

ZONING BY-LAW AMENDMENT

**LOTS 314, 315 AND 316, PLAN M168TIM
PARCELS 7768 AND 8733
1-24th 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 No. 2024-45

Being a By-law to Amend By-law No. 2011-08

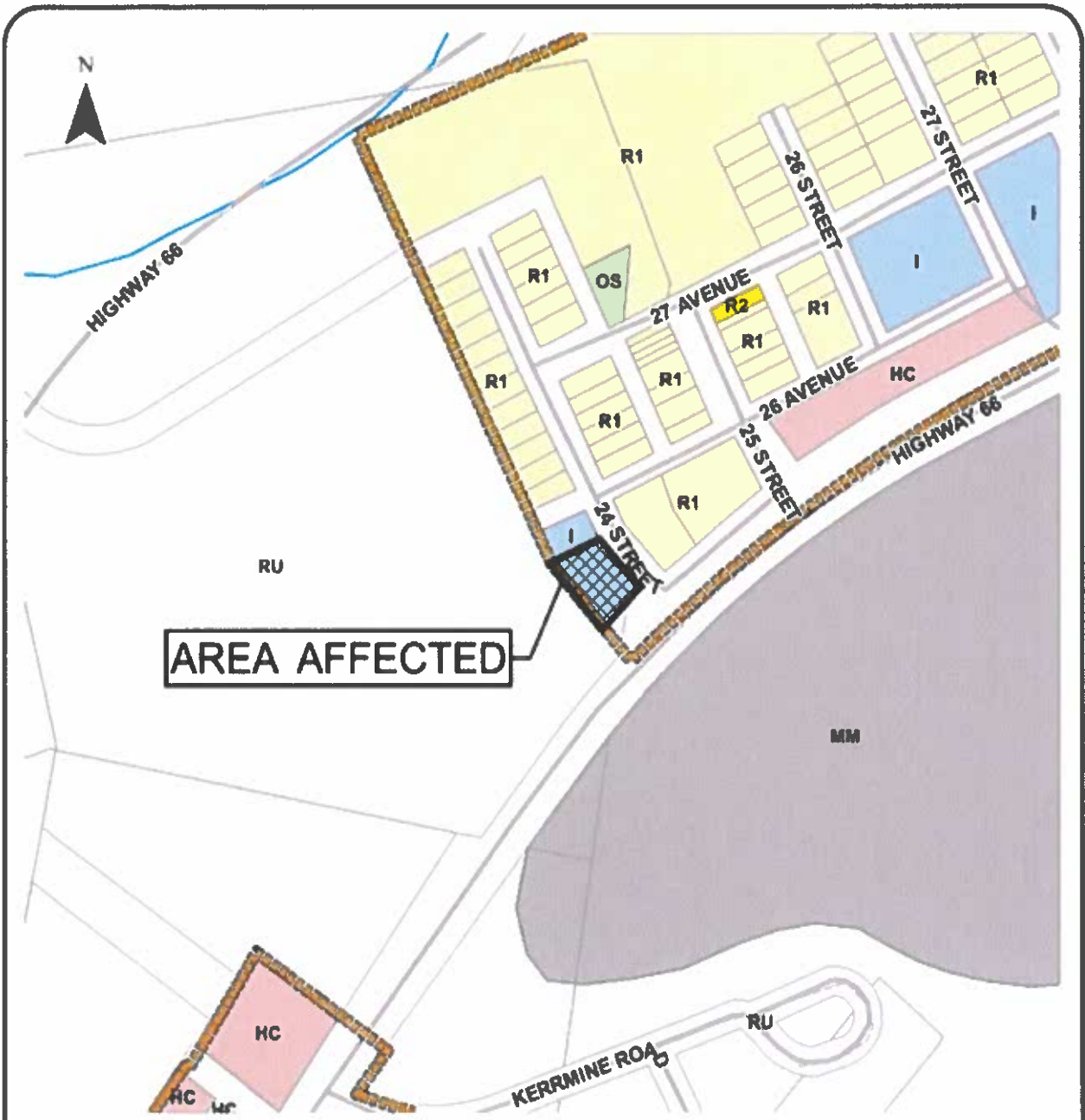
WHEREAS authority is given to the Council of the Corporation of the Township of McGarry by Section 34 of the *Planning Act* to regulate the use of land and the use and erection of buildings and structures within the Township of McGarry;

AND WHEREAS By-law No. 2011-08 regulates the use of land and the use and erection of buildings and structures within the Township of McGarry

AND WHEREAS the Council of the Corporation of the Township of McGarry deems it advisable to amend By-law No. 2011-08 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; 1-24ⁿ 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. 2011-08 is hereby amended as follows:
 - (a) Town Sites Map (Schedule A) of By-law No. 2011-08 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 text immediately following Section 5.5.4 Exception Zones:
 - (a) **General Residential Exception Two (R1-2)**
 - a. 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.
 - b. Notwithstanding the provisions of this By-law, the following encroachments shall be permitted:
 - i. 1.5 metres into the rear yard and 0.5 m into the exterior side yard for the existing boiler shed; and,
 - ii. 1.5 metres into the exterior side yard for heat pumps and the existing porch and exterior staircase.
 - c. No further buildings or structures shall be permitted to encroach within yard setbacks as required by the provisions of the Zoning By-law.
 - d. For the purposes of calculating lot frontage and yards, the Front Lot Line shall be deemed to be the lot line abutting Government Road.



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 7768 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

