THE MUNICIPALITY OF CENTRAL MANITOULIN

BY-LAW NO. 2024-25

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, as amended, rezones from Institutional (I) Zone to Core Commercial (C1) Zone; ii) restricts the size of the existing (Fire Hall) building to 330 square metres; and iii) permits a reduced number of required parking spaces from sixteen (16) to six (6).

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) rezones from Institutional (I) Zone to Core Commercial (C1) Zone;

(2) Section 8, Special Provisions is hereby amended to add the following Subsection **8.113**

i) to restrict the size of the existing (Fire Hall) building to a maximum gross floor area of 330 square metres; and

ii) to permit a reduced number of required parking spaces from sixteen (16) to six (6)

Iii) to permit a reduced westerly side yard setback for the existing building from 3.0 metres to 0.305 metres

to allow for the conversion of the Fire Hall Building to a Retail Store for the sale of meat products, within land described in Subsection (3);

(3) Subsections (1) and (2) apply to that parcel of land described as Part of Lot 20, Cone. V, Being Lot 4, South Side of King Street on Plan 53, Township of Carnarvon, Municipality of Central Manitoulin, District of Manitoulin, as registered in the Land Registry Office for the Registry Division of Manitoulin (31).

(4) All other uses, performance standards and provisions of Restricted Zoning By-law 2002-07, which apply to the Core Commercial (C1) Zone hereby apply to the land described under Subsection (3) of this By-law.

(5) That it is hereby certified that this amending By-law is in conformity with the Official Plan for the District of Manitoulin.

(6) Schedule "A" hereto attached shall be considered to be part of this By-law.

(7) This by-law shall come into force in accordance with the provisions of Section 34 of the Planning Act, R.S.0. 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 22nd DAY OF August 2024.

Richard Stephens, Mayor

, CAO/Clerk

I, _____, Clerk of the Municipality of Central Manitoulin, hereby certify that the foregoing is a true copy of By-law 2024-25 passed by the Council of the Municipality of Central Manitoulin on the 22nd day of August, 2024.

Clerk

THIS IS SCHEUDLE "A" TO BY-LAW NO. 2024- 25

PASSED ON THE 22nd DAY OF August 2024

Mayor - R. Stephens

CAO/Clerk - D. Deforge

Part Lot 20 Concession V
Being Lot 4 South Side King Street Plan 53
(#6187 King Street/Highway 542)
Township of Carnarvon
Municipality of Central Manitoulin
District of Manitoulin



