

THE CORPORATION OF THE
TOWNSHIP OF BONNECHERE VALLEY

BY-LAW 2008-62

A BY-LAW TO AMEND COMPREHENSIVE ZONING BY-LAW NUMBER 2006-28
OF THE TOWNSHIP OF BONNECHERE VALLEY

PURSUANT TO SECTIONS 34 OF THE PLANNING ACT, R.S.O. 1990, c.P. 13, THE
CORPORATION OF THE TOWNSHIP OF BONNECHERE VALLEY HEREBY ENACTS
AS FOLLOWS:

1. THAT Comprehensive Zoning By-Law Number 2006-28 is hereby amended as follows:

(a) By adding a new subsection immediately following Section 24.3 (ff) as follows:

"24.3 (hh) Rural-Exception Thirty-Four (RU-E35)

Notwithstanding the provisions of Section 3.17 (a) and any other provision of this By-law to the contrary, for the lands zoned Rural-Exception Thirty-Four (RU-E35) and located within Lots 7, 8 and 9 Range "C" North in the geographic Township of Sebastopol, a limited service dwelling shall be permitted and accessory buildings and structures may be erected or used provided:

- I) The lot has legal access in the form of a registered right of way over Lot 72 in Registered Plan 461 for the purposes of providing vehicular ingress and egress to Madawaska Crescent being a municipally owned and maintained street.
- II) The lot has a minimum frontage of 300 metres along the former Ottawa and Opeongo Road which is an unopened municipal road allowance;

(b) By adding a new subsection immediately following Section 27.3 (a) as follows:

"27.3 (b) Open Space-Exception Two (OS-E2)

Notwithstanding any provisions of this By-law to the contrary, for the lands zoned Open-Space Exception Two (OS-E2) and located within Lot 72, Registered Plan 461, in the geographic township of Sebastopol, the permitted uses shall be restricted to passive recreation uses and a privately maintained right of way for vehicular ingress and egress to those lands zoned Rural-Exception Thirty-five (RU-E35) and located within Part of Lots 7 and 8, Range "C" North in the geographic township of Sebastopol.

(c) Schedule "A-2" to By-law Number 2006-28, as amended, of the Township of Bonnechere Valley, is further amended by rezoning lands located within Lots 7, 8 and 9 Range "C" North in the geographic Township of Sebastopol, from "Rural" to "Rural-Exception Thirty-five" (RU-E35), as

shown as Item 1 on Schedule "A" attached hereto and forming part of this By-law.

- (d) Schedule "A-2" to By-law Number 2006-28, as amended, of the Township of Bonnechere Valley, is further amended by rezoning lands located within Lot 72, Registered Plan 461, in the geographic township of Sebastopol, from Residential Three (R3) to Open Space-Exception Two (OS-E2), as shown as Item 2 on Schedule "A" attached hereto and forming part of this By-law.
2. THAT save as aforesaid all other provisions of By-Law Number 2006-28 as amended shall be complied with.
3. THIS By-law shall come into force and take effect on the day of final passing thereof.

THIS BY-LAW GIVEN ITS FIRST AND SECOND READING THIS 17TH DAY OF JUNE 2008.

THIS BY-LAW GIVEN ITS THIRD TIME AND FINALLY PASSED THIS 17TH DAY OF JUNE, 2008.



MAYOR ZIG MINTHA



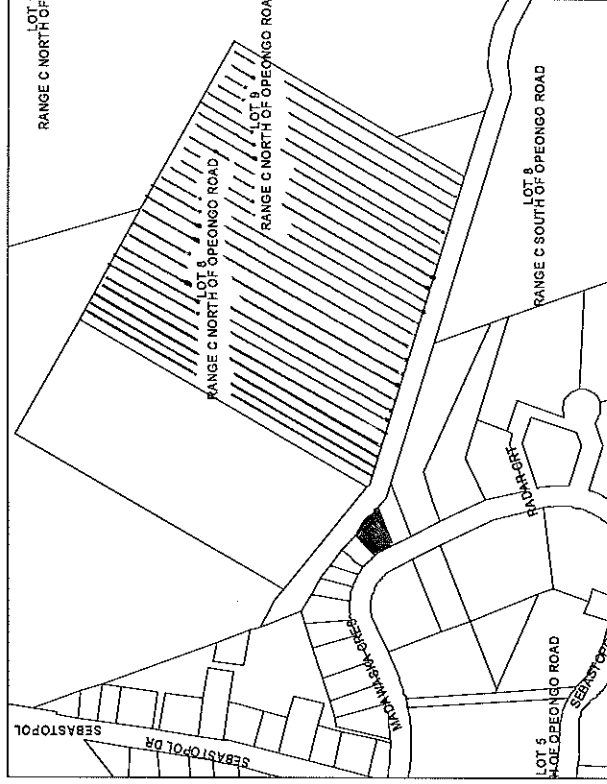
C.A.O. BRYAN MARTIN

Geographic township of Sebastopol
Now in the Township of Bonnechere Valley

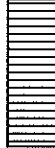
THE CORPORATION OF THE TOWNSHIP OF BONNECHERE VALLEY

This is Schedule "A" to By-Law 2008-62
Passed this 17th day of June 2008


Key Plan



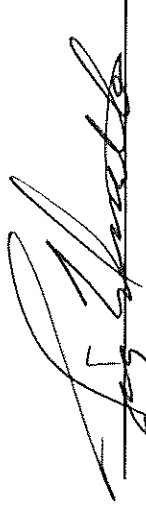
Item 1: From RU to RU-E35




Item 2: From R3 to OS-E2



Signature of Officers



Mayor Zig Mintha



C.A.O. Bryan Martin