

THE CORPORATION OF THE MUNICIPALITY OF TEMAGAMI

BY-LAW NO. 15 -1258

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.

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 6th 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;

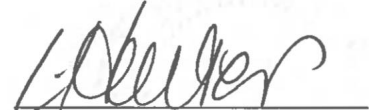
NOW THEREFORE the Council of the Corporation of the Municipality of Temagami hereby enacts as follows:

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.

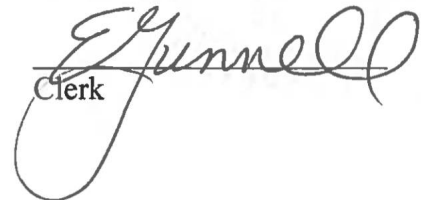
- One of the permitted detached garages shall be permitted to have a maximum ground floor area of 195 square metres.
 - In addition to the permitted structures, each dwelling shall be permitted an accessory storage shed with a maximum floor area of 10 square metres;”
- c) The Holding Symbol (H) shall 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 17th day of September 2015.

READ A SECOND AND THIRD time and finally passed this 17th day of ~~September 2015~~ ^{Sept of Sept 2015} 2015



Mayor

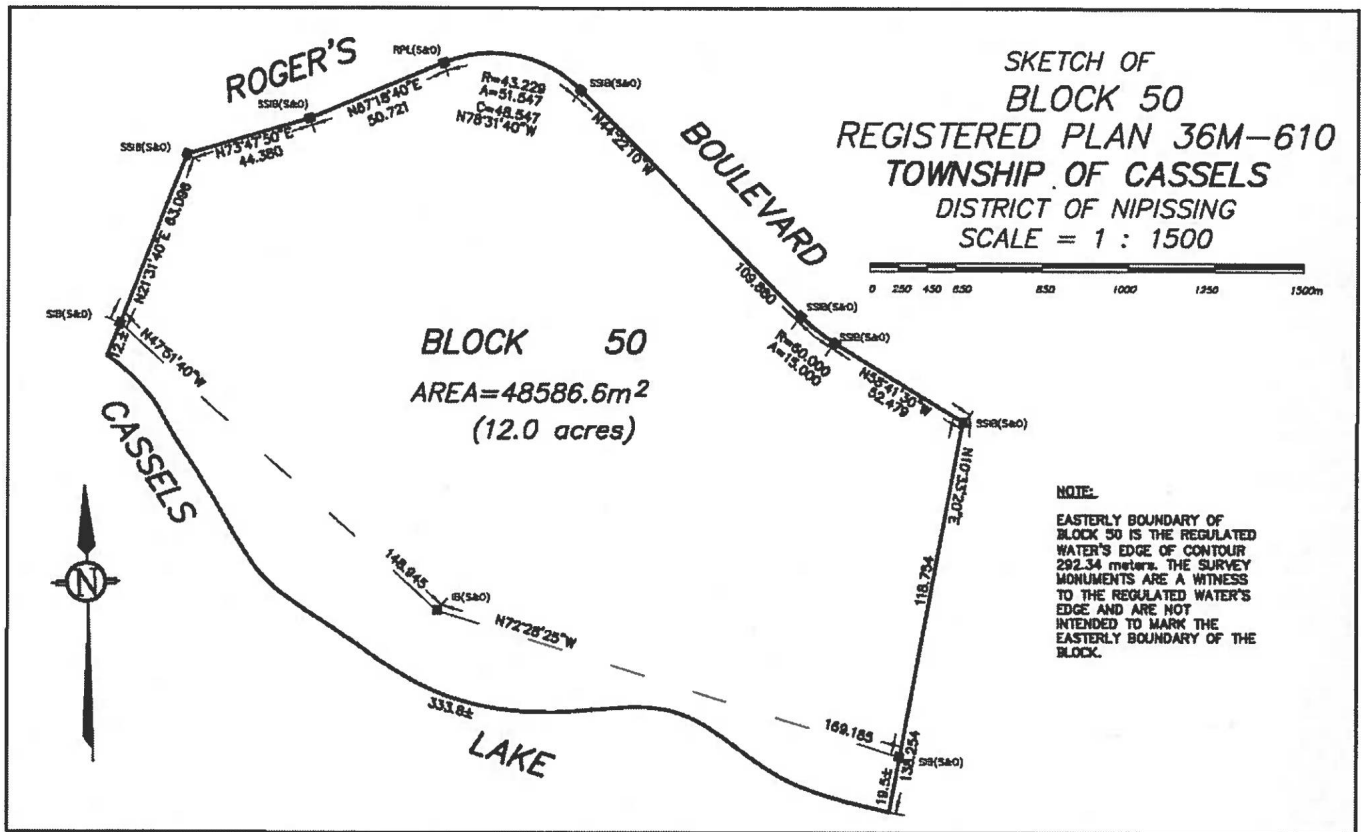


Clerk

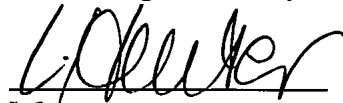
SCHEDULE A-I

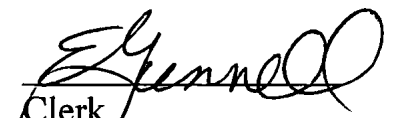
By-law 15-1258

Block 50 36M610 Municipality of Temagami



This Schedule "A-I" is part of By-law 15-1258,
Passed this 17th day of September, 2015.


Mayor


Clerk