The Corporation of the Township of Selwyn

By-law Number 2019-111

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 Part of Lot 29, Concession 10 in the Smith Ward, municipally known as 1688 Young’s Point Road.

The proposed Zoning By-Law Amendment related to the subject lands will change the zone category of the subject lands to “Rural Residential Exception 579 (RU-579) Zone”. The intent of the Zoning By-law Amendment is to permit a Type ‘B’ Home Industry to be located within an existing building (accessory structure) on the subject lands. The amendment will also include site specific zone provisions that will permit the home industry in an accessory structure that will not exceed a footprint area of 170 square metres; and permit up to three (3) non-residents (as in individuals that do not reside on the property) to be employed on the lot.

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 Part of Lot 29, Concession 10 of the Smith Ward from “Rural Residential (RR) Zone” to “Rural Residential Exception 579 (RR-579) 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 579 which shall read as follows:

   “579 Rural Residential Exception 579 (RR-577) Zone

   Notwithstanding the provisions of the Rural Residential (RR) Zone to the contrary within the RR-579 Zone the following provisions shall apply:

   Permitted Uses:
   Permitted uses shall include a Type ‘B’ Home Industry.

   Regulations:
   i) the home industry shall be permitted in an accessory structure that will not exceed a footprint area of 170 square metres;
   ii) A maximum of three (3) non-residents (as in individuals that do not reside on the property) shall be permitted to be employed on the lot.”
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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