

**THE CORPORATION OF THE
TOWNSHIP OF SELWYN**

BY-LAW 2023-__

**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 Lots 26 and 27, Concession 7 in the Smith Ward.

The proposed Zoning By-Law Amendment related to the subject lands will change the zoning of portions of the lot to the “**Residential Type One Exception XX (R1-XX) Zone**”, “**Multiple Residential (R3) Zone**”, “**Multiple Residential Exception XX (R3-XX) Zone**”, “**Multiple Residential Exception YY (R3-YY) Zone**”, “**Environmental Protection (EP) Zone**”, and “**Open Space (OS) Zone**”. The purpose of the Zoning By-law Amendment is to permit a 920-unit plan of subdivision to be used for residential and neighbourhood commercial purposes.

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” – Map 5 attached to and forming part of By-Law 2009-021, as otherwise amended, is hereby further amended by changing the zone category of certain lands described as being Part of Lots 26 and 27, Concession 7 of the Smith Ward from “Development (D) Zone” to “Residential Type One (R1) Zone”, “Residential Type One Exception XX (R1-XX) Zone”, “Multiple Residential (R3) Zone”, “Multiple Residential Exception XX (R3-XX) Zone”, “Multiple Residential Exception YY (R3-YY) Zone”, “Environmental Protection (EP) Zone, and the “Open Space (OS) Zone” as illustrated on Schedule “A” attached hereto and by this reference forming part of this By-law.
- 2. **That** Schedule “B”, entitled Exception Zones, of By-law 2009-021, as amended, is hereby further amended with the addition of a new subsection, namely XX, which shall read as follows:

“XX Residential Type One Exception XX (R1-XX) Zone

Notwithstanding any other provision of the Residential Type One (R1) Zone to the contrary, within the R1-** zone the following provisions shall apply:

Regulations for Single Detached Dwellings

i) Lot Area (minimum)	375 sq. m
ii) Lot Frontage (minimum)	
Interior Lot	12 m
Exterior/Corner Lot	15 m
iii) Interior Side Yard	1.8 m
iv) Maximum Lot Coverage (all buildings and structures)	40%

All other provisions of the R1 Zone and this By-law shall continue to apply.”

3. **That** Schedule “B”, entitled Exception Zones, of By-law 2009-021, as amended, is hereby further amended with the addition of a new subsection, namely XX, which shall read as follows:

“XX Multiple Residential Exception XX (R3-XX) Zone

Notwithstanding any other provision of the Multiple Residential (R3) Zone to the contrary, within the R3-XX zone the following provisions shall apply:

Permitted Uses

- a. All uses permitted within the R1-XX and R3-YY Zone.
- b. The following commercial uses are permitted within an apartment dwelling located within the R3-XX Zone:
 - i) Bakery shop;
 - ii) Business, professional or administrative office;
 - iii) Club, commercial
 - iv) Club, private
 - v) Coin operated laundry facility;
 - vi) Commercial copy centre;
 - vii) Convenience store;
 - viii) Craft shop
 - ix) Day nursery
 - x) Dry cleaners distribution station;
 - xi) Liquor licensed premises;
 - xii) Outdoor café where such use is ancillary and incidental to a restaurant or liquor licensed premises;
 - xiii) Post office
 - xiv) Restaurant;
 - xv) Retail commercial establishment;
 - xvi) Service shop;

Zone Provisions

- a. The maximum building height for an apartment dwelling shall be 15 m
- b. The minimum number of parking spaces shall be 1.5 parking spaces per apartment dwelling unit.
- c. The maximum combined floor area of all uses permitted in Section *** b) shall not exceed 4,000 square metres within the entirety of the R3-XX Zone.
- d. Uses listed in Section *** b) shall only be permitted within the ground floor of an apartment dwelling and occupy no greater than 50% of the total ground floor area.

All other provisions of the R3 Zone and this By-law shall continue to apply.”

4. **That** Schedule “B”, entitled Exception Zones, of By-law 2009-021, as amended, is hereby further amended with the addition of a new subsection, namely YY, which shall read as follows:

“YY Multiple Residential Exception YY (R3-YY) Zone

Notwithstanding any other provision of the Multiple Residential (R3) Zone to the contrary, within the R3-YY zone the following provisions shall apply:

Permitted Uses

- a. Streetfront Townhouse Dwelling

Regulations for Streetfront Townhouse Dwellings

i) Lot Area (minimum)	
Where a streetfront townhouse dwelling unit has two walls attached to adjoining units	180 sq. m
Where a streetfront townhouse dwelling unit has only one wall attached to an adjoining unit and the lot is not a corner lot	238 sq. m
Where a streetfront townhouse dwelling unit has only one wall attached to an adjoining unit and the lot is a corner lot	330 sq. m
ii) Lot Frontage (minimum)	
Where a streetfront townhouse dwelling unit has two walls attached to adjoining units	6 m
Where a streetfront townhouse dwelling unit has only one wall attached to an adjoining unit and the lot is not a corner lot	7.5 m
Where a streetfront townhouse dwelling unit has only one wall attached to an adjoining unit and the lot is a corner lot	11 m
iii) Rear Yard (minimum)	7.5 m
iv) Maximum Lot Coverage (all buildings and structures)	50%

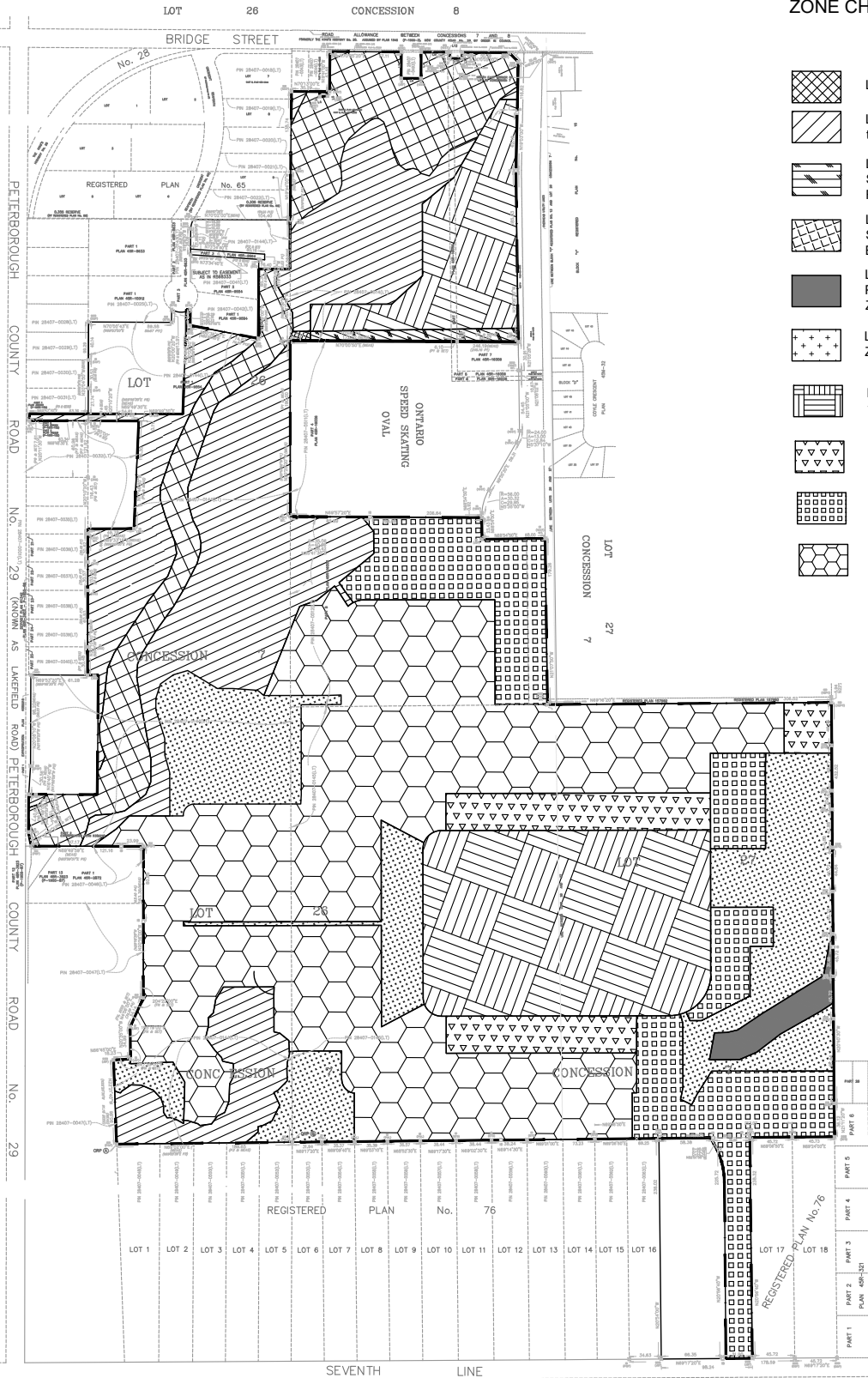
All other provisions of the R3 Zone and this By-law shall continue to apply.”

5. **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.

By-law read a first, second and third time, and finally passed, the __ day of ____, 2023.

Sherry Senis, Mayor

Angela Chittick, Clerk



ZONE CHANGES

-  Lands to remain in the Environmental Protection (EP) Zone
-  Lands to be rezoned from the Development (D) Zone to the Environmental Protection (EP) Zone
-  Lands to be rezoned from the Recreational Open Space Exception 456 (RE - 456) Zone to the Residential Type Three Exception XX (R3 - XX) Zone
-  Lands to be rezoned from the Recreational Open Space Exception 456 (RE - 456) Zone to the Environmental Protection (EP) Zone
-  Lands to be rezoned from the Environmental Protection (EP) Zone to the Open Space (OS) Zone
-  Lands to be rezoned from the Development (D) Zone to the Open Space (OS) Zone
-  Lands to be rezoned from the Development (D) Zone to the Residential Type Three Exception XX (R3 - XX) Zone
-  Lands to be rezoned from the Development (D) Zone to the Residential Type Three Exception YY (R3 - YY) Zone
-  Lands to be rezoned from the Development (D) Zone to the Residential Type Three (R3) Zone
-  Lands to be rezoned from the Development (D) Zone to the Residential Type One Exception XX (R1-XX) Zone



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PROJECT NO: 16-1667

DATE: MAY 01, 2024

HORIZ. SCALE: 1:7,000

ZONING BY-LAW AMENDMENT SKETCH TO SCHEDULE 'A' - MAP 5 ATTACHED TO AND FORMING PART OF BY-LAW 2009-021 AS OTHERWISE AMENDED

LAKEFIELD SOUTH PLAN OF SUBDIVISION TRIPLE T HOLDINGS

PART OF LOT 26 CONCESSION 7
GEOG. TWP. OF SMITH
TOWNSHIP OF SELWYN
COUNTY OF PETERBOROUGH