

CORPORATION OF THE TOWN OF THESSALON

BY-LAW NUMBER 2439

BEING A BY-LAW to amend Zoning By-law Number 1490

WHEREAS the Council of the Corporation of the Town of Thessalon considers it desirable to amend the Zoning By-law Number 1490;

THEREFORE the Council of the Corporation of the Town of Thessalon hereby **ENACTS AS FOLLOWS:**

1. Schedule 'A', to Zoning By-law No. 1490 as amended, is further amended by zoning lands described legally as Plan 1M-531 Lots 1 – 33 and Plan 1M-533 Lots 1-20 otherwise known as Phase 1 and Phase 2 of the Lighthouse Point Plan of Subdivision in the Town of Thessalon from the Residential First Density (R1) Zone to the Residential First Density Exception (R1-5) Zone as shown on Schedule A-1 attached hereto.

2. And Further, Section 6 to Zoning By-law 1490 as amended, is further amended by adding the following new sub-section:

6.4.5 Residential First Density Exception (R1-5) Zone

On lands described legally as Plan 1M-531 Lots 1 – 33 and Plan 1M-533 Lots 1-20 otherwise known as Phase 1 and Phase 2 of the Lighthouse Point Plan of Subdivision in the Town of Thessalon and located in the R1-5 Zone, the following provisions shall apply:

1. That the Zoning By-law creates the following site-specific zone regulations for lands described legally as Plan 1M-531 Lots 1 – 33 and Plan 1M-533 Lots 1-20 otherwise known as Phase 1 and Phase 2 of the Lighthouse Point Development:

a) No buildings shall be erected on each lot other than one (1) detached private single family dwelling house with garage, a maximum of one (1) detached garage and a maximum of one (1) accessory building

- o Requests for additional accessory buildings are to be submitted in writing with plans to the Planning Advisory Committee for review; the Planning Advisory Committee does not guarantee approval

- b) No accessory building constructed on any lot shall remain without the exterior finishing thereof being completed, such finishing to be made of a grade and quality equivalent to the exterior finishing of the dwelling house on the same lot.
 - c) Requiring a minimum floor area of 1,000 ft² for a single storey dwelling;
 - d) Requiring a minimum floor area of 1,600 ft² for a two-storey dwelling;
 - e) Prohibiting radio transmission towers;
 - f) Prohibiting commercial vehicles in excess of 5,000 pounds;
 - g) Prohibiting the storage of construction equipment and building materials unless a building permit has been issued; and,
 - h) No recreational vehicles, trailers or mobile homes shall be placed, kept, stored or parked on the shore side on any lot.
2. In all other respects, the provisions of By-law 1490 shall prevail.
3. This by-law shall come into force and take effect upon the final passing thereof, subject to appeals under Section 34 of the Planning Act, RSO 1990.

PASSED in open Council this 16th day of August, 2021.

seal

Mayor

Clerk-Treasurer