

**ZONING BY-LAW AMENDMENT**

**LOTS 314, 315 AND 316, PLAN M168TIM  
PARCELS 7768 AND 8733  
1-24<sup>th</sup> STREET, NORTH VIRGINIATOWN**

Prepared for:

**TOWNSHIP OF MCGARRY**

July 2024

**J.L. RICHARDS & ASSOCIATES LIMITED**

Engineers • Architects • Planners

314 Countryside Drive

Sudbury, Ontario

P3E 6G2

JLR# 28717

**THE CORPORATION OF THE TOWNSHIP OF MCGARRY**

**By-law 2024-44**

Being a By-law to Amend By-law No. 2024-17

WHEREAS authority is given to the Council of the Corporation of the Township of McGarry by Section 34 of the *Planning Act* to regulate the use of land and the use and erection of buildings and structures within the Township of McGarry;

AND WHEREAS By-law No. 2024-17 regulates the use of land and the use and erection of buildings and structures within the Township of McGarry;

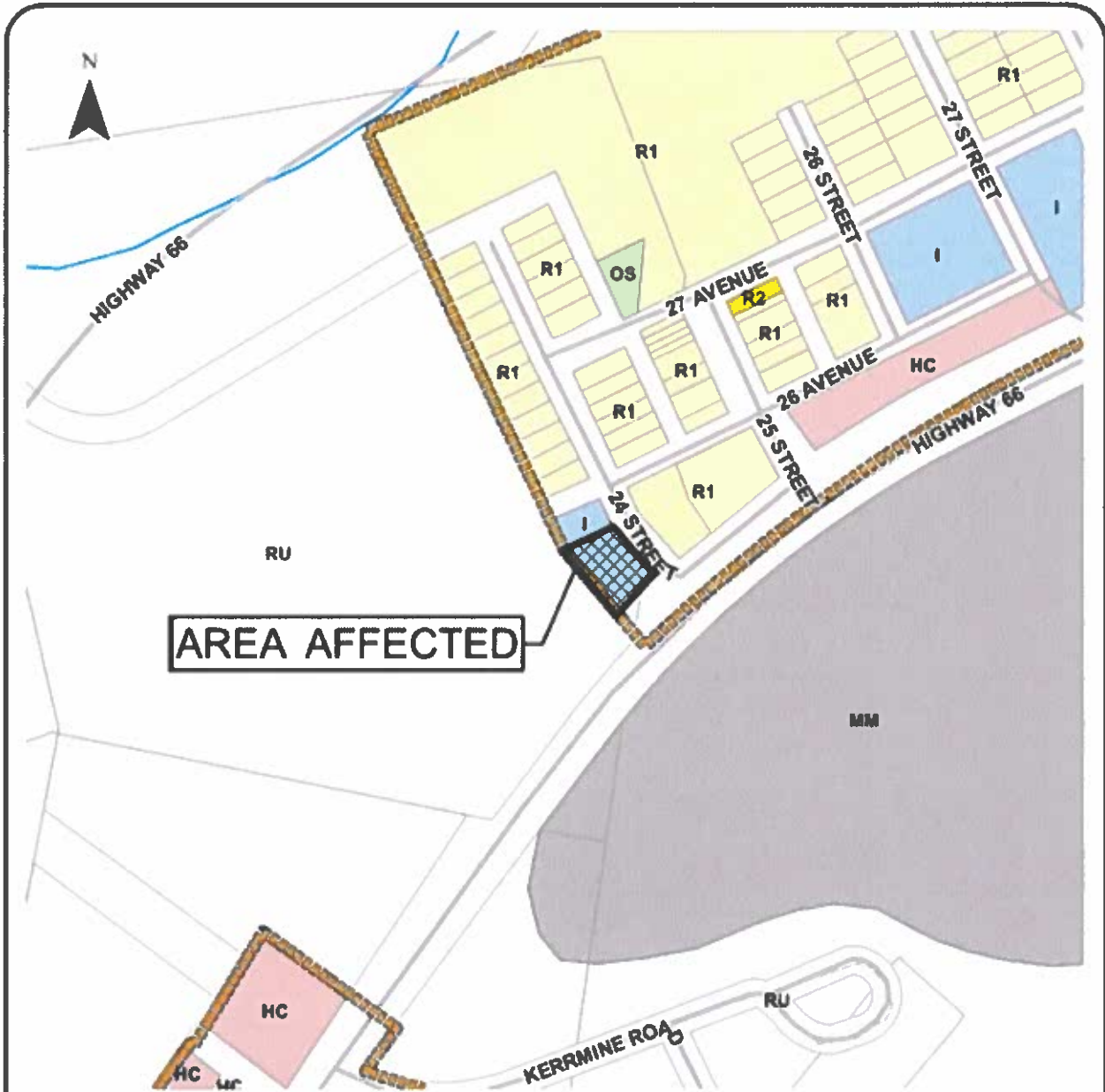
AND WHEREAS By-law No. 2024-17 shall not come into effect until the Township's new Official Plan, adopted by By-law 2024-16 comes into effect;

AND WHEREAS the Council of the Corporation of the Township of McGarry deems it advisable to amend By-law No. 2024-17 as hereinafter set forth;

NOW THEREFORE the Council of the Corporation of the Township of McGarry enacts as follows:

1. The property affected by this By-law is located in Lots 314, 315, and 316, Plan M168TIM, PCLS 7768 and 8733; 1-24<sup>th</sup> Street, North Virginiatown, Township of McGarry, as indicated by the shaded tone on Schedule 'A' attached hereto and forming part of this By-law.
2. By-law No. 2024-17 is hereby amended as follows:
  - (a) Urban Area - Schedule 'A' of By-law No. 2024-17 is hereby amended by rezoning the affected property from "Institutional" (I) Zone to the "General Residential Exception Two" (R1-2) Zone in accordance with the provisions of this By-law.
  - (b) By adding the following rows in the table following Section 8.6 Special Exception Zones

SECTION/ ZONE	AMENDING BY- LAW/LOCATION	PERMITTED USES	SPECIAL PROVISIONS
R1-2	Lots 314, 315, and 316, Plan M168TIM, PCLS 7768 and 8733; 1-24 <sup>th</sup> Street, North Virginiatown, Township of McGarry	Permitted uses of the R1 Zone.	Notwithstanding the provisions of this By-law, a rear yard setback of 1.5 metres and an exterior side yard setback of 3 metres shall be permitted.  Notwithstanding the provisions of this By-law, the following encroachments shall be permitted: a. 1.5 metres into the rear yard and 0.5 metres into



**AREA AFFECTED**

**Area(s) Affected by this By-law**

General Residential  
- Special Exception 1 (R1-2)



**Certificate of Authentication**

This is Schedule "A" to By-law No. \_\_\_\_\_,  
passed this \_\_\_\_ day of \_\_\_\_ 20\_\_.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

**Schedule "A"  
to By-law No. \_\_\_\_\_**

PCL 7758 SEC CST, LT 314 PL M168TIM MCGARRY SRO, PCL 8733 SEC CST,  
LT 315 PL M168TIM MCGARRY SRO, LT 316 PL M168TIM MCGARRY SRO

Township of McGarry, District of Timiskaming

Prepared (July 2, 2024)  
Scale 1:4000

