

CORPORATION OF THE TOWN OF RENFREW
BY-LAW No. 68-2016

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 identified as being Part of Lots 10 and 11, Concession 3 and forming part of Hunter Gate Subdivision Phase 4, Town of Renfrew, County of Renfrew.

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

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;

WHEREAS Council endorsed by resolution the Conditions of Draft Approval for Hunter Gate Subdivision Phase 4 on May 10th, 2016 which were subsequently approved by the Development and Property Department of the County of Renfrew on June 7th, 2016.

WHEREAS an application has been received to change the zoning category of a certain parcel of land in the Town of Renfrew;

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; and

WHEREAS this By-Law implements the policies and intentions of the Official Plan for the Town of Renfrew.

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

1. THAT the property described as being Part of Lots 10 and 11, Concession 3, 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 is hereby amended by changing the zoning from "Residential One – holding (R1-h) Zone" to "Residential One (R1) Zone", "Residential One – Exception 31 (R1-E31) Zone", "Residential Two – Exception 14 (R2-E14) Zone", "Residential Two – Exception 15 (R2-E15) Zone", "Residential Two-Exception 16 (R2-E16) Zone", "Residential Two-Exception 17 (R2-E17) Zone", "Parks and Recreation (PR) Zone", "Environmental Protection (EP) Zone" and "Community Facility (CF) Zone", as identified on Schedule "A" of the map attached hereto and fully integrated as part of this by-law.
3. THAT Section 5.3 (ee) of Zoning By-law No. 46-2010 is hereby added to Zoning By-Law No. 46-2010 and reads as follows:

"(ee) Residential One – Exception Thirty-One (R1-E31) Zone

Notwithstanding any other provisions of this By-law to the contrary, for those lands described as Lots 11 to 34, inclusively, of draft plan dated December 18th, 2015, prepared by Adam Kasprzak OLS, Adam Kasprzak Surveying Ltd., identified as Reference 15-2147 B and delineated as Residential Two - Exception Thirty-One (R2-E31) Zone on Schedule 'A' to this By-law, all development shall occur in strict accordance with the Geotechnical Investigation and Slope Stability Evaluation, Proposed Residential Development, Phase 4 – Hunter's Gate Subdivision, Renfrew, Ontario, prepared by Golder Associates Ltd., July 2015, Report No. 1532944 and the addendum letter titled Grading Plan Review Phase 4 – Hunter's Gate, Ottawa, Ontario prepared by Golder Associates Ltd., August 9th 2016, Report No. 1532944 and no development or site alteration shall occur within the Limit of Hazard Lands as shown on approved Grading Plans GP-1 to GP-4, inclusively, prepared by Stantec Consulting Ltd., Revision 4 (August 4th, 2016)."

4. THAT Section 6.3 (n) of Zoning By-law No. 46-2010 is hereby added to Zoning By-Law No. 46-2010 and reads as follows:

“(n) Residential Two – Exception Fourteen (R2-E14) Zone

Notwithstanding any other provisions of this By-law to the contrary, for those lands described as Blocks 50 to 53 and 64 to 66, inclusively, of draft plan dated December 18th, 2015, prepared by Adam Kasprzak OLS, Adam Kasprzak Surveying Ltd., identified as Reference 15-2147 B and delineated as Residential Two - Exception Fourteen (R2-E14) Zone Schedule ‘A’ to this By-law, all development shall occur in strict accordance with the Geotechnical Investigation and Slope Stability Evaluation, Proposed Residential Development, Phase 4 – Hunter’s Gate Subdivision, Renfrew, Ontario, prepared by Golder Associates Ltd., July 2015, Report No. 1532944 and the addendum letter titled Grading Plan Review Phase 4 – Hunter’s Gate, Ottawa, Ontario prepared by Golder Associates Ltd., August 9th 2016, Report No. 1532944 and no development or site alteration shall occur within the Limit of Hazard Lands as shown on approved Grading Plans GP-1 to GP-4, inclusively, prepared by Stantec Consulting Ltd., Revision 4 (August 4th, 2016).”

5. THAT Section 6.3 (o) of Zoning By-law No. 46-2010 is hereby added to Zoning By-Law No. 46-2010 and reads as follows:

“(o) Residential Two – Exception Fifteen (R2-E15) Zone

Notwithstanding any other provisions of this By-law to the contrary, for those lands described as Blocks 67 and 68 of draft plan dated December 18th, 2015, prepared by Adam Kasprzak OLS, Adam Kasprzak Surveying Ltd., identified as Reference 15-2147 B and delineated as Residential Two - Exception Fifteen (R2-E15) Zone on Schedule ‘A’ to this By-law, all development shall occur in strict accordance with the Geotechnical Investigation and Slope Stability Evaluation, Proposed Residential Development, Phase 4 – Hunter’s Gate Subdivision, Renfrew, Ontario, prepared by Golder Associates Ltd., July 2015, Report No. 1532944 and the addendum letter titled Grading Plan Review Phase 4 – Hunter’s Gate, Ottawa, Ontario prepared by Golder Associates Ltd., August 9th 2016, Report No. 1532944, no development or site alteration shall occur within the Limit of Hazard Lands as shown on approved Grading Plans GP-1 to GP-4, inclusively, prepared by Stantec Consulting Ltd., Revision 4 (August 4th, 2016) and the following provisions shall apply to semi-detached dwellings:

- a) Front Yard Depth (minimum) 6.0 metres”

6. THAT Section 6.3 (p) of Zoning By-law No. 46-2010 is hereby added to Zoning By-Law No. 46-2010 and reads as follows:

“(p) Residential Two – Exception Sixteen (R2-E16) Zone

Notwithstanding any other provisions of this By-law to the contrary, for those lands described as Blocks 54, 55, 60, 61 and 62, of draft plan dated December 18th, 2015, prepared by Adam Kasprzak OLS, Adam Kasprzak Surveying Ltd., identified as Reference 15-2147 B, and delineated as Residential Two - Exception Sixteen (R2-E16) on Schedule ‘A’ to this By-law, the following provisions shall apply to multiple attached dwellings each on a separate lot:

- a) Rear Yard Depth (minimum) 6.8 metres”

7. THAT Section 6.3 (q) of Zoning By-law No. 46-2010 is hereby added to Zoning By-Law No. 46-2010 and reads as follows:

“(q) Residential Two – Exception Seventeen (R2-E17) Zone

Notwithstanding any other provisions of this By-law to the contrary, for those lands described as Blocks 37 to 41 and Blocks 56 to 59, of draft plan dated December 18th, 2015, prepared by Adam Kasprzak OLS, Adam Kasprzak Surveying Ltd., identified as Reference 15-2147 B, and delineated as Residential Two - Exception Seventeen (R2-E17) on Schedule ‘A’ to this By-law, the following provisions shall apply to multiple attached dwellings each on a separate lot:

- a) Rear Yard Depth (minimum) 6.8 metres
b) Lot Coverage (maximum) 50%”


8. 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 11th day of October, 2016.

Read a third time and finally passed this 11th day of October, 2016.







Don Eady, Mayor







Kim R. Bulmer, Clerk

THIS IS SCHEDULE 'A' TO BY-LAW NO. 68-2016



-  From R1-h to R1
-  From R1-h to R1-E31
-  From R1-h to R2-E14
-  From R1-h to R2-E15


-  From R1-h to R2-E16
-  From R1-h to R2-E17
-  From R1-h to PR
-  From R1-h to CF



25 12.5 0 25 Meters



Passed on the 11th day of October, 2016.


 Don Eady, Mayor


 Kim R. Bulmer, Clerk