

**THE MUNICIPALITY OF CENTRAL
MANITOULIN**

BY-LAW NO. 2022-07

Being a By-law to Amend Zoning By-law No. 2002-07

Being a By-law for the purpose of amending Zoning By-law No. 2002-07, being a By-law, to regulate the Use of Land of the Municipality of Central Manitoulin, under the Authority of Section 34 of the Planning Act, R.S.O. 1990, Chapter P. 13, as amended.

Whereas, the Municipality of Central Manitoulin, has ensured that adequate information has been made available to the public, and has held at least one (1) public meeting after due notice for the purpose of informing the public of this by-law.

And Whereas, Council deems it appropriate to concur, whereby Restricted Area Zoning By-law No. 2002-07 is amended to fulfill conditions of Consent to Sever, File No. B03-22, as imposed by the Manitoulin Planning Board to permit a minimum lot frontage of 15 metres for the proposed severed and the proposed retained land; and permit a reduced side yard setback of 0.0 metres for the existing semi-detached dwelling, located at #26A and #26B Bay Street within lands described as Part Lot 20, Conc. V, Being Lot 17 on Subdivision Plan M-173, Township of Carnarvon, Municipality of Central Manitoulin.

And Whereas, upon considering representations in respect to the zoning proposal and the report of the Secretary-Treasurer of the Manitoulin Planning Board, the Council of the Municipality of Central Manitoulin, deems it advisable to amend Zoning By-law No. 2002-07, as amended.

Now Therefore, the Council of the Municipality of Central Manitoulin, enacts as follows:

- (1) Section 8, Special Provisions, of the Restricted Area Zoning By-law No. 2002-07 is hereby amended to add the following **Subsection 8.104**

Notwithstanding the uses permitted in a Hamlet Residential (RH) Zone as set out in Section 7.4.2 of the Restricted Area Zoning By-law No. 2002-07:

- i) permits a minimum lot frontage of 15 metres (reduced from 20 metres); for the proposed severed and the proposed retained land; and
 - ii) permits the existing semi-detached dwelling having a southerly side yard setback of 0.0 metres (reduced from 3.0 metres) within the severed land, located at #26A Bay Street and permit the existing semi-detached dwelling having a northerly side yard setback of 0.0 metres (reduced from 3.0 metres) within the retained land, located at #26B Bay Street, as identified on attached Schedule "A", within lands described in Subsection (2).
- (2) Subsection (1) applies to that parcel of land described as being Part Lot 20, Conc. V, Being Lot 17 on Subdivision Plan M-173, located at #26A and #26B Bay Street, **(TO BE SURVEYED)** Township of Carnarvon, Municipality of Central Manitoulin, District of Manitoulin, as registered in the Land Registry Office for the Registry Division of Manitoulin (31).
- (3) All other uses, performance standards and provisions of Restricted Zoning By-law 2002-07, which apply to the Hamlet Residential (RH) Zone which are not specifically varied hereby continue to apply to the land described under Subsection (2) of this By-law.
- (4) That it is hereby certified that this amending By-law is in conformity with the Official Plan for the District of Manitoulin.
- (5) Schedule "A" hereto attached shall be considered to be part of this By-law.
- (6) This by-law shall come into force in accordance with the provisions of Section 34 of the Planning Act, R.S.O. 1990 Chapter P. 13 and take effect on the date of its final reading subject to the expiration of the 20 day appeal period, provided in Section 34(19) of the Planning Act and subject to the approval of the Ontario Land Tribunal (OLT) where objections to this by-law are filed with the Municipal Clerk together with the prescribed fee.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS ____ DAY OF _____ 2022.**

Richard Stephens, Mayor

Ruth Frawley, CAO/Clerk

I, _____, Clerk of the Municipality of Central Manitoulin, hereby certify that the foregoing is a true copy of By-law 2022-07 passed by the Council of the Municipality of Central Manitoulin on the ____ day of _____, 2022.

Clerk

Part Lot 20 Concession V
Being Parcel 1467, Lot 17 Plan M-173
(26A and 26B Bay Street)
Township of Carnarvon
Municipality of Central Manitoulin
District of Manitoulin

R. Stephens, Mayor
R. Frawley, CAO/Clerk

