

ZONING BY-LAW NO.1862-23

A BY-LAW TO AMEND

ZONING BY-LAW NO. 1614-15

(202 Fourth Street)

**CORPORATION OF THE TOWN OF RAINY RIVER**

201 Atwood Avenue  
Rainy River, Ontario  
P0W 1L0

Planning Consultant:

Robert J. Miller  
*Professional Land Use Planner*

# EXPLANATORY NOTE

## To Zoning By-law No.1862-23

### Passed by the Council of the Corporation of the Town of Rainy River

Lands Affected:	This By-law applies only to lands known as 202 Fourth Street fronting the east side of Fourth Street at its intersection with Mill Avenue in the Town of Rainy River, as shown in detail on Schedule 'A' attached.
Present Zoning:	The Comprehensive Rainy River Zoning By-law No. 1614-15 places the subject lands in the Institutional (I) Zone.
Proposed Zoning:	This By-law will change the zoning on the subject lands to the General Commercial Exception No.1 (GC-1) Zone.
Official Plan Designation:	The Rainy River Official Plan designates the subject lands as Employment Areas - Commercial. The proposed zoning conforms with the mixed use provisions of the Official Plan.
By-law Purpose:	The purpose of this proposed By-law is to change the zoning on the subject lands to the General Commercial Exception No.1 (GC-1) Zone to allow a range of commercial and residential uses of the property by permitting a compatible mix of uses including a retail store, professional office, business office, medical office/clinic, plus a maximum of three apartment dwelling units.

## ZONING BY-LAW NO. 1862-23

### THE CORPORATION OF THE TOWN OF RAINY RIVER

Being a By-law under the provisions of Section 34  
of the **Planning Act, R.S.O. 1990**, to amend Zoning By-law No. 1614-15  
of the Corporation of the Town Rainy River, with respect to those lands  
known as 202 Fourth Street in the Town of Rainy River.

**WHEREAS THE CORPORATION OF THE TOWN OF RAINY RIVER** has reviewed Zoning By-law No. 1614-15, and deems it advisable to amend same;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF RAINY RIVER ENACTS** as follows:

1. **THAT** Section 15 Exceptions of Zoning By-law No. 1614-15, as amended, is hereby amended by adding thereto the following exception clause:  
  
"GC-1 Schedule 'A'  
Notwithstanding the provisions of Section 7.1 of the General Commercial (GC) Zone of the Rainy River Zoning By-law No. 1614-15, as amended, the permitted uses of the subject lands shall be restricted to a retail store, professional office, business office, medical office/clinic, plus a maximum of three apartment dwelling units; and the provisions of Section 7.2 shall remain as existing at the date of passing of this By-law."; and
2. **THAT** Schedule "A" of Zoning By-law No. 1614-15, is hereby amended by changing the Zoning Classification on those lands forming 202 Fourth Street, from the Institutional (I) Zone to the General Commercial Exception No.1 (GC-1) Zone in accordance with Schedule 'A' attached hereto and by this reference forming part of this By-law; and
3. **THAT** this By-law shall come into force on the date it is passed by the Council of the Corporation of the Town of Rainy River, subject to the provisions of the **Planning Act, R.S.O., 1990**.

READ AND PASSED IN OPEN COUNCIL THIS 11<sup>th</sup> DAY OF DECEMBER 2023.

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Mayor

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Deputy Clerk-Treasurer