

**CORPORATION OF THE
TOWNSHIP OF WARWICK
ZONING BY-LAW 29 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 of 2000 on the 11th day of October, 2000; and

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

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 the "Rural Commercial (C3) Zone" to the "Highway Commercial (C2) Zone".
3. Section 5.4 of By-law 54 of 2000 is hereby amended by adding the following subsection:

12.4.1 HIGHWAY COMMERCIAL (C2)(1) ZONE

Permitted Uses

- a) Agricultural Implement Sale
Agricultural Service Establishment
Agricultural Supply Establishment
Animal Hospital
Auction Hall
Bakery
Bonded Warehouse
Building or Contracting Establishment
Commercial Recreation Establishment
Commercial Storage
Dry Cleaning Establishment
Farmers Market
Flea Market
Garden Centre
Gas Bar

General Industrial Use
Golf Driving Range
Health Club
Health/Recreation Facility
Hotel
Laundromat
Light Industrial Use
Marine Sales and Service Establishment
Motel
Motor Vehicle Sales Establishment
Motor Vehicle Service Establishment
Motor Vehicle Repair Establishment
Motor Vehicle Washing Establishment
Parking Lot
Personal Service Establishment
Place of Entertainment
Private Club
Service and Repair Shop
Travel Trailer Sales Establishment
Truck Transport Terminal
Warehouse

b) Buildings, Structures and Uses Accessory to a Permitted Use.

4. This By-law shall come into force and effect pursuant to Section 34 (21) or (30) of the Planning Act R.S.O. 1990.

READ A FIRST AND SECOND TIME THIS ____ DAY OF _____, 2008.

READ A THIRD TIME AND FINALLY PASSED THIS ____ DAY OF _____, 2008.

MAYOR – Todd Case

ADMISTRATOR-TREASURER – Don Bruder

**CORPORATION OF THE
TOWNSHIP OF WARWICK
ZONING BY-LAW NO. 29 OF 2008**

EXPLANATORY NOTE

The Zoning By-law amendment amends the provisions of By-law 54 of 2000 by changing the zoning designation from the Rural Commercial (C3) Zone to a site-specific Highway Commercial (C2)(1) Zone for lands located on approximately 1.73 hectares of land described as a Pt Lot 18, Concession 3 SER, Part 1 on Plan 25R530 (known municipally as 5641 Nauvoo Road). The amendment establishes the Highway Commercial (C2)(1) zone with provisions to permit the redevelopment of the site and vacant building.

The Highway Commercial C2(1) zone would permit additional uses for the redevelopment of the site by including Agricultural Supply Establishment, Agricultural Implement Sales, Agricultural Service Establishment, Animal Hospital, Bakeries, Auction Hall, Building or Contracting Establishment, Commercial Recreation Establishment, Commercial Storage, Dry Cleaning Establishment, Farmers Market, Flea Market, Garden Centre, Gas Bar, Golf Driving Range, Health Club, Health/Recreation Facility, Hotel, Laundromat, Marine Sales and Service Establishment, Motel, Motor Vehicle Sales Establishment, Motor Vehicle Service Establishment, Motor Vehicles Repair Establishment, Motor Vehicle Washing Establishment, Parking Lot, Personal Service Establishment, Place of Entertainment, Private Club, Service and Repair Shop, Truck Transport Terminal and Travel Trailer Sales Establishment, as permitted uses.

The specific uses permitted in this zone were modified from the normal C2 Zone by removing permitted uses that were deemed inappropriate in the rural area or to create unhealthy competition with Watford's downtown. Uses from the original C3 zone were added as deemed appropriate. Also, several uses that were deemed compatible with the site and surrounding uses or proposed uses were added.

Schedule "A" shows more particularly the lands affected.