

THE PLANNING ACT

NOTICE OF the passing of a by-law by the Corporation of the Township of Sandwich South to regulate land use pursuant to Section 39 of The Planning Act.

TAKE NOTICE that the Council of the Corporation of the Township of Sandwich South has passed By-law No. 82-12 on the 26th day of April, 1982 pursuant to the provisions of Section 39 of The Planning Act.

The following schedules are attached hereto:

1. Schedule 1 being a copy of by-law 82-12
2. Schedule 2, consisting of the following:
 - i) An explanation of the purpose of the By-law;
 - ii) A key map which shows the location of the lands to which the by-law applies.
3. Schedule 3 being a statement of the Clerk of the Corporation of the Township of Sandwich South that the above-numbered by-law is in conformity with the Official Plan of the Township of Sandwich South.

ANY PERSONS INTERESTED MAY, within twenty-one (21) days after the date of mailing, personal service or publication of this notice file with the Clerk of the Corporation of the Township of Sandwich South notice of an objection to the approval of the said By-law, or part thereof, together with details of all or that portion of the By-law to which there is objection and detailed reasons thereof.

ANY PERSONS wishing to support the application for approval of the By-law may, within twenty-one (21) days after the date of mailing, personal service or publication of this notice, file with the Clerk of the Corporation of the Township of Sandwich South, notice of support of the application for approval of the said by-law.

IF NO NOTICE OF OBJECTION has been filed with the Clerk of the Township of Sandwich South within the time provided, the By-law thereupon comes into effect and does not require the approval of The Ontario Municipal Board.

continued ...

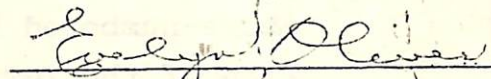
The Planning Act to By-law 82-12 continued:

IF A NOTICE OF OBJECTION has been filed with the Clerk of the Township of Sandwich South within the time provided, the By-law should be submitted to The Ontario Municipal Board and the by-law does not come into effect until approved by The Ontario Municipal Board.

THE LAST DATE FOR FILING OBJECTIONS is May 31st, 1982.

THE OBJECTION MUST BE RECEIVED BY THIS DATE IN ORDER TO BE VALID.

DATED at the Township of Sandwich South, this 7th day of May, 1982.



Evelyn Oliver, Clerk,
Township of Sandwich South,
Oldcastle Post Office
OLDCASTLE, Ontario.
NOR 1LO.

SCHEDULE 1

The following is a copy of By-law No. 82-12
CORPORATION OF THE TOWNSHIP OF SANDWICH SOUTH

BY-LAW NO. 82-12

being a by-law to amend
by-law no. 1641, as amended.

WHEREAS the Council of the Corporation of the Township of Sandwich South has enacted its by-law 1641 respecting land use control and now deems it expedient to enact a further by-law amending by-law 1641 as herein provided;

AND WHEREAS the amendment to By-law 1641 as herein provided is in conformity with the Official Plan of the Township of Sandwich South as amended;

NOW THEREFORE the Council of the Corporation of the Township of Sandwich South enacts as follows:

- 1) That Schedule "D" to By-law 1641, as amended, is hereby further amended by changing from "Industrial" (I) to "Special General Commercial One" (GC-1) those lands as indicated on Schedule "A", attached hereto;
- 2) That By-law 1641, as amended, is hereby further amended by the addition of Section 14, immediately following Section 13.3 to read as follows:

"Section 14 - Exceptions

The following provisions shall have effect notwithstanding anything else in this By-law and the other provisions of this By-law shall be deemed to be amended insofar as is necessary to give effect thereto.

Exception Number

- 14.1 (GC-1) All provisions and regulations pertaining to the General Commercial (GC) Zone contained in Sections 3 and 7 of this By-law shall pertain to the Special General Commercial One (GC-1) Zone with the exception of:

continued ...

Schedule 1 to By-law no. 82-12 continued:


14.1.1 The permitted uses shall be limited to:

- i) banks;
- ii) restaurants;
- iii) professional and business offices;
- iv) gas bars designed for the retail sale of gasoline, motor vehicle fuel and lubricating oil and allied additives and the introduction of such materials into vehicles, but does not include the provision of mechanical services or repairs to vehicles.

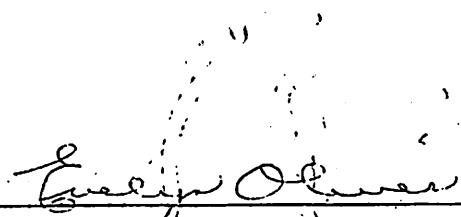
14.1.2 The provisions of section 7.4 shall apply to a gas bar as defined in Section 14.1.1 iv)."

- 3) This By-law shall take effect from the date of passage by Council and shall come into force in accordance with Section 39(26) of The Planning Act or upon approval of The Ontario Municipal Board.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 26th DAY OF APRIL, 1982.

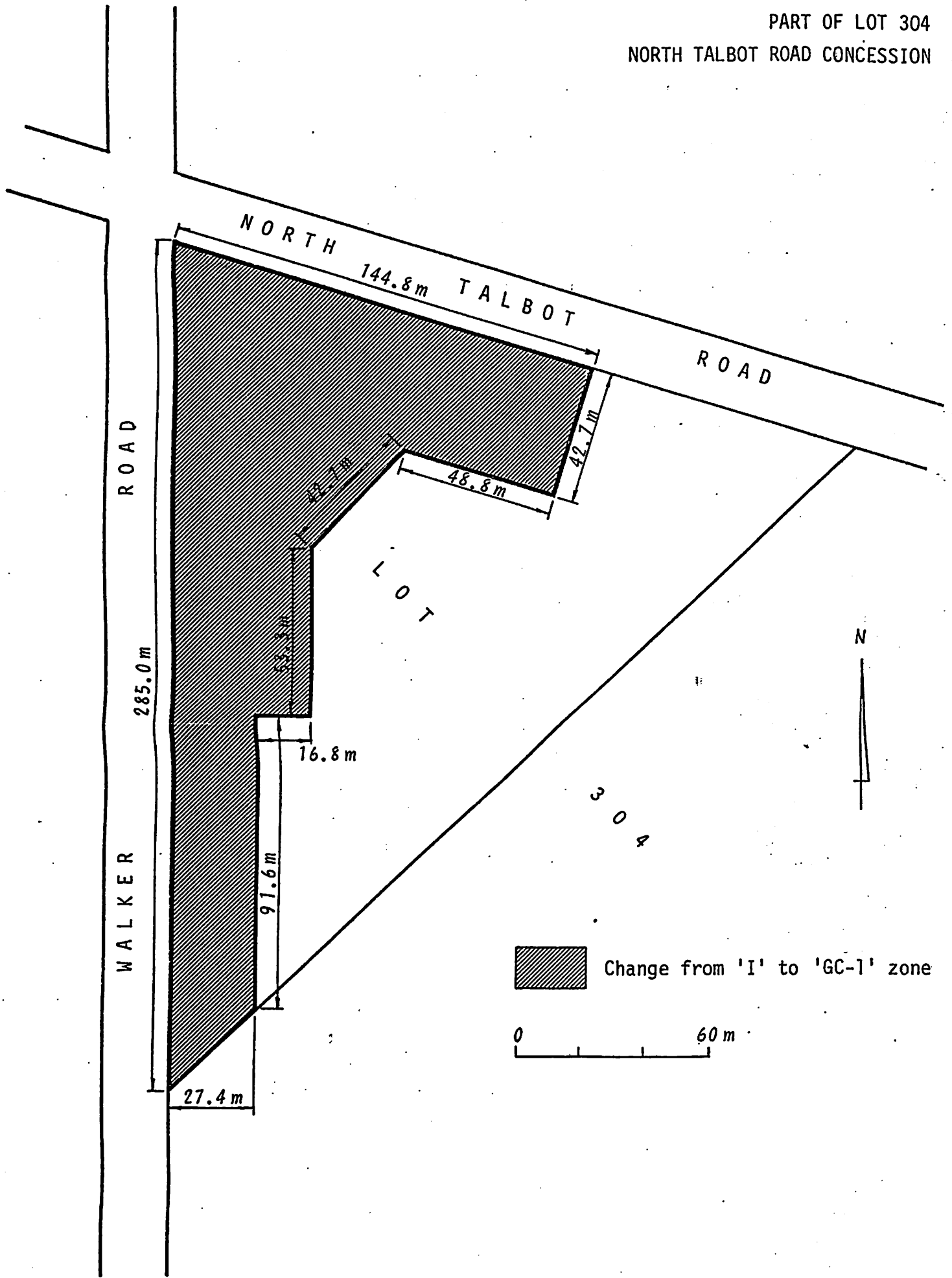


Reeve



Clerk

SCHEDULE 'A'
 TOWNSHIP OF SANDWICH SOUTH
 PART OF LOT 304
 NORTH TALBOT ROAD CONCESSION



This is Schedule 'A' to By-law 82-12. Passed this 26th day of April, 1982.

Signed Ray Robinet
 Reeve

George Oliver
 Clerk

SCHEDULE 2

- i) By-law 82-12 has the following purpose and effect:

To rezone that part of Lot 304, North Talbot Road Concession as shown on Schedule "A" of this amendment, from Industrial (I) to Special General Commercial One (GC-1). A Special General Commercial zoning was used because the permitted uses are limited to include only banks, restaurants, offices and gas bars. The more specific requirements of Section 7.4 of By-law 1641 applying to automobile service stations and garages will also apply to gas bars.

The by-law also allows for the addition of a new section entitled "Section 14 - Exceptions", which will over time allow for the orderly administration of site specific zoning exceptions to By-law No. 1641.

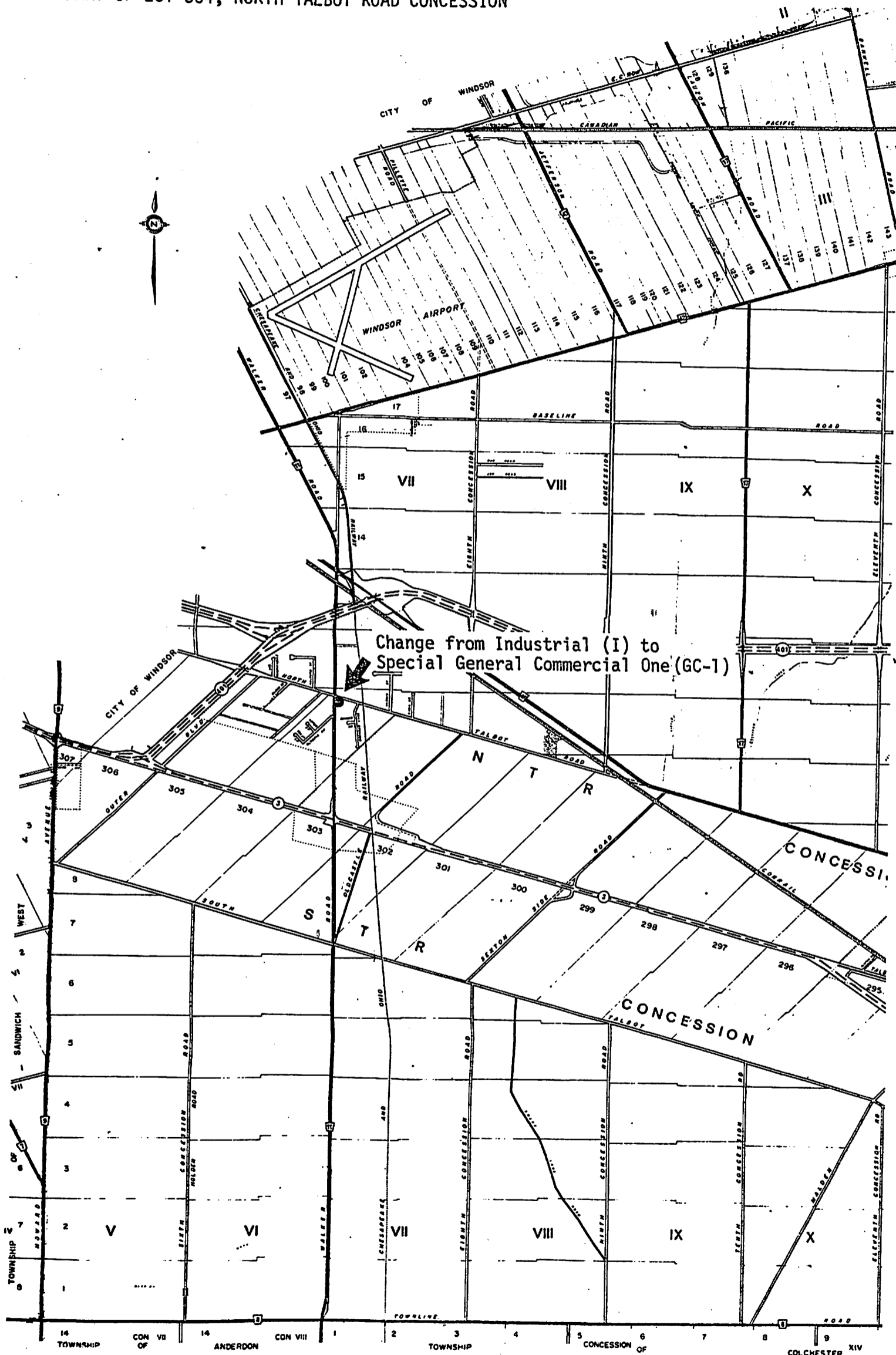
- ii) See attached Schedule 2(ii).

KEY MAP - SCHEDULE 2(ii)

BY-LAW 82-12 AMENDING BY-LAW 1641, AS AMENDED

TOWNSHIP OF SANDWICH SOUTH

PART OF LOT 304, NORTH TALBOT ROAD CONCESSION

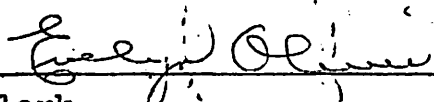


SCHEDULE 3

STATEMENT OF CONFORMITY
TO THE OFFICIAL PLAN
FOR THE
SANDWICH SOUTH PLANNING AREA

I, Evelyn Oliver, Clerk of the Township of Sandwich South have reviewed By-law 82-12 of the Township of Sandwich South.

I am of the opinion that the By-law is in conformity with the Official Plan for the Sandwich South Planning Area, as amended.



Clerk,
Township of Sandwich South