

**The Corporation of the Township of Wollaston**  
**By –Law No. 21-14**

A By-Law to amend By-Law 50-10 being a By-Law to regulate the use of land height, bulk, location, spacing, character and the use of buildings.

WHEREAS By-law 50-10, being the Comprehensive Zoning By-Law of the Township of Wollaston, zones Concession 8 Part Lot 15 Plan 290 Lot 14, 13 and ½ lot 12 as Residential First Density.

AND WHEREAS an application has been made for the rezoning of Concession 8 Part Lot 15 Plan 290 Lot 14, 13 and ½ Lot 12 from the Residential First Density zone to the Commercial zone (site specific).

AND WHEREAS, the Council of the Corporation of the Township of Wollaston deems it advisable to amend the Township's Comprehensive Zoning By-Law No 50-10;

NOW, THEREFORE the Council of the Corporation of the Township of Wollaston enacts as follows:

1. That the zone designation of Concession 8 Part Lot 15, Plan 290 Lot 14, 13 and ½ lot 12 in the Township of Wollaston as shown on the attached Schedule 'A', is hereby changed from Residential First Density to Commercial #4 (C-4).
2. That By-law 50-10, as amended, is hereby amended by the addition of subsection 12.5.4 to read:

On lands zoned C-4 and shown on the attached schedules, the following special provisions shall apply:

**Permitted Uses**

The following shall be the only permitted uses in the C-4 Commercial zone:

- i) a bakery,
- ii) a bank and/or trust company, including an automatic teller machine (ATM),
- iii) a business, administrative and/or professional office,
- iv) a clinic, including a veterinary clinic,
- v) a day nursery,
- vi) an eating establishment,
- vii) a funeral home,
- viii) a personal service establishment,
- ix) a printing and/or publishing establishment,
- x) a recreational establishment, commercial,
- xi) a retail store including a gift shop, food market and convenience retail store,
- xii) a single-detached dwelling house,
- xiii) a tourist establishment including a tourist cabin or housekeeping cottage
- xiv) a dwelling unit in the form of an apartment located on the second or third storey of such building or at the rear of such building (if the accessory dwelling unit is located on the main floor) as an accessory use to a principal use in a building in which commercial uses are permitted, except motor vehicle service stations or other uses involving the sale of gasoline or other similar petroleum products, in accordance with the provisions of this by-law,
- xv) a use, building or structure accessory to the above uses.

**Zone Regulations**


- i) lot area 0.37 acres
- ii) lot frontage 125 ft
- ii) front yard existing distance
- d) Lands Abutting a Residential Zone or Use: existing setbacks and landscaped buffer to be maintained.

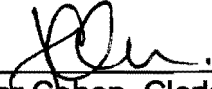
All other provisions of this by-law shall apply.

3. The use of the subject lands shall be in conformity with all other provisions of the Commercial zone.

4. That Schedule 'C' to By-law No. 50-10, as amended, is hereby amended by changing the zone category thereon in accordance with Schedule 'A' attached hereto;
5. That Schedule 'A' attached hereto forms part of this By-law; and,
6. This By-Law shall come into force and take effect on the twentieth day after the day that the giving of written notice was given, providing no notice of appeal is filed. In the event that an appeal is filed, this By-Law shall not come into force and take effect until finally disposed of by the Ontario Municipal Board.

Read a First, Second and Third time and finally passed this May 27, 2014.

  
Dan McCaw, Reeve

  
Jennifer Cohen, Clerk

Schedule A  
to by-law 21-14  
Zone Amendment

