

THE CORPORATION OF THE TOWNSHIP OF MATACHEWAN

By-law No 2022-32

Being a By-law to Amend By-law No. 2018-16

WHEREAS By-law No. 2018-16 regulates the use of land and the use and erection of buildings and structures within the Township of Matachewan;

AND WHEREAS the Council of the Corporation of the Township of Matachewan deems it advisable to amend By-law No. 2018-16 as hereinafter set forth;

NOW THEREFORE the Council of the Corporation of the Township of Matachewan enacts as follows:

1. The properties affected by this By-law are located in Part of Lot 11, Concession A, Cairo Twp.; Lots 255, 256 and 257, Plan M117TIM; PCL 5830 SEC SST; 337 and 339 Matheson Street, Township of Matachewan, as indicated by the shaded tone on Schedule 'A' attached hereto and forming part of this By-law.
2. By-law No. 2018-16 is hereby amended as follows:
 - (a) Townsite Map (Schedule B) of By-law No. 2018-16 is hereby amended by rezoning the affected properties from General Residential Special Exception Eleven (R1-11) to General Commercial Special Exception Three (C1-3) in accordance with the provisions of this By-law.
 - (b) By-law No. 2018-16, as amended, is hereby further amended by adding the following clauses, immediately after Section 8.4(b):
 - (c) C1-3 (337 and 339 Matheson Street; Part of Lot 11, Concession A, Cairo Twp.; Lots 255, 256, 257, Plan M117TIM; PCL 5830 SEC SST)
 - (i) Uses Permitted in C1-3 Zones

Notwithstanding Sections 2 and 8.1 to the contrary, on the land zoned C1-3, the following uses shall also be permitted:
 - (a) Residential Uses:

Single Detached Dwelling
A Boarding House with a maximum of 4 guest rooms
 - (b) Commercial Uses

A Restaurant with a maximum of 18 seats
A Retail Store(s)
A Personal Service Shop(s)
A Business Office(s)
A Professional Office(s)
 - (ii) Zone Provisions for C1-3 Zones

No person shall within any C1-3 Zone use any lot or erect, alter or use any building or structure, except in accordance with the following provisions:
 - (a) All lots zoned C1-3 Zone shall be considered a single lot for the purposes of this By-law and shall be used in accordance with the provisions outlined below.
 - (b) The Front Lot Line be defined along Matheson St.
 - (c) The Exterior Lot Line be defined along Knott St.
 - (d) The Planting Strip, located along the Rear Lot Line, shall start immediately abutting the northern edge of the parking space that is located to the rear of the current building, on the eastern side of the property.

- (e) Guest rooms (maximum): 4
- (f) Building Setback, rear (minimum): 3.0m
- (g) Building Separation (minimum): 2.0m
- (h) Entrance Width (maximum): 24 m
- (i) Driveway Setback – Eastern property line (minimum): 0 m
- (j) Parking Area setback – Southern property line (Knott Avenue) (minimum): 0 m
- (k) Parking Spaces (minimum): 18

3. This By-law shall come into full force and effect in accordance with the *Planning Act*, R.S.O. 1990.

READ a first and second time this 21st day of September, 2022.

READ a third time and finally passed this 21st day of September, 2022.

Anne Commando-Dubé
Mayor

Janet Gore
CAO/Clerk

SEAL

THE CORPORATION OF THE TOWNSHIP OF MATACHEWAN

By-law No 2022-32

Being a By-law to Amend By-law No. 2018-16

SCHEDULE "A"