

**CITY OF ST. THOMAS**

**BY-LAW NO. 30-2021**

**A By-law to amend By-law 50-88**

**THE COUNCIL OF THE CORPORATION OF THE CITY OF ST. THOMAS ENACTS AS FOLLOWS:**

1. Zoning Map 44 to by-law 50-88 is hereby deleted.
2. Schedule "A" to this Bylaw is hereby adopted, and shall be known as Zoning Map 44 to By-law 50-88 as amended.
3. Zoning Map 45 to by-law 50-88 is hereby deleted.
4. Schedule "B" to this Bylaw is hereby adopted, and shall be known as Zoning Map 45 to By-law 50-88 as amended.
5. Zoning Map 45 to By-law 50-88 as amended is further amended by zoning the lands outlined in heavy solid lines on Schedule "C" hereto as "R7-6" and such Schedule shall be added to and form part of By-law 50-88 as amended and shall be known as "Special Zoning Map 45-2" to By-law 50-88 as amended.
6. Zoning Map 46 to By-law 50-88 as amended is further amended by zoning the lands outlined in heavy solid lines on Schedule "D" hereto as "R7-6", by zoning the lands shown hatched on Schedule "D" as "R1-33", and by zoning the lands shown cross-hatched on Schedule "D" as "R1-34", and such Schedule shall be added to and form part of By-law 50-88 as amended and shall be known as "Special Zoning Map 46-1" to By-law 50-88 as amended.
7. By-law 50-88 as amended is further amended by adding to subsection 11.3 the following paragraph:

"11.3.6        Special Zone

  - (a)    Area Affected  
R7-6 as shown on Special Zoning Map 45-2 and Special Zoning Map 46-1.
  - (b)    Applicable Provisions  
The provisions of subsections 11.1 and 11.2 and all other applicable provisions of this By-law shall apply to the area affected.
  - (c)    Holding Zone Provisions  
Subwatershed Study - To ensure that environmental concerns are addressed, the "h1" symbol shall not be deleted from the Zone until a scoped subwatershed study, or a scoped update to the Lynhurst Area Subwatershed Study (Dillon Consulting, April 1996), is completed to the satisfaction of the City for the area affected."
8. By-law 50-88 as amended is further amended by adding to subsection 5.5 the following paragraph:

"5.5.33        Special Zone

  - (a)    Area Affected  
R1-33 as shown on Special Zoning Map 46-1.
  - (b)    Only Permitted Uses  
Single detached dwelling  
Home occupation  
Accessory uses
  - (c)    Only Permitted Buildings and Structures  
Buildings and structures for the uses permitted by (b) of this paragraph 5.5.33.
  - (d)    Services Required

In this special zone, the following requirements for services shall apply:

- (i) Subject to (ii), no building or structure shall be erected or used for any purpose permitted by (b) of this paragraph 5.5.33 unless the following municipal services are available to service the building or structure and the land on which it is situate:
  - (1) a water supply system, and
  - (2) a sanitary sewage system and a storm system.
- (ii) Buildings or structures may be used for any purpose permitted by (b) of this paragraph 5.5.33 if:
  - (1) a water supply system provided by the municipality or a well is available to service any building or structure and the land on which it is situate; and
  - (2) the sanitary waste from such building or structure is discharged to a sanitary waste disposal system approved by the City.”

9. By-law 50-88 as amended is further amended by adding to subsection 5.5 the following paragraph:

“5.5.34        **Special Zone**

- (a)    Area Affected  
R1-34 as shown on Special Zoning Map 46-1.
- (b)    Only Permitted Uses  
Single detached dwelling  
An electrical contracting business accessory to a single detached dwelling.  
Accessory uses
- (c)    Only Permitted Buildings and Structures  
Buildings and structures for the uses permitted by (b) of this paragraph 5.5.34.
- (d)    Services Required  
In this special zone, the following requirements for services shall apply:
  - (j)    Subject to (ii), no building or structure shall be erected or used for any purpose permitted by (b) of this paragraph 5.5.34 unless the following municipal services are available to service the building or structure and the land on which it is situate:
    - (1)    a water supply system, and
    - (2)    a sanitary sewage system and a storm system.
  - (ii)    Buildings or structures may be used for any purpose permitted by (b) of this paragraph 5.5.34 if:
    - (1)    a water supply system provided by the municipality or a well is available to service any building or structure and the land on which it is situate; and
    - (2)    the sanitary waste from such building or structure is discharged to a sanitary waste disposal system approved by the City.”

10. By-law 50-88 as amended is further amended by deleting subsection 2.2 and replacing it with the following:

“2.2    HOLDING ZONES

2.2.1    Use of Zone Symbol

Where the symbol "h" appears on a Zoning Map or on a Special Zoning Map as a prefix to

a Zone Symbol or Special Zoning Symbol, notwithstanding the provisions of that zone or special zone, unless this by-law has been amended to remove the relevant "h" symbol, those lands shall not be developed or used except for uses permitted by paragraph 2.2.2.

**2.2.2 Permitted Interim Uses**

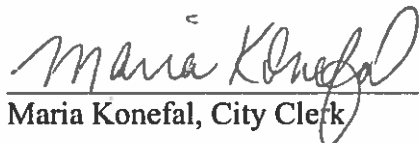
Existing uses.

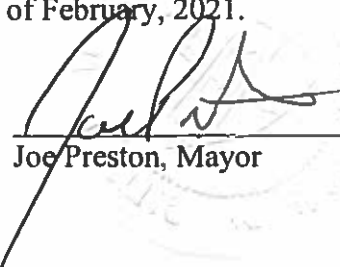
**2.2.3 Holding Zone Provisions**

- (a) Plan of subdivision - to ensure the orderly development of lands, the "h" symbol shall not be deleted until a subdivision agreement is entered into for the lands in question with the City Corporation.
  - (b) Municipal Services - to ensure that there is sewage capacity for the lands in question, the "h" symbol shall not be deleted until the Director, Environmental Services and City Engineer certifies that in his opinion the City Corporation has adequate uncommitted reserve sewage capacity for the orderly development of the lands in question.
  - (c) Survey Requirements - where the limits of development abut or are in the vicinity of a Natural Heritage Zone (NH) or a Hazard Land Zone (HL), to ensure that such limits are adequately defined, the "h" symbol shall not be deleted until the Erosion Hazard Limit has been delineated to the satisfaction of the City Corporation and the Kettle Creek Conservation Authority.
  - (d) Environmental Impact Study - to ensure that all environmental concerns are addressed in respect of lands abutting or in the vicinity of a Natural Heritage Zone - NH, the "h" symbol shall not be deleted until an environmental impact study has been finalized in respect of such lands that is satisfactory to the City Corporation."
11. In anticipation of the eventual consolidation of By-law 50-88 and all amendments to such By-law, including this amendment, Schedule "E" to this Bylaw is hereby adopted, such Schedule being Zoning Map 45 to By-law 50-88 amended to include the changes made in such Zoning Map by all amendments to By-law 50-88 to date, including this amendment.
12. In anticipation of the eventual consolidation of By-law 50-88 and all amendments to such By-law, including this amendment, Schedule "F" to this Bylaw is hereby adopted, such Schedule being Zoning Map 46 to By-law 50-88 amended to include the changes made in such Zoning Map by all amendments to By-law 50-88 to date, including this amendment.

READ a First and Second time this 16th day of February, 2021.

READ a Third time and FINALLY PASSED this 16th day of February, 2021.

  
\_\_\_\_\_  
Maria Konefal, City Clerk

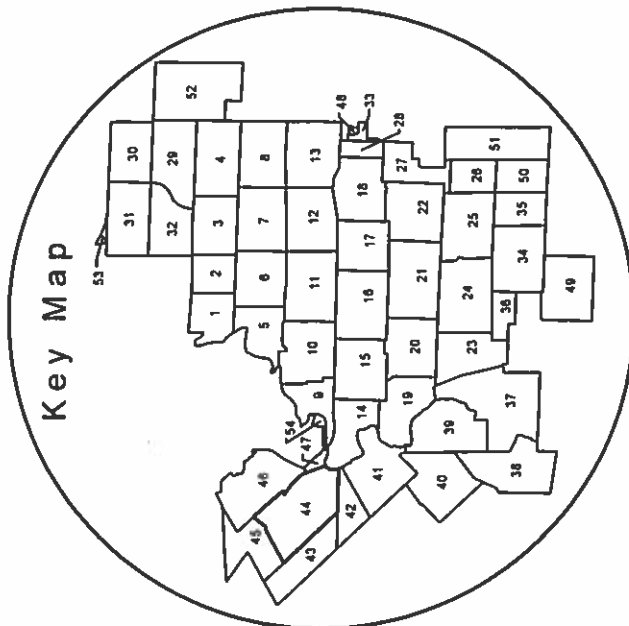
  
\_\_\_\_\_  
Joe Preston, Mayor

This is Schedule "A"  
to By-Law 30-2021  
Passed this 16th Day  
of February, 2021.

Maria Konefal  
Maria Konefal, City Clerk

Joe Preston  
Joe Preston, Mayor

# Zoning Map 44



0 150 300  
Metres

This is Schedule "B"  
to By-Law 30-2021  
Passed this 16th Day  
of February, 2021.

*Maria Konefal*

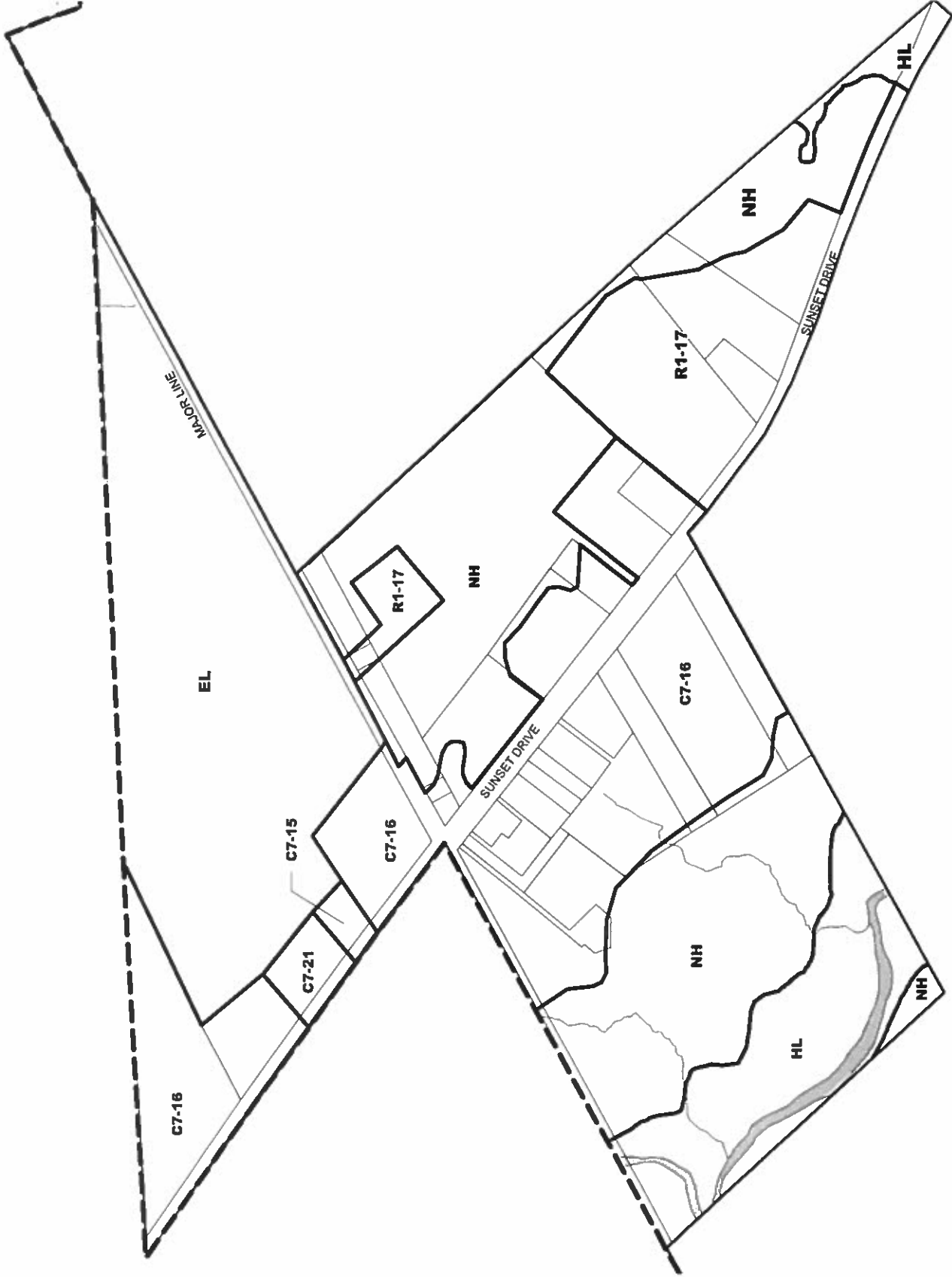
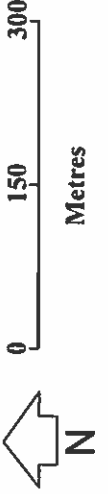
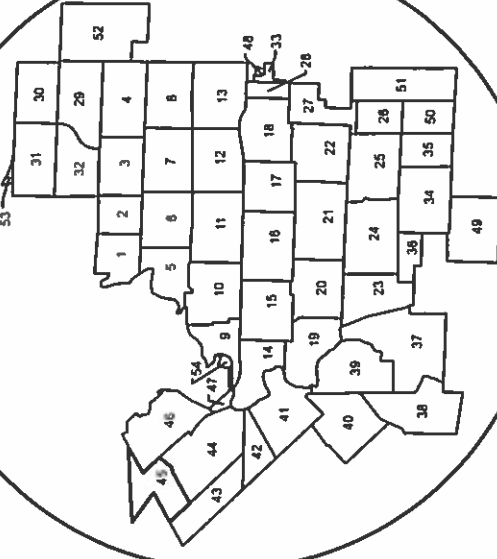
Maria Konefal, City Clerk

*Joe Preston*

Joe Preston, Mayor

# Zoning Map 45

Key Map



This is Schedule "B"  
to By-Law 30-2021  
Passed this 16th Day  
of February, 2021.

*Maria Konefal*

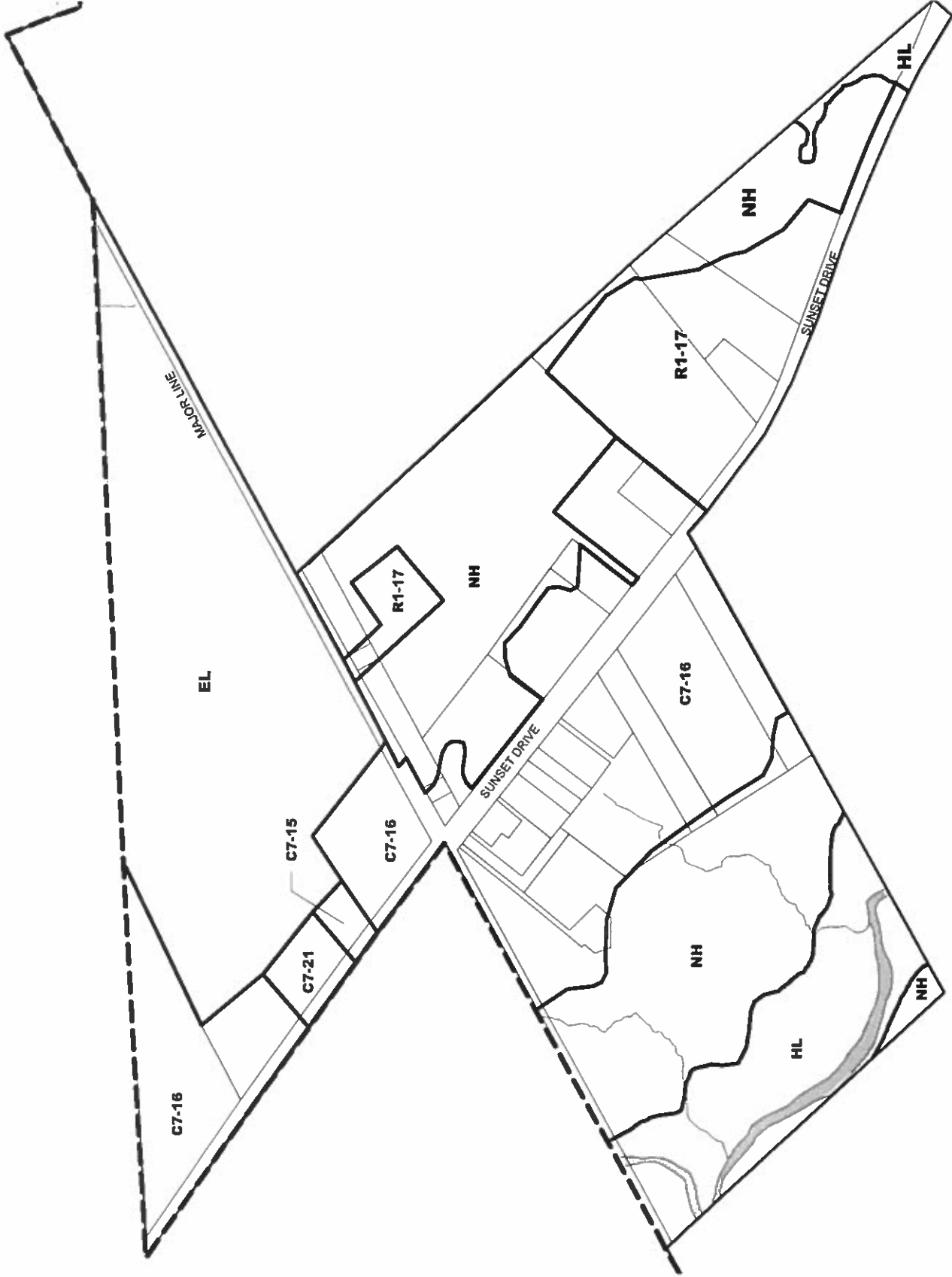
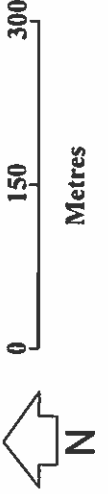
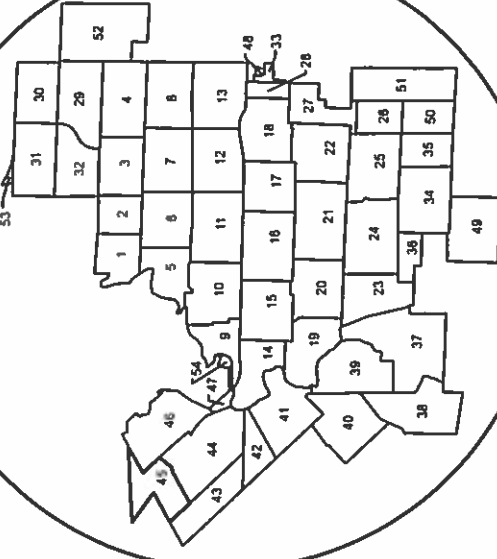
Maria Konefal, City Clerk

*Joe Preston*

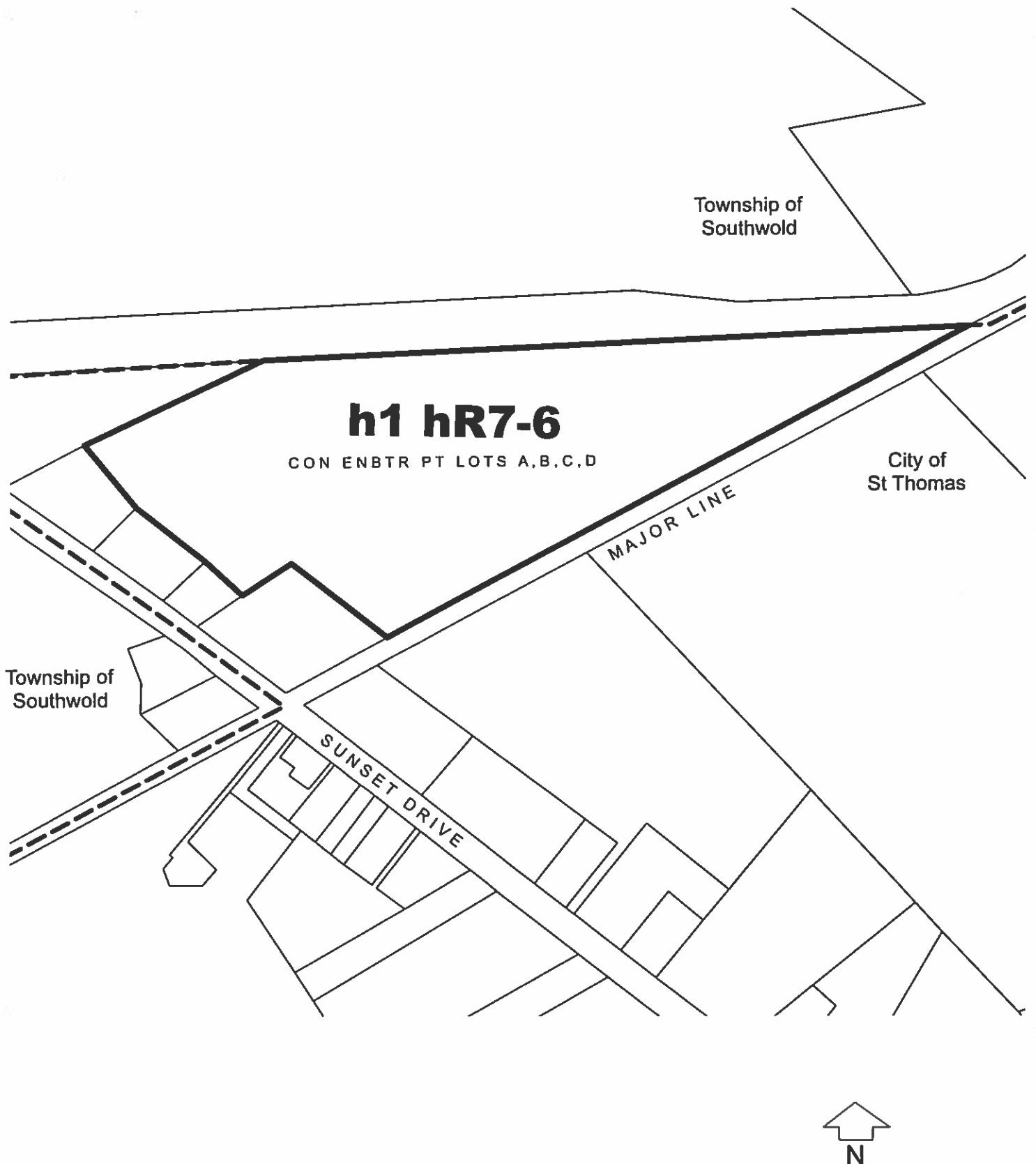
Joe Preston, Mayor

# Zoning Map 45

Key Map



# Special Zoning Map 45-2



This is Schedule "C" to By-Law 30-2021  
Passed this 16th th Day of February, 2021.

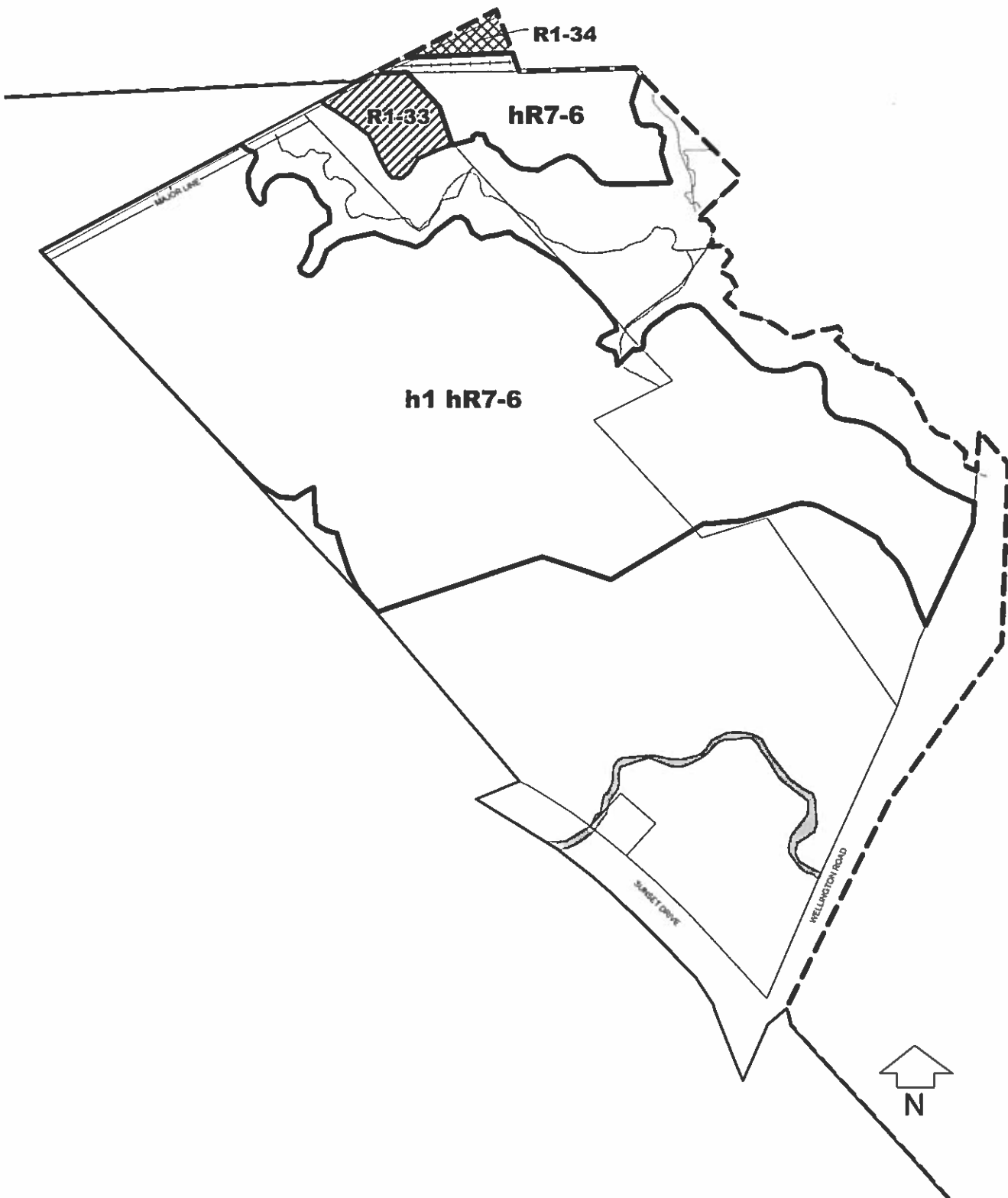
*Maria Konefal*

Maria Konefal, City Clerk

*Joe Preston*

Joe Preston, Mayor

# Special Zoning Map 46-1



This is Schedule "D" to By-Law 30-2021  
Passed this 16th Day of February, 2021.

*Maria Konefal*  
Maria Konefal, City Clerk

*Joe Preston*  
Joe Preston, Mayor



This is Schedule "E"  
to By-Law 30-2021  
Passed this 16th Day  
of February, 2021.

*Maria Konefal*

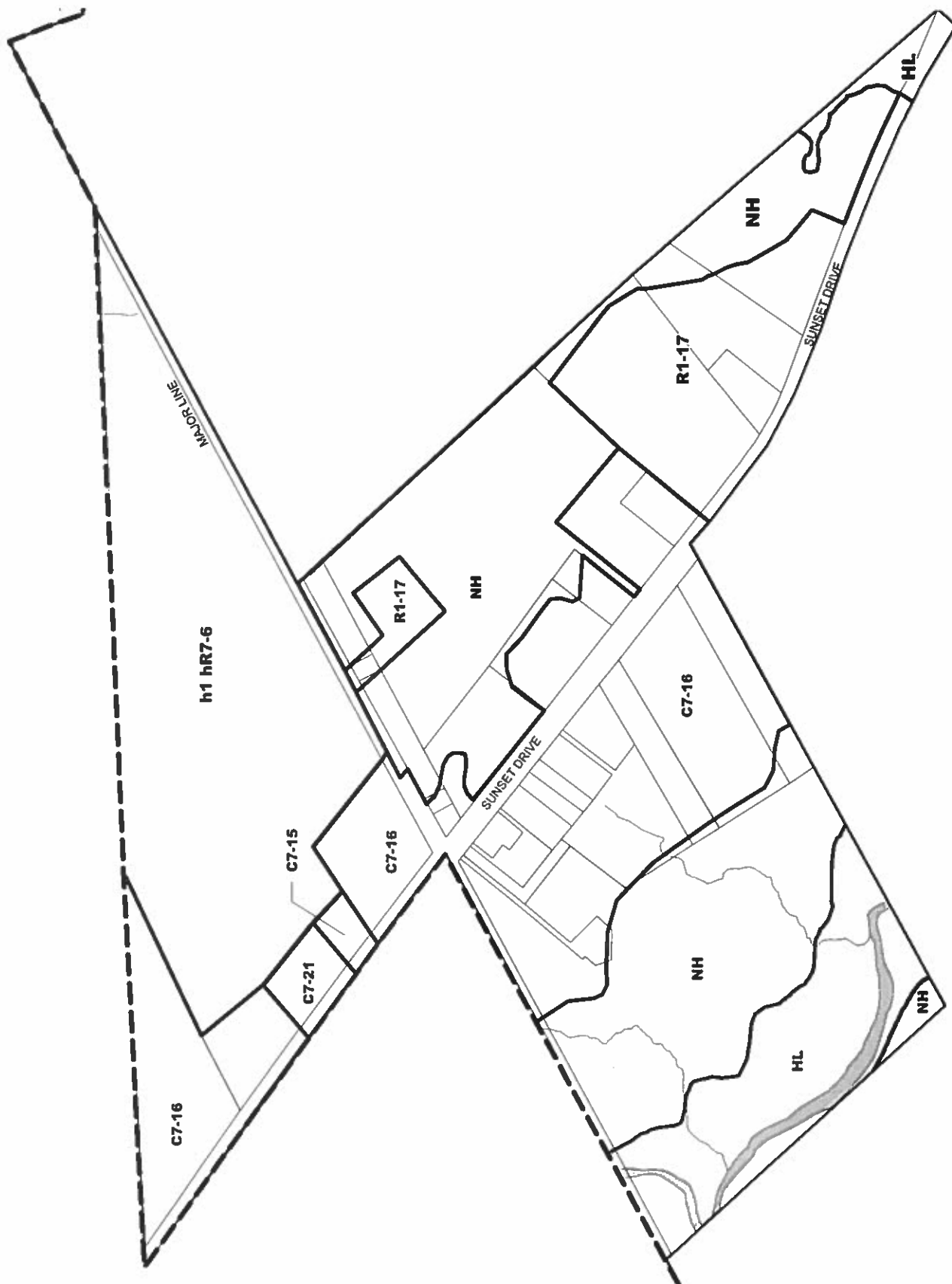
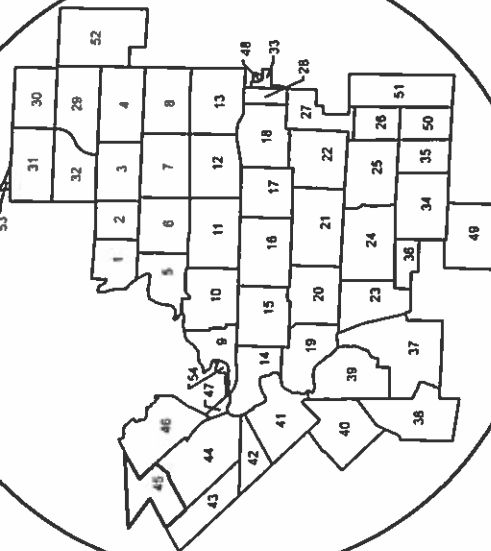
Maria Konefal, City Clerk

*Joe Preston*

Joe Preston, Mayor

# Zoning Map 45

Key Map



This is Schedule "F"  
to By-Law 30-2021  
Passed this 16th Day  
of February, 2021.

*Maria Konefal*

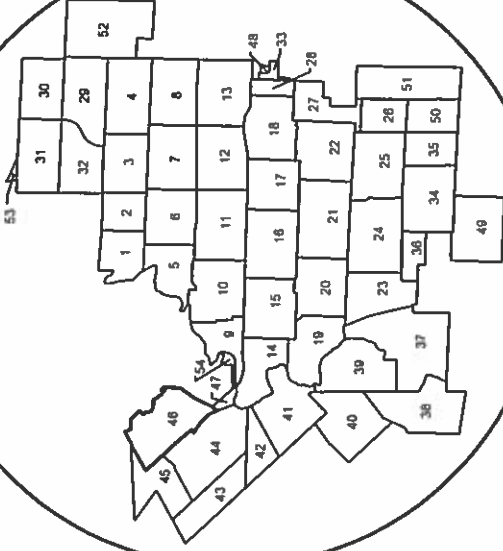
Maria Konefal, City Clerk

*Joe Preston*

Joe Preston, Mayor

# Zoning Map 46

Key Map



0 150 300  
Metres

