

# THE CORPORATION OF THE MUNICIPALITY OF TEMAGAMI

## BY-LAW NO. 15 -1258

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**Being a by-law to amend By-law No. 06-650, the Comprehensive Zoning By-law of the Municipality of Temagami to amend the zoning provisions which apply to the lands within Block 50 36M610, Municipality of Temagami.**

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**WHEREAS** the Council of the Corporation of the Municipality of Temagami is empowered to pass By-laws to regulate the use of land pursuant to Section 34 of the Planning Act, R.S.O. 1990, c.P.13;

**AND WHEREAS** a public hearing was held on the 6<sup>th</sup> day of August, 2015 regarding application number Z-15-04;

**AND WHEREAS** Council deems it appropriate to rezone the subject lands, in accordance with Section 7.4.2 of the Official Plan;

**NOW THEREFORE** the Council of the Corporation of the Municipality of Temagami hereby enacts as follows:

1. That Schedule 'A-3' of Zoning By-law 06-650, as amended, is hereby amended by changing the zone classification on certain lands described as Block 50 36M610 from the Rural Residential (R3) Zone to the Rural Residential Exception 2 Holding (R3-2 (H)) Zone on the lands identified on Schedule "A-1" attached hereto and forming part of this By-law.
2. That Section 7.6.4 – Exceptions of By-law 06-650, as amended, is hereby amended by adding the following:  
7.6.4.2 – Rural Residential Exception 2 Holding Zone (R3-2 (H))
  - a) "Notwithstanding any other provisions of the By-law, on the land described as Block 50 36M610 and identified on Schedule A-1 to this By-law the permitted uses shall also include:
    - 12 Single Detached Dwelling Units
    - 2 Detached Garages
    - 1 Workshop
  - b) In addition to the provisions of Section 7.6.2 of the R3 Zone, the following provisions shall apply to all buildings and structures on the subject property:
    - The maximum ground floor area of each single detached dwelling shall be 112 square metres.
    - A minimum separation distance of 5 metres from any other single detached dwelling.
    - A minimum separation distance of 3 metres from between any single detached dwelling and any accessory building.
    - No building or structure (with the exception of docks) shall be located south of the Gillies Townsite Road as existed on the date of passing of this By-law (closest road to Cassels Lake).
    - All buildings and structures shall be setback a minimum of 10 metres from any road.

- One of the permitted detached garages shall be permitted to have a maximum ground floor area of 195 square metres.
  - In addition to the permitted structures, each dwelling shall be permitted an accessory storage shed with a maximum floor area of 10 square metres;”
- c) The Holding Symbol (H) shall only be removed following:
- Confirmation from the approval authority that septic system and water supply on the property can appropriately service the development that is permitted by the Zoning on the property.
  - The entering of a Site Plan Control Agreement with the municipality that among other matters, identifies the location of proposed building envelopes.
3. That this By-law shall become effective on the date hereof with:
- a) the expiration of the time period specified for the filing of objections by the notice of the passing of this By-law, provided that no notice of objections has been filed within the time period specified; or
  - b) the determination or direction of the Ontario Municipal Board where an objection to the approval of this By-law has been filed within the time period specified in the notice of the passing of this By-law.
4. That the Clerk of the Municipality of Temagami is hereby authorized to make minor modifications or corrections of a grammatical or typographical nature to the by-law and schedules, after the passage of this by-law, where such modifications or corrections do not alter the intent of the by-law.

TAKEN AS READ A FIRST time on this 17<sup>th</sup> day of September 2015.

READ A SECOND AND THIRD time and finally passed this 17<sup>th</sup> day of September 2015.

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Mayor

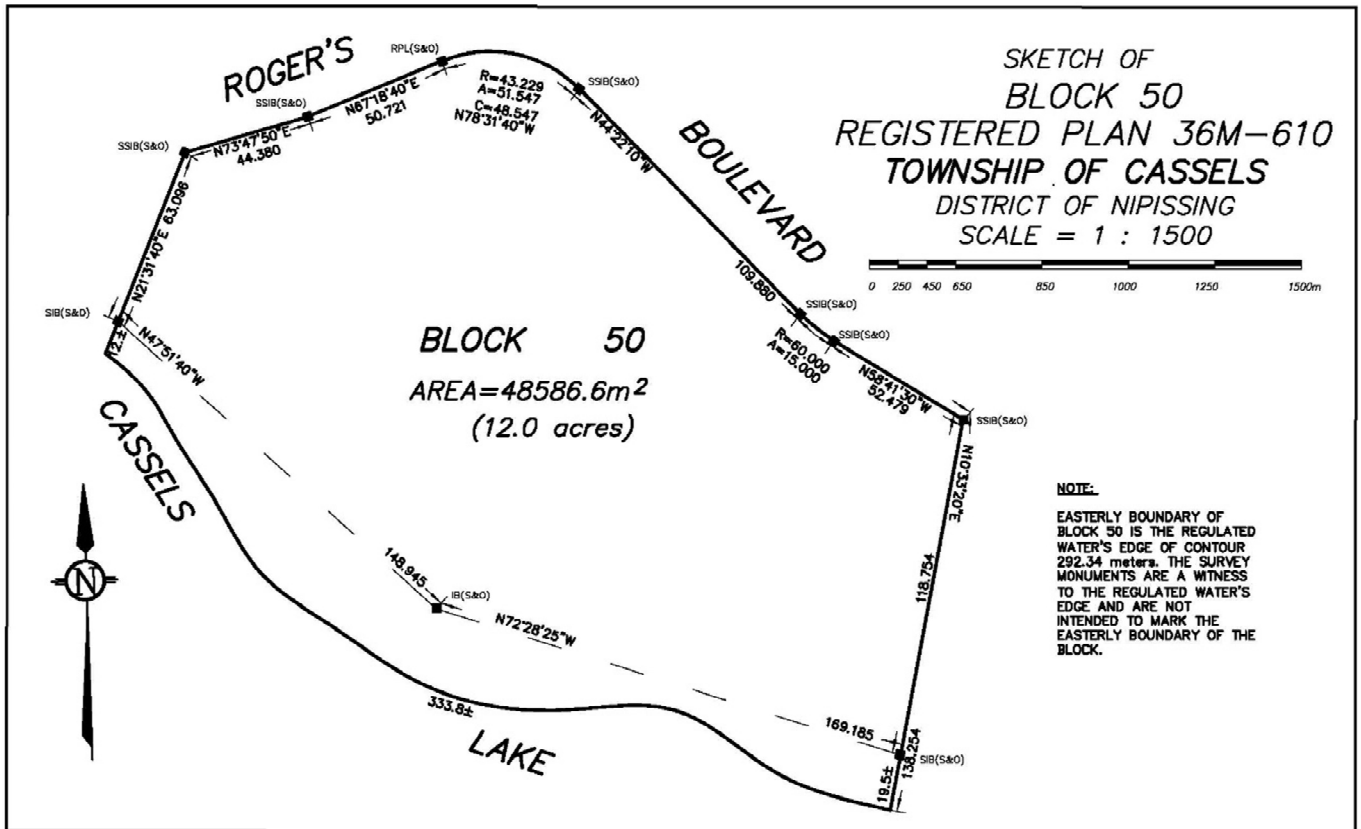
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Clerk

# SCHEDULE A-1

## By-law 15-1258

Block 50 36M610 Municipality of Temagami



This Schedule "A-1" is part of By-law 15-1258,  
Passed this 17<sup>th</sup> day of September, 2015.

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Mayor

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Clerk