



**ZONING BY-LAW AMENDMENT**

**BY-LAW 2022-14**

**LOTS 11 AND 12, PLAN M125T  
PARCELS 15561 AND 15562  
122 GOVERNMENT ROAD, KEARNS**

Prepared for:

**TOWNSHIP OF MCGARRY**

May 2, 2022

**J.L. RICHARDS & ASSOCIATES LIMITED**

Engineers • Architects • Planners

314 Countryside Drive

Sudbury, Ontario

P3E 6G2

JLR 28717 (09)

## **EXPLANATORY NOTE**

The purpose of this proposed Zoning By-law Amendment is to rezone the property located on Lots 11 and 12, Plan M125T; PCLS 15561 and 15562; 122 Government Road, Kearns, Township of McGarry, from the Townsite Centre (TC) zone to Townsite Centre Exception One (TC-1) Zone in order to permit a single detached residential dwelling.

## THE CORPORATION OF THE TOWNSHIP OF MCGARRY

Being a By-law to Amend By-law No. 2011-08

WHEREAS authority is given to the Council of the Corporation of the Township of McGarry by Section 34 of the *Planning Act* to regulate the use of land and the use and erection of buildings and structures within the Township of McGarry;

AND WHEREAS By-law No. 2011-08 regulates the use of land and the use and erection of buildings and structures within the Township of McGarry

AND WHEREAS authority is given to the Council of the Corporation of the Township of McGarry by Section 39 of the *Planning Act* to authorize the temporary use of land, buildings or structures, which is otherwise prohibited by the said By-law;

AND WHEREAS the Council of the Corporation of the Township of McGarry deems it advisable to amend By-law No. 2011-08 as hereinafter set forth;


NOW THEREFORE the Council of the Corporation of the Township of McGarry enacts as follows:

1. The property affected by this By-law is located in Lots 11 and 12, Plan M125T, PCLS 15561 and 15562; 122 Government Road, Kearns, Township of McGarry, as indicated by the shaded tone on Schedule 'A' attached hereto and forming part of this By-law.
2. By-law No. 2011-08 is hereby amended as follows:
  - (a) Townsite Map (Schedule A) of By-law No. 2011-08 is hereby amended by rezoning the affected property from Townsite Centre (TC) Zone to the Townsite Centre Exception One (TC-1) Zone in accordance with the provisions of this By-law.
  - (b) By adding the following text immediately following Section 5.9.4 Exception Zones
    - (a) **Commercial Exception 1 (TC-1)**  
122 Government Rd, Kearns  
Lots 11 and 12, Plan M125T; PCLS 15561 and 15562 Townsite
      - (1) The following uses shall be permitted in addition to those permitted in section 5.9.1
        - Single detached dwelling
3. This By-law shall come into full force and effect in accordance with the *Planning Act*, R.S.O. 1990.

READ a first and second time this 2nd day of May, 2022.

READ a third time and finally passed this 2nd day of May, 2022.

  
Matt Reimer  
Mayor

  
Karine Pelletier  
Clerk-Treasurer

Schedule 'A'

