

**THE CORPORATION OF THE MUNICIPALITY OF TEMAGAMI**

**BY-LAW NO. 2025-1828**

**A By-law to amend the zoning provisions which apply to the lands located on Part of Blocks 44, 46 and 49 on Registered Plan 36M-610, now in the Municipality of Temagami**

**Located on Fox Run Road - Geromaer Inc.**

**WHEREAS** the Council of the Corporation of the Municipality of Temagami is empowered to pass By-laws to regulate the use of land pursuant to Section 34 of the Planning Act, R.S.O. 1990, c.P.13;

**AND WHEREAS** Council deems it appropriate to rezone the subject property;

**NOW THEREFORE** the Council of the Corporation of the Municipality of Temagami hereby enacts as follows:

1. That Schedule 'A-2' of Zoning By-law 06-650, as amended, is hereby amended by zoning the lands from the Integrated Management Area (IMA) Zone to the Rural Residential Exception Five (R3-5) Zone and the Protected Area (PA) Zone, in accordance with Schedule 'A' attached to this By-law.
2. That Section 7.6.4 – Exceptions of By-law 06-650, as amended, is hereby amended by adding the following:

**7.6.4.5 Rural Residential Exception Five (R3-5) Zone**

- a) Notwithstanding any other provisions of the Zoning By-law, the following provisions shall apply to the R3-5 Zone:
  - i) Septic Systems (Leaching Beds) shall be located a minimum of 200 metres from the shoreline of Cassels Lake.
  - ii) The maximum lot area of 1.5 hectares shall not apply.

**7.6.4.6 Rural Residential Exception Six (R3-6) Zone**

- a) Notwithstanding any other provisions of the Zoning By-law, the following provisions shall apply to the R3-5 Zone:
  - i) The maximum lot area of 1.5 hectares shall not apply.

READ A FIRST AND SECOND TIME on the 10th day of July, 2025.

READ A THIRD TIME and finally passed this 10th day of July, 2025.

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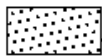
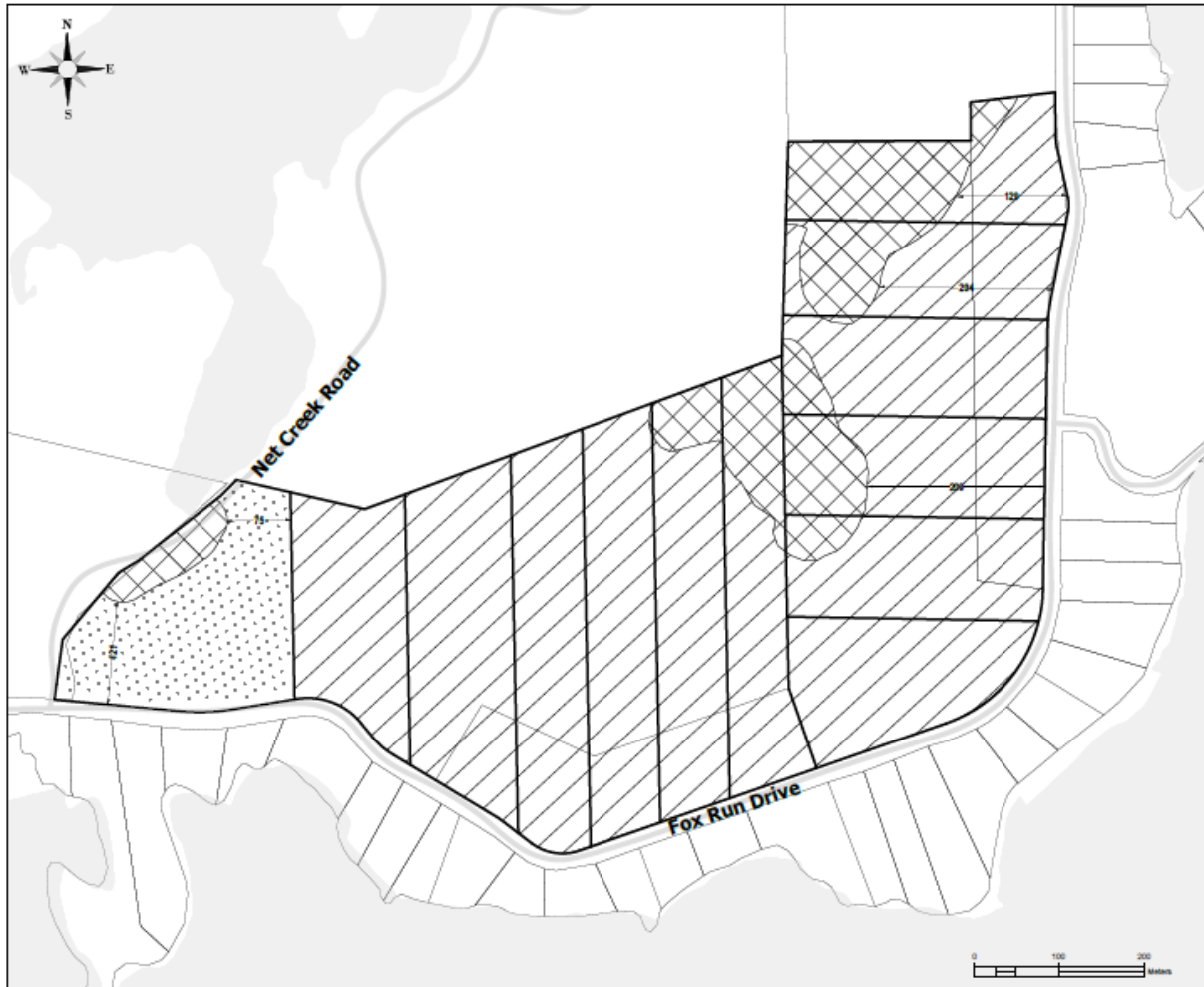
Dan O'Mara, Mayor

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Sabrina Pandolfo, Municipal Clerk

# SCHEDULE 'A'

Block 44, Block 46 and Block 49 on Registered Plan 36m-610  
Municipality of Temagami  
District of Nipissing



Lands to be rezoned from the Integrated Management Area (IMA) Zone to the Rural Residential Six (R3-6) Zone



Lands to be rezoned from the Integrated Management Area (IMA) Zone to the Rural Residential Five (R3-5) Zone



Lands to be rezoned from the Integrated Management Area (IMA) Zone to the Protected Area (PA) Zone

This is Schedule 'A' to Zoning By-law 2025-\_\_\_\_\_  
Passed this \_\_\_\_ day of \_\_\_\_\_, 2025

Mayor \_\_\_\_\_

Clerk \_\_\_\_\_