

**THE CORPORATION OF THE TOWNSHIP OF ST. JOSEPH**  
**NOTICE OF THE PASSING: ZONING BY-LAW AMENDMENT 2022-56**

<b>Applicant:</b>	N/A
<b>Subject Property:</b>	All properties zoned Highway Commercial
<b>File Number:</b>	ZBA 2022-06
<b>Date of Decision:</b>	December 7, 2022
<b>Date of Notice:</b>	December 7, 2022
<b>Last Day to Appeal:</b>	December 27, 2022

The Council of the Corporation of The Township of St. Joseph passed By-law 2022-56 on December 7, 2022, to amend the Township's Zoning By-law, as amended, under section 34 of the *Planning Act*. Council received written and oral submissions regarding the said By-law for which the effect was both duly considered and formed part of the deliberations of Council. Notice shall be given to any prescribed person or public body who has the right to appeal these by-laws. If you choose not to appeal these by-laws, no further action is necessary.

**Purpose and Effect**

The purpose of the Zoning By-Law Amendment 2022-56 is to amend Table A2 of the municipality's Zoning By-Law #2011-34, to remove private schools from the permitted uses within the Highway Commercial Zone.

**Appeal Process**

Only individuals, corporations and public bodies may appeal a by-law to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

If you intend to appeal this zoning by-law, a Notice of Appeal must be filed with the Clerk Administrator, Corporation of the Township of St Joseph, no later than 20 days from the date of this Notice for each by-law and shall include:

1. The reasons for the appeal and the specific part of the proposed Zoning By-law amendments to which the appeal applies.
2. A completed A1 Appellant Form. This form is to be completed by the appellant for appeals relating to the Zoning By-law amendment and is available on the Ontario Land Tribunal website.
3. A fee in the amount of \$400.00, pursuant to the Ontario Land Tribunal Act, 2021, S.O. 2021, payable by certified cheque or money order to the Minister of Finance.

The last day for filing a Notice of Appeal is December 27, 2022. A true copy of By-law 2022-56 is available for review at the municipal administration office.

An explanation of the purpose and effect of the by-law, a description of the lands to which the by-law applies, and a key map showing the location of the lands to which the by-law applies, is shown on the reverse. The complete by-law is available for inspection at the Township office during regular office hours.

Dated at The Township of St. Joseph, December 7, 2022



Amanda Richardson, Clerk Administrator  
The Corporation of The Township of St. Joseph  
P.O. Box 187  
Richards Landing, Ontario  
P0R 1J0

## **Explanation**

By-law No.2022- 46 applies only to the lands zoned as Highway Commercial; and amends the municipality's comprehensive zoning by-law (By-law No. 2011-34) as follows:

1. Notwithstanding, that By-law 2011-34, as amended, be further amended as follows:
  - a. to remove private schools from the permitted uses within the Highway Commercial Zone.
2. All other provisions of By-law 2011-34, as amended, shall continue to apply to the lands affected by this By-law except insofar as they are inconsistent with this By-law.
3. This By-law shall come into force pursuant the provisions of, and regulations made under the Planning Act.

SCHEDULE "A" TO BY-LAW 2022-56

**TABLE A2 - COMMERCIAL AND INDUSTRIAL ZONES**

	<b>PERMITTED USE</b>	<b>GC</b>	<b>HC</b>	<b>BP</b>	<b>M1</b>	<b>MX</b>
1	<i>Agricultural Support Use</i>		X	X	X	
2	<i>Livestock Auction Yard</i>				X	
3	<i>Banquet Hall</i>	X	X			
4	<i>Building Supply Outlet</i>		X			
5	<i>Bulk Fuel Depot</i>		X	X		
6	<i>Business Office</i>	X		X		
7	<i>Commercial School</i>		X	X		
8	<i>Commercial Self-Storage Facility</i>		X	X		
9	<i>Contractor's Yard</i>				X	
10	<i>Convenience Store</i>	X	X			
11	<i>Craft Shop/Studio</i>	X	X			
12	<i>Dry Cleaning Depot</i>	X	X	X		
13	<i>Equipment Sales and Rental Establishment</i>		X	X		
14	<i>Farm Implement Dealer</i>		X		X	
15	<i>Feed and Fertilizer Depot</i>		X		X	
16	<i>Financial Institution</i>	X				
17	<i>Funeral Home</i>	X				
18	<i>Gasoline Sales Establishment</i>		X			
19	<i>Hotel</i>	X	X			
20	<i>Industrial Use</i>			X		
21	<i>Inn</i>	X	X			
22	<i>Marina</i>	X				
23	<i>Medical Office</i>	X	X			
24	<i>Motel</i>	X	X			
25	<i>Motor Vehicle Body Shop</i>		X	X		
26	<i>Motor Vehicle Dealership</i>		X			
27	<i>Motor Vehicle Repair Garage</i>		X			
28	<i>Museum</i>	X				
29	<i>Personal Service Shop</i>	X				
30	<i>Pit</i>					X
31	<i>Place of Amusement</i>	X	X			
32	<i>Private Club</i>	X	X			
33	<i>Private School</i>	X				
34	<i>Repair Shop</i>	X	X			
35	<i>Restaurant</i>	X	X			
36	<i>Retail Store</i>	X	X	X(1)	X(1)	
37	<i>Salvage or Wrecking Yard</i>				X	
38	<i>Saw and/or Planing Mill</i>				X	
39	<i>Transportation Terminal</i>			X		
40	<i>Veterinary Clinic</i>		X		X	
41	<i>Warehouse</i>		X	X		
42	<i>Woodchipping Establishment</i>				X	

**Special Provisions**

1. Accessory retail uses are permitted provided they occupy no more than 30% of the gross floor area of the building and provided retail products are produced on-site or which share a direct relationship with the primary permitted use.