

**THE CORPORATION OF THE TOWN OF ATIKOKAN**  
**BY-LAW NO. 29-22**

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 37, 38, 44, 45, 46, 47, 48 and 49, Plan SM201 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 15-10, as amended;

NOW THEREFORE the Council of the Corporation of The Town of Atikokan enacts as follows:

1. Schedule 'B', to Zoning By-law No. 15-10 as amended, is further amended by zoning lands legally described as Lots 37, 38, 44, 45, 46, 47, 48 and 49, Plan SM201 located in the Town of Atikokan from the Residential Multiple (R2) Zone to the Residential Multiple Exception Holding (R2-2)(H) Zone as shown on Schedule 'A-1' attached hereto and forming part of this By-law.
2. And Furthermore, Zoning By-law No. 15-10 as amended is hereby further amended by adding the following new sub-section after sub-section 8.6:

**8.6.1 Residential Multiple Exception (R2-2) Zone**

*Notwithstanding Sections 2.70, 8.1 and 4.11 on lands described legally as Lots 37, 38, 44, 45, 46, 47, 48 and 49, Plan SM201, the only permitted uses shall be an apartment building, a retirement home or long-term care home or a group home. For the purpose of the R2-2 Zone, a group home shall be defined as a residential building comprised of up to 20 internal apartment dwelling units together with accessory space and uses necessary to the operation of the facility that provides transitional housing support for youth who live under responsible 24-hour supervision.*

*Furthermore, notwithstanding Section 8.4, an apartment building, retirement home, long-term care home or group home shall be subject to the following regulations:*

- |                                                |                      |
|------------------------------------------------|----------------------|
| a) Maximum Total Floor Area:                   | 1,677 m <sup>2</sup> |
| b) Maximum Number of Apartment Dwelling Units: | 20                   |
| c) Maximum Number of Parking Spaces:           | 21                   |
| d) Maximum Number of Stories:                  | 1                    |

*Furthermore, for the purpose of the R2-2 Zone, the regulations of Section 4.11 shall still apply to a group home as defined by the R2-2 Zone, with the exception that the maximum number of residents shall be 20.*

*Lands in the R2-2 Zone are subject to a Holding (H) provision. The Holding (H) provision shall be removed when the following have been fulfilled:*


1. *The owner/developer has entered into a site plan agreement with the Town;*
2. *The lands which comprise the R2-2 Zone have been deemed by by-law not to be lots in a plan of subdivision and have been registered on title to be one lot under one Property Identification Number (PIN).*

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 AND SECOND TIME on the 27th day of June 2022.

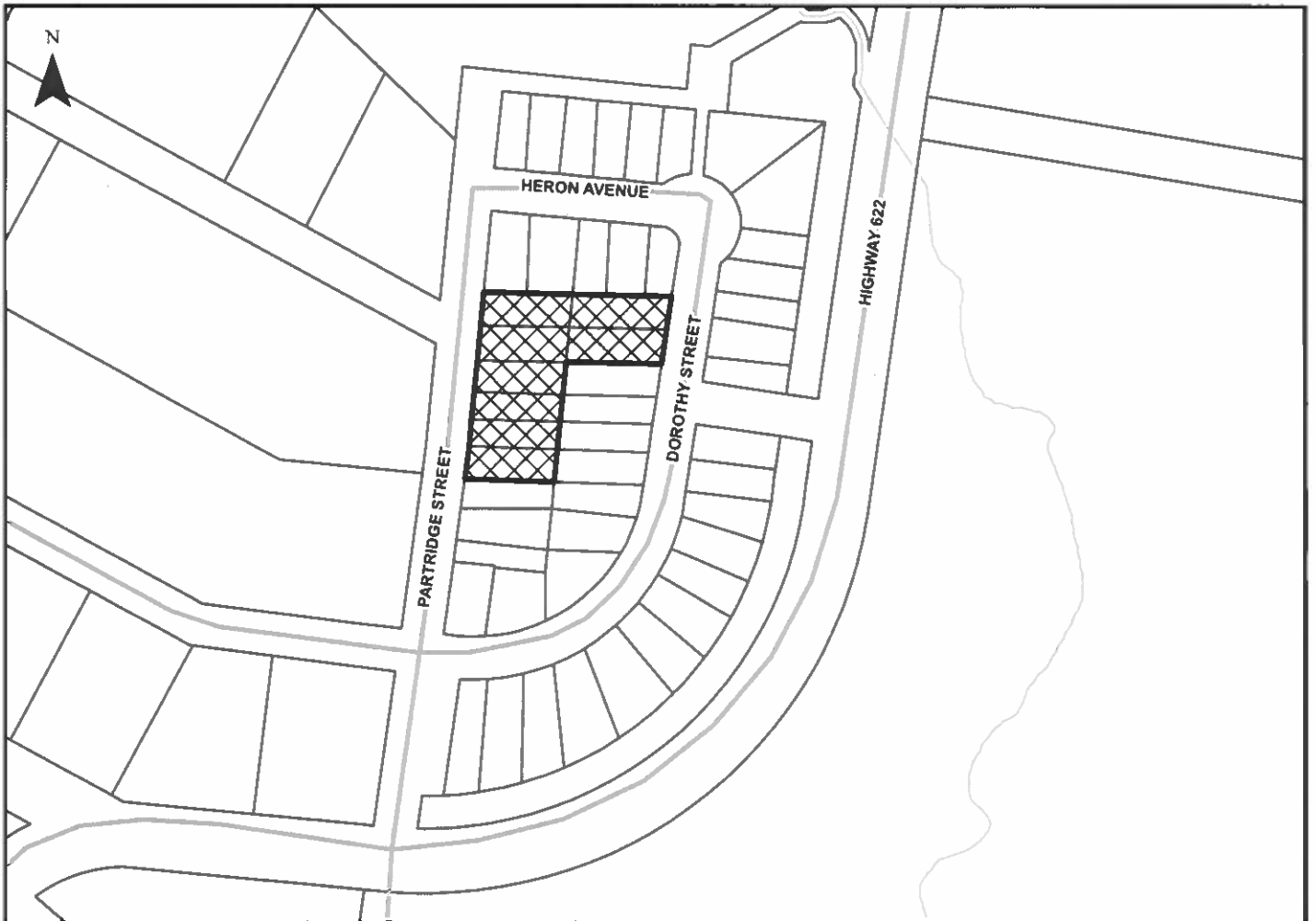
READ A THIRD TIME and finally passed this 27th day of June 2022.



*m. Makarenko*  
Mayor - ACTING

*Sue Bates*  
Clerk

**Schedule 'A-1'**  
**By-law NO. 29-22**  
**Lots 37, 38, 44, 45, 46, 47, 48 and 49, Plan SM201**  
**in the Town of Atikokan**



 Lands to be rezoned from the Residential Multiple (R2) Zone to the Residential Multiple Exception Holding (R2-1)(H)) Zone

This is Schedule 'A-1' to By-law 29-22

Passed this 27 day of June, 2022.

m. makarenko  
Mayor - Acting

Sue Bates  
Clerk

