

CORPORATION OF THE TOWN OF RENFREW  
BY-LAW NO. 27-2021

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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 known municipally as 314 Raglan Street  
South, Town of Renfrew, County of Renfrew,  
having Roll No. 47-48-000-030-01000.

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

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; and

WHEREAS an the Town has received an application for zoning by-law amendment with respect to property known municipally as 314 Raglan Street South, Town of Renfrew, County of Renfrew, having Roll No. 47-48-000-030-01000; and

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.

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

1. THAT the property known municipally as 314 Raglan Street South, having Roll No. 47-48-000-030-01000, 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 "Downtown Commercial (C1) Zone" to "Downtown Commercial – Exception Nine (C1-E9) Zone", as identified on Schedule "A" attached hereto and forming part of this by-law.
3. THAT Subsection 7.3 of Zoning By-law No. 46-2010 is here, as amended, is hereby further amended by adding a new clause to the end of the subsection as follows:

“(i) Downtown Commercial – Exception Nine (C1-E9) Zone

Notwithstanding any other provisions of this By-law to the contrary, for those lands described as Block A, Part Lot 1, Plan 4, Geographic Township of Horton, and known municipally as 314 Raglan Street South, one (1) ground-level residential dwelling unit shall be permitted within the existing building, with a maximum area of 85 square metres, provided that a permitted non-residential use shall separate the residential unit from the Raglan Street South road allowance, and for greater clarity that no part of the residential unit shall abut the Raglan Street South road allowance. The following provisions shall apply:

Parking: A minimum of one (1) parking space per residential dwelling unit above/behind commercial uses shall be provided.

Access: The owner shall ensure that legal vehicular access is obtained for access to the off-street parking spaces located at the rear of the property.”

2. 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 27<sup>th</sup> day of April, 2021.

Read a third and final time this 27<sup>th</sup> day of April, 2021.

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Don Eady, Mayor

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Kim R. Bulmer, Clerk