

**THE CORPORATION OF THE
TOWN OF NORTHEASTERN MANITOULIN AND THE ISLANDS**

By-law No. 2019-_____

Being a By-law to Amend By-law No. 2018-41

WHEREAS By-law No. 2018-41 regulates the use of land and the use and erection of buildings and structures within the Town of Northeastern Manitoulin;

AND WHEREAS the Council of the Corporation of the Town of Northeastern Manitoulin passed resolution No. 25-01-2019 to initiate the process to amend Zoning By-law No. 2018-41 to change SRI (Shoreline Residential Island) to include the same uses as Shoreline Residential with changes to several zone provisions and to designate all Crown Land in the Bay of Islands and McGregor Bay as O2 as proposed in the Draft Zoning By-Law presented Nov 6, 2018;

AND WHEREAS the Council of the Corporation of the Town of Northeastern Manitoulin and the Islands deems it advisable to amend By-law No. 2018-41 as hereinafter set forth;

NOW THEREFORE the Council of the Corporation of the Town of Northeastern Manitoulin and the Islands enacts as follows:

1. The properties affected by this By-law are all islands zoned Shoreline Residential – Restricted (SR1) Zone and Crown Lands in Ward 1, Town of Northeastern Manitoulin.
2. By-law No. 2018-41 is hereby amended as follows:
 - (a) By amending Section 3.2.1 Zoning of Islands to delete the following words: “located outside of McGregor Bay and Bay of Islands”.
 - (b) by deleting all references to the “Shoreline Residential – Restricted (SR1) Zone” and replacing them with the “Shoreline Residential – Islands (SR1) Zone”
 - (c) by deleting Section 7.2.1 and Section 7.2.2 in their entirety and replacing them with the following:

7.2.1 Permitted Uses

No persons shall within any Shoreline Residential (SR) Zone use any land, or erect, alter or use any building or structure for any purpose except one or more of the following uses:

a) Residential Uses

- a single detached dwelling
- a garden suite, subject to section 7.1.3
- a secondary unit, subject to section 7.1.3

- a home occupation use
- b) Recreational Uses
 - a public park
 - a playground

- c) Other Uses
 - a public utility
 - a bed and breakfast establishment

(d) by deleting Section 7.2.3 and replacing it with the following:

7.2.2 Zone Requirements

No person within any Shoreline Residential – Restricted (SR1) Zone shall use any lot, or erect, alter or use any building or structure except in accordance with the applicable provisions of Section 6, General Provisions and the following.

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|---|-------------|
| a) Minimum lot frontage | 60 m |
| b) Minimum lot area | 8,093 sq. m |
| c) Maximum lot coverage | 5% |
| d) Minimum front yard | 10.0 m |
| e) Minimum rear yard | 3.0 m |
| f) Minimum interior side yard | 3.0 m |
| g) Minimum exterior side yard | 7.5 m |
| h) Maximum building height | 9.0 m |
| i) Minimum distance to a lot line for an accessory building | 3.0 m |
| j) Maximum building height for an accessory building | 5.0 m |
| k) Maximum building floor area for an accessory building | 89 sqm |

(e) McGregor Bay (Schedule D) and Bay of Islands (Schedule E) of By-law No. 2018-41 are hereby amended by replacing each schedule with those schedules contained in Schedule "A" to this By-law.

3. This By-law shall come into full force and effect in accordance with the *Planning Act*, R.S.O. 1990.

READ a first and second time this day of , 2019.

READ a third time and finally passed this day of , 2019.

Alan MacNevin
Mayor

Pam Cress
Clerk

SEAL