

THE MUNICIPALITY OF CENTRAL MANITOULIN

BY-LAW NO. 2025-26

Being a By-law to Amend Zoning By-law No. 2024-12

Being a By-law for the purpose of amending Zoning By-law No. 2024-12, 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. 2024-12 is amended to permit by special provision on a site-specific basis, one garage having an increased size from 89 sq. m. to ± 116 sq. m. in a Shoreline Residential (SR) Zone, within lands described as Part Lot 17, Conc. II, surveyed as Parts 3, 4 and 5, Plan 31R-1291, (located at #72 Wagg's Lane), Township of Carnarvon, Municipality of Central Manitoulin, District of 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. 2024-12, as amended.

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

- (1) Amend Section 7.5 - Shoreline Residential (SR) Zone, by adding Special Provision **No. SR-51**
despite Subsection 6.3 g), permits one garage accessory to the existing dwelling having an increased size from 89 Sq. M. to ± 116 Sq. M. to be used and located having a minimum front yard setback of 22.86 M. as shown on attached Schedule A, in a Shoreline Residential (SR) Zone.
- (2) Subsection (1) applies to that parcel of land described as Part Lot 17, Conc. II, surveyed as Parts 3, 4 and 5, Plan 31R-1291, (located at #72 Wagg's Lane), 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 No. 2024-12, which apply to the Shoreline Residential (SR) 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, under the jurisdiction of the Manitoulin Planning Board.
- (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 time this _____ day of _____, 2025

R. Stephens, Mayor

D. Deforge, Clerk

Read a second and third time this _____ day of _____, 2026.

R. Stephens, Mayor

D. Deforge, Clerk

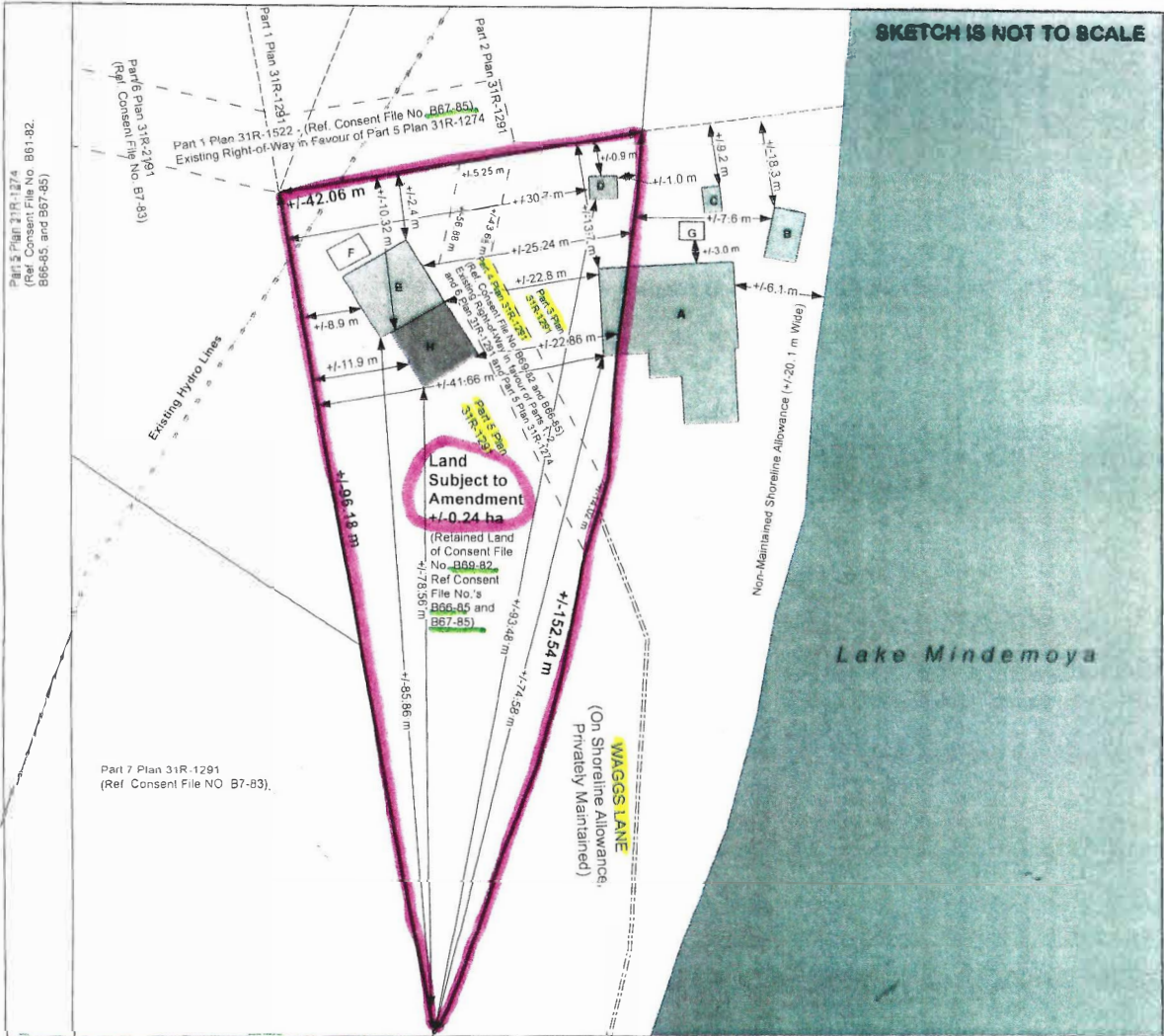
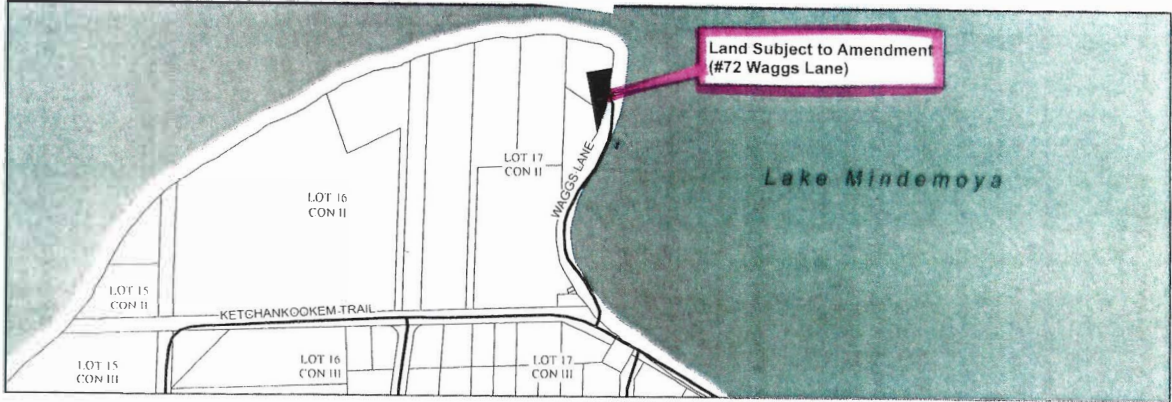
I, _____, Clerk of the Municipality of Central Manitoulin, do hereby certify that the foregoing is a true copy of By-law No. 2025-26, which was passed by the Municipality of Central Manitoulin Council on the ____ day of _____, 2026.

Clerk

R. Stephens, Mayor

D. DeForge, CAO/Clerk

Part Lot 17 Concession II
Surveyed as Parts 3, 4 and 5 Plan 31R-1291
(#72 Waggs Lane)
Township of Carnarvon
Municipality of Central Manitoulin
District of Manitoulin



PLANNING HISTORY OF LAND SUBJECT TO AMENDMENT

Consent File No. B69-82 Lot addition of Part 2 Plan 31R-1291 to Part 1 Plan 31R-1291, with Parts 3, 4 and 5 Plan 31R-1291 (the Land Subject to Amendment) being the Retained Land), and granted a Right-of-Way over part 4 Plan 31R-1291 in favour of Parts 1 and 2 Plan 31R-1291
Consent File No. B66-85 Created a Right-of-Way over Part 4 Plan 31R-1291 in favour of Part 5 Plan 31R-1274
Consent File No. B67-85 Created a Right-of-Way over Part 1 Plan 31R-1522 in favour of Part 5 Plan 31R-1274

STRUCTURES

- A - Existing Dwelling (+/-17.37 m X +/-13.4 m) (+/-232.8 sq. m) (Partially on Shoreline Allowance)
 - B - Existing Boat House (+/-3.66 m X +/-3 m) (+/-10.95 sq. m) (On Shoreline Allowance)
 - C - Existing Sauna (+/-1.29 m X +/-2.4 m) (+/-3.1 sq. m) (On Shoreline Allowance)
 - D - Existing Well Shed (+/-1.8 m X +/-2.74 m) (+/-4.93 sq. m)
 - E - Existing Garage (+/-7.92 m X +/-7.92 m) (+/-62.73 sq. m)
 - F - Existing Raised Septic Bed
 - G - Existing Septic Tank
 - H - Proposed Addition to Existing Garage E (+/-7.3 m X +/-7.3 m) (+/-53.29 sq. m)
- The Maximum Permitted Lot Coverage in the Shoreline Residential Zone is 15%. The Proposed Lot Coverage is 5.0% (+/-120.95 sq. m out of +/-2400 sq. m)