

THE CORPORATION OF THE TOWN OF ATIKOKAN

By-Law No. 17-20

Being a By-Law to amend Comprehensive Zoning By-Law No. 15-10, as amended.

WHEREAS the Council of the Corporation of The Town of Atikokan is empowered to pass By-laws to regulate the use of land pursuant to Section 34 of the Planning Act, 1990; and

WHEREAS an application to amend By-Law No. 15-10, as amended, has been made with respect to lands described as PLAN SM179 LOT 244 TO 249 & 302 & 303 & BLK K PCL 244-1 ELM CRES in the municipality of Atikokan; and

WHEREAS a public meeting was held in accordance with the provisions of Section 34(12) of the *Planning Act*, R.S.O. 1990; and

WHEREAS the Council of the Corporation of The Town of Atikokan deems it advisable to amend By-Law 15-10, as amended;

NOW THEREFORE the Council of The Corporation of the Town of Atikokan ENACTS AS FOLLOWS:

1. Schedule 'A', to Zoning By-law No. 15-10 as amended, is further amended by zoning lands legally described as Plan SM179, Lots 244 to 249 & 302 & 303 & BLK K Pcl. 244-1 Elm Crescent located in The Town of Atikokan from the Residential One (R1) Zone to the Residential Multiple Exception (R2-1) Zone as shown on Schedule 'A-1' attached hereto and forming part of this By-law.
2. Furthermore, for lands described legally as Plan SM179, Lots 244 to 249 & 302 & 303 & BLK K Pcl. 244-1 Elm Crescent and located in the R2-1 Zone, the following new regulation shall be inserted after sub-section 8.5:

8.6 Special Provision for Elmcrest Medium Density Development

Notwithstanding Sections 8.1 and 8.2, on lands described legally as Plan SM179, Lots 244 to 249 & 302 & 303 & BLK K Pcl. 244-1 Elm Crescent the following provisions shall apply:

1. *Permitted Uses*
 - a) *Any use permitted in the Residential One (R1) Zone; or*
 - b) *Any use permitted in the Residential Multiple (R2) Zone.*
2. *The requisite zone provisions of the respective R1 or R2 Zones shall apply to the use as required by By-law 15-10 with the exception that for any apartment building or home for the aged or retirement home the following site-specific regulations shall apply:*
 - a) *Maximum building height: 1 storey*
 - b) *Minimum Setback from any Lot Line: 4.5 metres*

Furthermore subsection 8.4 e) and g) which require a minimum side or rear yard setback equal to the building height shall not apply.

3. In all other respects, the provisions of By-law 15-10 shall apply.

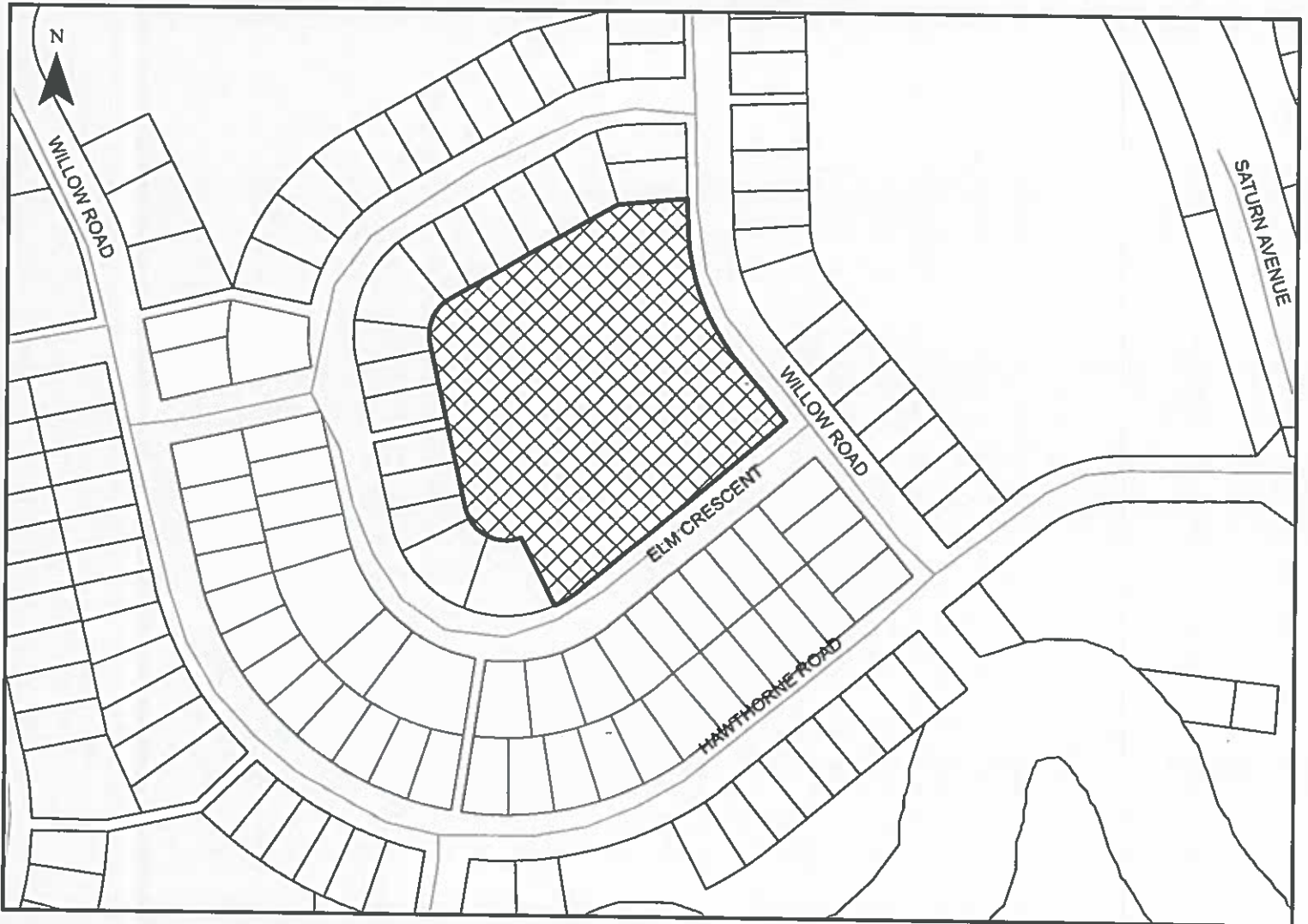
This By-law shall come into effect upon the date of passage hereof, subject to the provisions of Section 34 (30) and (31) of the Planning Act (Ontario).

READ a FIRST, SECOND and THIRD time and FINALLY PASSED this 30th day of July, 2020.

am. Matarenko
Acting Mayor

Sue Bates
Clerk

Schedule 'A-1'
By-law No. 17-20
PLAN SM179 LOT 244
TO 249 & 302 & 303 & BLK K PCL 244-1 ELM CRES
in the Town of Atikokan



 Lands to be rezoned from the Residential One (R1) Zone to the Residential Multiple Exception (R2-1) Zone

This is Schedule 'A-1' to By-law No. 17-20

Passed this 30 day of July, 2020.

M. Makarenko
Mayor - Acting

Sue Bates
Clerk