

**CORPORATION OF THE  
TOWNSHIP OF WARWICK  
ZONING BY-LAW 14 OF 2008  
(Being a By-law to amend By-law 54 of 2000)**

**WHEREAS** the Council of the Corporation of the Township of Warwick passed a comprehensive Zoning By-law 54 on the 11th day of October, 2000;

**AND WHEREAS** the Council deems it desirable to make certain amendments to its comprehensive Zoning By-law;

**AND WHEREAS** the Council may pass a by-law that does not conform to the Official Plan under Section 24(2) of the Planning Act R.S.O. 1990, as amended: and

**AND WHEREAS** this by-law will conform to the Official Plan of the Township of Warwick once Official Plan Amendment No. 7 is approved by the County of Lambton;

**NOW THEREFORE, THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WARWICK ENACTS AS FOLLOWS:**

1. Schedule "A", attached, is hereby declared to form part of this By-law.
2. Schedule "A" to By-law 54 of 2000 is hereby amended by changing the zone symbol that applies to those lands as indicated on Schedule "A" to this By-law from "Commercial (C1)" to "Residential 1(8) (R1(8))".
3. Section 7.3 of By-law 54 of 2000 Residential 1(R1) Zone exceptions is hereby amended by adding the following subsection:

**7.3.8 RESIDENTIAL 1 (8) R1(8) Zone**  
Special Provisions

  - a) Exterior Side Yard Setback: 4m Minimum
4. This By-law shall come into force and effect pursuant to Section (21) or Section 34 (30) of the Planning Act R.S.O. 1990.
5. This By-law shall come into force and effect on the date of its passing.

READ A FIRST AND SECOND TIME THIS 12<sup>TH</sup> DAY OF MARCH, 2008.

**READ A THIRD TIME AND FINALLY PASSED THIS 12<sup>TH</sup> DAY OF MARCH, 2008.**

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**MAYOR**

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**CLERK**

**CORPORATION OF THE  
TOWNSHIP OF WARWICK  
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**Explanatory Note**

The Purpose of this amendment would change the zoning policies affecting lands described as Plan 10, Lot 5 (known municipally as 339 Front Street) from “Commercial (C1)” to “Residential (R1(8))” zone.

Schedule “A” shows more particularly the lands affected.

The R1 zone permits residential uses. The rezoning would permit construction of a new single detached residential unit built under the Habitat for Humanity Program and sponsored by the Rotary Club of Watford. The Zone exception signified by the “(8)” suffix, along with text added to the Zone Exceptions Section of the R1 Zone provisions would allow a site-specific special provision permitting a reduced exterior side yard requirement from 6m to 4m.

An Official Plan amendment has also been submitted to the same property. The Official Plan amendment would designate the lands subject to this zoning by-law amendment from “Commercial” designation to “Residential” designation.

This By-law will conform to the policies of the Township of Warwick Official Plan once Official Plan Amendment No. 7 is approved by the County of Lambton.