

CORPORATION OF THE TOWN OF RENFREW
BY-LAW NO. 64-2021

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 377 Bruce Street, Town of Renfrew, County of Renfrew, Roll # 47-48-000-095-14700.

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 377 Bruce Street, Town of Renfrew, County of Renfrew, Roll # 47-48-000-095-14700; 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 377 Bruce Street, Town of Renfrew, County of Renfrew, Roll # 47-48-000-095-14700, 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 "Open Space (OS) Zone" and "Environmental Protection (EP) Zone" to "Residential One – Exception Thirty-Two (R1-E32) Zone" and "Environmental Protection (EP) Zone" as identified on Schedule "A" attached hereto and forming part of this by-law.
3. THAT Subsection 5.3 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:

“(ff) Residential One – Exception Thirty-Two (R1-E32) Zone (377 Bruce Street)

Notwithstanding any other provisions of this By-law to the contrary, for those lands described as Part Lot 13 and 14, Concession 2, known municipally as 377 Bruce Street, and zoned "Residential One – Exception Thirty-Two (R1-E32) Zone" on Schedule A to this By-law, the following permitted uses and provisions shall apply to the subject lands:
Permitted Uses:

- The only permitted use shall be a total of one (1) single detached dwelling within the zone.

Provisions:

- Front yard depth (Minimum): 15 metres
 - The dwelling shall be serviced by municipal water services, and private on-site sewage disposal.
 - Prior to the issuance of a building permit, the Owner shall grant to the Town an easement conveying groundwater rights to the satisfaction of the Town, free and clear of all encumbrances, and at no expense to the Town. The easement shall apply to the whole of the lot.
 - Prior to the issuance of a building permit, the Owner shall grant to the Town a servicing easement for water services, to the satisfaction of the Town, free and clear of all encumbrances, and at no expense to the Town.
 - No further severances shall be permitted from the lands.
4. 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 21st day of September, 2021.

Read a third and final time this 21st day of September, 2021.

Don Eady, Mayor

Kim R. Bulmer, Clerk