The Corporation of the Township of Selwyn

By-law Number 2019-112

Being a By-law passed pursuant to the provisions of Section 34 of The Planning Act, R.S.O. 1990, as amended to amend the Township of Selwyn Comprehensive Zoning By-law No. 2009-021, as otherwise amended.

Whereas the Council of the Corporation of the Township of Selwyn has received an application to amend By-Law No. 2009-021, otherwise known as the Comprehensive Zoning By-Law, insofar as is necessary to re-zone those lands described as being situated in Part of Lot 22, east of Regent Street, east of Church Street, Registered Plan No. 2 - Lakefield Ward; and municipally known as 97 Queen Street.

The proposed Zoning By-Law Amendment related to the subject lands will change the zone category of the subject lands to “Local Commercial Exception 580 (C2-580) Zone”. The intent of the Zoning By-law Amendment is to facilitate the construction of an addition to an existing mix-use (i.e. commercial and residential). The building will continue to be utilized for commercial (1st storey) and residential (2nd storey). The amendment will also include site specific zone provisions related to setbacks, parking spaces, loading spaces, etc.

Whereas the Ontario Municipal Act, 2001, S.O. 2001, c.25, Section 5.3, as amended, states that a municipal power shall be exercised by By-law unless the municipality is specifically authorized to do otherwise;

Now therefore the Council of the Corporation of the Township of Selwyn enacts as follows:

1. That Schedule “A” attached to and forming part of By-law No. 2009-021, as otherwise amended, is hereby further amended by changing the zone category of certain lands described as being situated in Part of Lot 22, east of Regent Street, east of Church Street, Registered Plan No. 2 - Lakefield Ward (97 Queen Street) from “Local Commercial (C2) Zone” to “Local Commercial Exception 580 (C2-580) Zone”, as illustrated on Schedule “A” attached hereto and by this reference forming part of this By-law.

2. That Schedule ‘B’, entitled Exceptions Zones, of By-law No. 2009-021, as amended, is hereby further amended with the addition of new subsection, namely 580 which shall read as follows:

“580 Local Commercial Exception 580 (C2-580) Zone

Notwithstanding the provisions of the Local Commercial (C2) Zone; and all other relevant section of this Zoning By-law, to the contrary within the C2-580 Zone the following provisions shall apply:

Regulations:

i) Minimum lot area 1,093 sq. m (existing)
ii) Minimum lot frontage 2.59 m (existing)
iii) Minimum exterior side yard setback 3.57 m (existing)
iv) Minimum exterior side yard to steps 0.76 m (existing)
v) Minimum exterior side yard to a deck 1.56 m (existing)
vi) Minimum interior side yard setback 2.4 m
vii) Minimum rear yard setback 5.41 m (existing)
viii) Minimum rear yard to steps/landing 3.78 m (existing)
ix) Minimum required loading spaces 0
x) Minimum parking spaces for commercial uses 4 (existing)
xi) Minimum setback between driveway and residential zone 0 m (existing);
2. b) i) attch
xii) Minimum setback between parking space and residential zone 2.4 m (existing)
xiii) Planting strip is not required.

3. That subject to notice of the passing of this By-law in accordance with the provisions of Section 34(18) of the Planning Act, this By-law shall come into force and effect on the date of passing by the Council of the Corporation of the Township of Selwyn where no notice of appeal or objection is received pursuant to the provisions of Section 34(21) of The Planning Act, R.S.O.1990, as amended.

Read a first, second, and third time and finally passed this 10th day of December, 2019.

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Andy Mitchell, Mayor

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Angela Chittick, Clerk

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