

**WUERCH ZONING AMENDMENT**

**GENERAL RESIDENTIAL SPECIAL  
(R1-4) ZONE, (R1-5) ZONE and (R1-6) ZONE**

**and**

**CHANGE IN DESIGNATION OF FRONT STREET TO AN IMPROVED ROAD**

**and to**

**ADD FRONT STREET AS AN IMPROVED ROAD**

**TOWNSHIP OF MATACHEWAN**

**PN: 0831/1**

**DRAFTED: 26 October 2004**

**REVISED: 26 November 2004**

**: 4 January 2005**

**: 15 May 2006**

**ENACTED: July 18, 2006**

**THE PLANTARIO GROUP LTD.**

**EAST YORK, ONTARIO**

**THE CORPORATION OF THE TOWNSHIP OF MATACHEWAN**

**BY-LAW NO 2006-16**

**A BY-LAW TO AMEND ZONING BY-LAW NO. 00-09**

**WHEREAS** the Council of the Corporation of the Township of Matachewan deems it advisable to amend By-law No. 00-09 (the Comprehensive Zoning By-law of the Township of Matachewan);

**NOW THEREFORE** the Council of the Corporation of the Township of Matachewan **ENACTS** as follows:

1. Section 5 of by-law No.00-09 is hereby amended by the addition of the following new paragraphs at the end thereof:

**“(9) USES PERMITTED IN R1-4 ZONES**

No person shall within any R1-4 zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following R1-4 uses, namely:

**(a) RESIDENTIAL USES:**

A group home;  
A seasonal dwelling house;  
A single detached dwelling house.

**(b) NON-RESIDENTIAL USES:**

A home occupation, within a single detached dwelling house;  
A home profession, within a single detached dwelling house;  
A marine facility;  
A private home daycare, within a single detached dwelling house.

**(10) ZONE PROVISIONS FOR R1-4 ZONES**

No person shall within any R1-4 zone use any lot or erect, alter or use any building or structure except in accordance with Section 5(2) and Section 3, unless otherwise provided herein:

- |   |                                |
|---|--------------------------------|
| <b>(a) LOT AREA (minimum):</b>          | <b>-2,500.00 square metres</b> |
| <b>(b) LOT FRONTAGE (minimum)</b>       | <b>-35.0 metres</b>            |
| <b>(c) BUILDING AREA (maximum)</b>      | <b>-20%</b>                    |
| <b>(d) DWELLING UNIT AREA (minimum)</b> | <b>-90.0 square metres</b>     |

(11) **USES PERMITTED IN R1-5 ZONES**

No person shall within any R1-5 zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following R1-5 uses, namely:

(a) **RESIDENTIAL USES:**

A group home;  
A seasonal dwelling house;  
A single detached dwelling house.

(b) **NON-RESIDENTIAL USES:**

A home occupation, within a single detached dwelling house;  
A home profession, within a single detached dwelling house;  
A marine facility;  
A private home daycare, within a single detached dwelling house.

(12) **ZONE PROVISIONS FOR R1-5 ZONES**

No person shall within any R1-5 zone use any lot or erect, alter or use any building or structure except in accordance with Section 5(2) and Section 3, unless otherwise provided herein:

- |     |                                |                         |
|-----|--------------------------------|-------------------------|
| (a) | <b>LOT AREA (minimum):</b>     | -2,500.00 square metres |
| (b) | <b>LOT FRONTAGE (minimum)</b>  | -35.0 metres            |
| (c) | <b>BUILDING AREA (maximum)</b> | -20%                    |

(13) **USES PERMITTED IN R1-6 ZONES**

No person shall within any R1-6 zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following R1-6 uses, namely:

(a) **RESIDENTIAL USES:**

A group home;  
A seasonal dwelling house;  
A single detached dwelling house.

(b) **NON-RESIDENTIAL USES:**

A home occupation, within a single detached dwelling house;  
A home profession, within a single detached dwelling house;  
A marine facility;  
A private home daycare, within a single detached dwelling house.

(14) **ZONE PROVISIONS FOR R1-6 ZONES**

No person shall within any R1-6 zone use any lot or erect, alter or use any building or structure except where such lot is served by a public water system and in accordance with Section 5(2) and Section 3.”

2. Zone Map 1 of schedule A, attached to and forming part of By-law No. 00-09, is hereby amended by adding an Improved Road referred to as Front Street, as shown on Plan M-277-T, adjacent to the detailed area shown on Zone Map 2 of schedule A.
3. Zone Map 2 of schedule A, attached to and forming part of By-law No. 00-09, is hereby amended by deleting the Unimproved Road designation on Front Street, commencing at Calbeck Avenue and continuing southward to the boundary of Zone Map 2, and replacing it with the Improved Road designation.
4. Zone Map 1 of schedule A, attached to and forming part of By-law No. 00-09, is hereby amended by changing from RU (rural) to R1-4 (General Residential Special) the zone symbol on the lands designated “ZONE CHANGE TO R1-4” on schedule ‘A’ hereto.
5. Zone Map 2 of schedule A, attached to and forming part of By-law No. 00-09, is hereby amended by changing DE (Development) to R1-4 (General Residential Special), R1-5 (General Residential Special) and R1-6 (general Residential Special) the zone symbol on the lands designated “ZONE CHANGE TO R1-4”, “ZONE CHANGE R1-5” and “ZONE CHANGE TO R1-6” respectively on schedule ‘A’ hereto.
6. Schedule ‘A’ hereto is hereby made a part of this By-law as fully and to all intents and purposes as though recited in full herein.
7. This By-law shall become effective on the date hereof subject to:
  - (i) the expiration of the time period specified for the filing of objections by the Notice of the Passing of this By-law, provided that no notice of any objection has been filed within the time period specified: or

- (ii) the determination or direction of the Ontario Municipal Board where an objection to the approval of this By-law has been filed within the time specified in the Notice of the Passing of this By-law.

**THIS BY-LAW** read a first and second time this 18<sup>th</sup> day of July 2006.

**THIS BY-LAW** read a third time, enacted and passed in open council this 18<sup>th</sup> day of July 2006. Signed, sealed and numbered 2006-16.

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Beverley Hine  
Reeve

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Andrew Van Oosten  
CAO-Clerk-Treasurer