NO. 19-2021

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 Part Lot 14, Concession 1, Stewart Street, Town of Renfrew, County of Renfrew, Roll #47-48-000-020-00300.

WHEREAS under Section 34 of the Planning Act, zoning by-laws may be passed by the councils of local municipalities; and

WHEREAS Zoning 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; and

WHEREAS Town of Renfrew has received an application to amend Zoning By-law 46-2010 with respect to lands described as Part Lot 14, Concession 1, Stewart Street, Town of Renfrew, County of Renfrew, Roll #47-48-000-020-00300; and

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

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

1. THAT the property described as Part Lot 14, Concession 1, Stewart Street, Town of Renfrew, County of Renfrew, Roll #47-48-000-020-00300, 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 Schedule "A" of Zoning By-Law No. 46-2010, as amended, is hereby further amended by changing the zoning category from "General Commercial (C2) Zone" to "General Commercial – Exception Seven (C2-E7) Zone", as identified on Schedule "A" attached hereto and forming part of this by-law.
3. THAT Subsection 8.3 of Zoning By-law No. 46-2010, as amended, is hereby further amended by adding a new clause to the end of the subsection as follows:

“(g) General Commercial – Exception Seven (C2-E7) Zone (Part Lot 14, Concession 1, Stewart Street)

Notwithstanding any other provisions of this By-law to the contrary, for those lands described as Part Lot 14, Concession 1, Geographic Township of Horton, located on Stewart Street, and zoned General Commercial-Exception Seven (C2-E7) on Schedule A to this By-law, the following uses shall be permitted in addition to those uses normally permitted in the C2 Zone:

- Nursing home
- Retirement home
- Senior citizen home
- Group home
- Assembly hall
- Clinic
- Day nursery
- Home for the aged
- Institutional use
- Long term care facility
- Public building
- Private club
- Active recreation
- Passive recreation
- School”

4. THAT Subsection 8.4 of Zoning By-law No. 46-2010, as amended, is hereby further amended by adding a new clause to the end of the subsection as follows:

“(c) General Commercial – Exception Seven - holding (C2-E7-h) Zone (Part Lot 14, Concession 1, Stewart Street)

Until such time as the holding symbol is removed from those lands described as Part Lot 14, Concession 1, Geographic Township of Horton, located on Stewart Street, and zoned General Commercial - Exception Seven - holding (C2-E7-h) on Schedule A to this By-law, in accordance with the conditions set forth herein, no person shall use land or erect or use a building or structure, except in accordance with the following:

(i) Permitted Uses

(a) Uses permitted in the C2 Zone

(ii) Conditions for removal of Holding Symbol (h)

(b) Approval of a Site Plan by the Town

(c) Clearance of the lands of environmental concern, including the completion and submission of Environmental Site Assessments and a Record of Site Condition in accordance with the requirements *Environmental Protection Act*, and the provision of the same to the Town.”

5. 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, and where the concurrent Official Plan Amendment No. 12 passed by By-law No. 18-2021 comes into effect. This By-law shall be deemed to be of no force and effect if Official Plan Amendment No. 12 does not come into effect.

Read a first and second time this 23rd day of March, 2021.

Read a third and final time this 23rd day of March, 2021.

Don Eady, Mayor

Kim R. Bulmer, Clerk