

CORPORATION OF THE TOWNSHIP OF PRINCE

BYLAW NO. 78-5

Zoning Bylaw to Amend Township of Prince Zoning By-law No. 77-7

Concerning the Text

The Council of the Corporation of the Township of Prince, pursuant to Section 35 and 35(a) of the Planning Act, R.S.O. 1970, Chapter 349 and Amendments thereto ENACTS AS FOLLOWS:

1. Section 4.21 of By-law 77-7 and it is amended by replacing the existing clause with the following:

"Floodplain" means land subject to flooding from the Regional Design Storm (Timmins).

Section 4, Subsection 36 shall be replaced with the following:

3.6 Non Conforming Use shall mean any use of land or building that does not comply with this By-law and was legally used for a purpose prohibited by this by-law on the day of the passing of this By-law.

2. Section 5 of By-law 77-7, paragraph IV, is hereby amended to read as follows:

Notwithstanding any other provision in this By-law, no person shall erect or use any building or structure on a lot which does not abut on a public street, with the exception of hunt camps, and wilderness streets, as defined in Section 7, paragraph VI, 1.

Section 5 is hereby amended as a result of adding the addition of Paragraph X, Slope Lands and Hazardous Lands:

1. There shall be no building permitted on lands having a slope greater than 25%, and lands within a floodplain and Paragraph XI, Setbacks for lands abutting Lake Superior.
  - .1 For lands abutting Lake Superior, the following provisions will apply:
    - (a) Setback for a dwelling, and commercial buildings, excluding accessory buildings such as boat storage buildings, etc. but including garages, from the high water mark for lots fronting on Lake Superior, shall be 25 metres or 606 feet C.G.D. elevation, whichever is closer to the high water mark.
    - (b) No openings to dwellings or commercial buildings shall be below 606 feet C.G.D.

3. Section 7, paragraph I

1. (d.1) is hereby amended to read as follows:

"Churches, Seminaries, Research Laboratories, and other Institutional Uses and Residential Uses in connection with uses permitted herein".

Section 7, Paragraph IV is amended with the addition of

Subsection 3 that reads as follows:

- (a) Notwithstanding the definition of non conforming use contained in Section 4, Subsection 36, any use that existed in this zone on the date of the passing of this By-law shall be deemed to be a non conforming use.

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The change in the zone descriptions do not repeal, alter or amend By-law 77-7 in respect to any other Sections, other than those stated in this By-law.

By-law 77-7 continues to apply

The provisions of By-law 77-7 as amended hereby, continues to apply to the lands affected by this By-law except insofar as they are inconsistent with this By-law or higher or more restrictive or onerous requirements are imposed hereby.

Certificate of Conformity

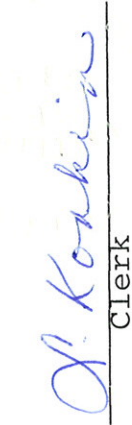
This is hereby certified that this By-law No. 78-5 is in conformity with the Official Plan for the City of Sault Ste. Marie and the Township of Prince, authorized and enforced on the day of passing of this By-law.

Ontario Municipal Board Approval

No part of this By-law comes into force without the approval of the Ontario Municipal Board, but, subject to such approval, this By-law takes effect from the passing thereof.

PASSED IN OPEN COUNCIL THIS 14TH DAY OF FEBRUARY, 1978.

  
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Reeve

  
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Clerk

I hereby certify the foregoing to be a complete and true copy of By-law No. 78-5.

Clerk.