

The Corporation of the Town of Atikokan

By-Law No. 25-18

Being a by-law to amend By-Law No. 15-10, as amended, the Zoning By-Law for the Town of Atikokan with respect to lands legally described as Lots 1 to 13, Plan 48M-381 and Lots 1 to 15, Plan of Survey F10-676, located in the Town of Atikokan, District of Rainy River.

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 the Council of The Corporation of the Town of Atikokan deems it advisable to amend By-Law No. 15-10, as amended;

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

1. THAT Schedule "A", to Zoning By-Law No. 15-10 as amended, is further amended by zoning lands legally described as Lots 1 to 13, Plan 48M-381 and Lots 1 to 15, Plan of Survey F10-676, located in the Town of Atikokan from the Resource Development (RD) Zone to the Rural Residential Exception (RR-1) Zone as shown on Schedule "A-1" attached hereto and forming part of this By-Law.
2. THAT furthermore, for lands described legally as Lots 1 to 13 Plan 48M-381 and Lots 1 to 15 Plan of Survey F10-676, and located in the RR-1 Zone, the following new regulation shall be applicable and shall be located after Section 6.3:

6.4 Special Provision for Lerome Lake Subdivisions

Notwithstanding Sections 6.1 and 6.2, on lands described legally as Lots 1 to 13, Plan 48M-381 and Lots 1 to 15 Plan of Survey F10-676, the following provisions shall apply:

1. Permitted Uses

- a) One single detached dwelling;
- b) One seasonal residential dwelling; and,
- c) Accessory uses to the above including one guest cabin per lot.

2. Zone Provisions

- | | |
|---|-----------|
| a) Minimum Lot Area – | 0.8 ha |
| b) Minimum Lot Frontage – | 45 m |
| c) Maximum Lot Coverage – | 15% |
| d) Minimum Front Yard – | 20 m |
| e) Minimum Interior Side Yard – | 4.5 m |
| f) Minimum Rear Yard or Setback from a Road – | 12 m |
| g) Maximum Building Height – | 10.5 m |
| h) Minimum Dwelling Unit Area – | 50 sq. m. |

Lands located in the RR-1 Zone have direct frontage on and access to Lerome Lake. Permitted accessory uses over water, which may be attached to shore or the lake bed are limited to a dock, marine railway, boat lift and/or a swim raft, provided such structure is a minimum of 4.5 metres from the straight-line projection of the interior lot line.

For the purpose of the RR-1 Zone a single detached dwelling or a seasonal residential dwelling may include a modular (factory built) home constructed to CAN/CSA-A277 or a mobile home constructed to CAN/CSA-Z240. A park model trailer or camper shall not be permitted uses. Where a modular home or mobile home are utilized as a dwelling in the RR-1 Zone, the minimum floor area shall be 75 square metres and the exterior wall having the longest linear dimension shall face the waterfront.

3. THAT in all other respects, the provisions of By-Law No. 15-10 shall apply.
4. THAT 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 28th day of May, 2018.



Mayor



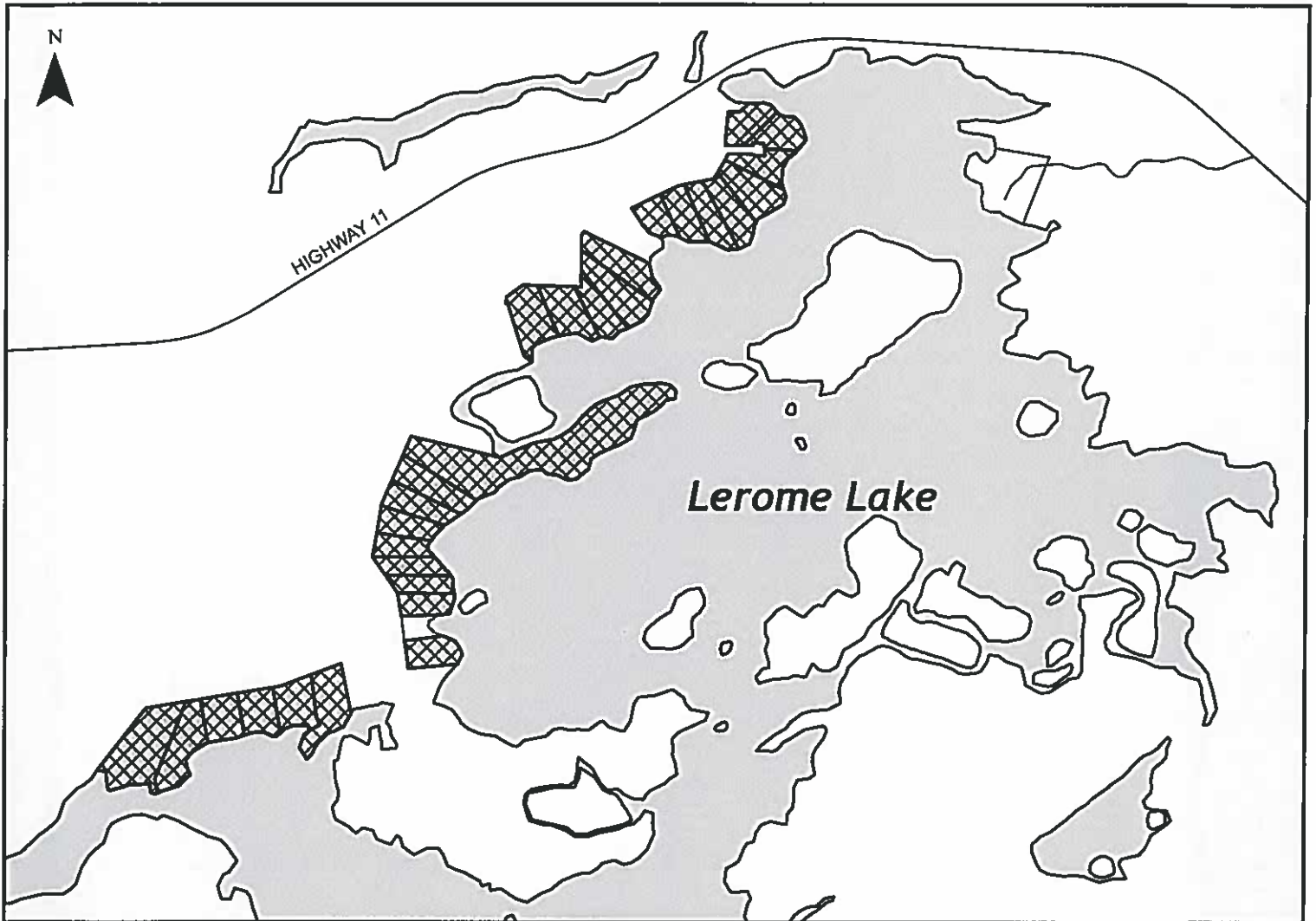
Interim Clerk



Schedule 'A-1'

By-law 2018- 25-18

Lots 1 to 13 Plan 48M-381 and Lots 1 to 15 Plan F10-676 dated March 2, 2015
in the Town of Atikokan



 Lands rezoned from the Resource Development (RD) Zone to the Rural Residential Exception (RR-1) Zone

This is Schedule 'A-1' to By-law 25-18

Passed this 28 day of May, 2018.

Annalyn Brown
Mayor

Sue Bates
Interim Clerk