

Corporation of the Township of McMurrich/Monteith

By-law No. 24-2015

**Being a By-law to regulate the use of lands
and the erection of buildings and structures pursuant to
Section 34 of the Planning Act.
(French – Pt Lot 16, Con 4, McMurrich)**

WHEREAS pursuant to the provisions of the Planning Act, R.S.O. 1990, Section 34, the Council of a Municipality may enact by-laws regulating the use of lands and the erection of buildings and structures;

AND WHEREAS the Council of the Corporation of the Township of McMurrich/Monteith deems it advisable to provide zoning requirements for a property in Part of Lot 16, Concession 4, McMurrich, as a condition of consent approval by the South East Parry Sound District Planning Board (Files B-002, 003/14);

NOW THEREFORE the Council of the Corporation of the Township of McMurrich/Monteith enacts as follows:

1. The lands subject to the provisions of this by-law are as shown on Schedule “A” attached hereto and forming part of this by-law, and are generally described as Part of Lot 16, Concession 4, McMurrich, and shown on Schedule “A”.
2. No person shall change the use of any building, structure or use or occupy any lot or building in whole or in part except in conformity with the provisions of this By-law.
3. The lands subject to the provisions of this by-law are zoned Rural (Ru) and are subject to the following requirements:

Lands subject to the provisions of this By-law:	Part of Lot 16, Concession 4, as shown on Schedule “A” to this By-law.
Permitted Uses are limited to the following:	<ul style="list-style-type: none">• Single detached dwelling• Home occupation• Bed and breakfast establishment• One sleeping cabin (per lot)• Accessory structures that are incidental and subordinate to the single detached dwelling.
Maximum Number of Dwellings on a Lot:	One
Minimum Lot Area	10 hectares
Minimum Lot Frontage	100 metres
Minimum Front Yard	15 metres
Minimum Side Yard	6 metres
Minimum Rear Yard	7.5 metres
Maximum height of all buildings or structures:	9 metres for a single detached dwelling; 5 metres for any other building or structure.
Maximum Lot coverage of all buildings and structures on the lot:	10%
Maximum area of all detached accessory structures (total)	200 square metres
Maximum area of sleeping cabin	50 square metres
Parking requirements	Minimum of two parking spaces per dwelling.

4. This By-law does not imply the provision or availability of a specific level of municipal services on individual lots. Lots that do not abut a year round publicly maintained road may not have the same level of municipal services as do lots fronting on year round publicly maintained roads.

5. For the purposes of this by-law, the following definitions apply:

Single Detached Dwelling	Means a suite of habitable rooms which is located in a building, is used or intended to be used in common by the occupants as a single, independent and separate housekeeping establishment, and contains food preparation and sanitary facilities provided for the exclusive common use of the occupants thereof.
Height	Means the vertical distance between the finished grade at the front of the building and, in the case of: <ul style="list-style-type: none"> • a flat roof, the highest point of the roof surface; • a mansard roof, the deck roof line; and • a gable, hip or gambrel roof, the midpoint between the eaves and ridge.
Lot Coverage	Means the percentage of the lot area covered by the ground floor area of all buildings or structures on the lot.
Lot Frontage	Means the straight line distance between the intersection of the side lot lines and the front lot line.
Lot Line, Front	Means the lot line that divides the lot from the street in the Rural zone.
Home Occupation	Any occupation for gain or support conducted entirely within a single detached dwelling by the residents thereof and up to one additional employee not residing in the dwelling, provided not more than 25 percent of the gross floor area of the dwelling is used for the home occupation.
Bed and Breakfast Establishment	Means a single detached dwelling in which no more than four (4) guest rooms are made available for temporary accommodation of the travelling or vacationing public. Such an establishment may offer light meals to those persons temporarily residing at the establishment. A bed and Breakfast establishment shall not include a restaurant or a tourist establishment.
Sleeping Cabin	Means an accessory building not attached to the principal residential dwelling that provides sleeping accommodation for guests from which there shall be no monetary gain and which does not contain cooking facilities.

6. This By-law shall take effect the day it was passed where there are no objections received. Where objections are received, it shall come into force upon receiving the approval of the Ontario Municipal Board in accordance with the provisions of the Planning Act.

READ a first and second time this 8th day of September, 2015

Reeve

Clerk

READ a third time and passed this 8th day of September, 2015

Reeve

Clerk