ZONING BY-LAW 2025-010

A BY-LAW TO AMEND

ZONING BY-LAW NO. 2018-009 as amended

(Cottages on All Municipal Roads)

THE CORPORATION OF THE TOWNSHIP OF JOLY

871 Forest Lake Road, P.O. Box 519
Sundridge, Ontario
P0A 1Z0

Planning Consultant:

Robert J. Miller
Professional Land Use Planner

EXPLANATORY NOTE

To Zoning By-law 2025-010

Passed by the Council of the Corporation of the Township of Joly

Lands Affected:	This By-law applies to any lot abutting either a year-round municipally owned and maintained road or a municipally owned but seasonally-maintained road in Joly Township.
By-Law Purpose:	The purpose of this By-law is to add provisions to the Joly Township Zoning By-law to permit one seasonal cottage on any lot abutting either a year-round or seasonally maintained municipal road and to require all proposed waterfront “through lots” and cottage conversions to meet minimum frontage and access provisions on both municipally owned and year-round maintained roads, or condominium roads on the waterfront in the Rural (Ru) and Shoreline Residential (SR) Zones.
Official Plan:	The proposed Zoning By-law amendment conforms with and adds enforcement to the regulations of the Joly Township Official Plan.

ZONING BY-LAW 2025-010

THE CORPORATION OF THE TOWNSHIP OF JOLY

Being a By-law under the provisions of Sections 34 of the **Planning Act, R.S.O. 1990**, to amend Zoning By-law No. 2018-009, as amended, of the Corporation of the Township of Joly with respect to permitting seasonal cottage uses on any lot abutting either a year-round or seasonally-maintained municipally-owned road in Joly Township and to require all proposed waterfront "through lots" to meet minimum frontage and access provisions on both municipally owned and maintained roads, or condominium roads, and on the waterfront in the Rural (Ru) and Shoreline Residential (SR) Zones.

WHEREAS THE CORPORATION OF THE TOWNSHIP OF JOLY has reviewed Zoning By-law No. 2018-009, as amended, and deems it advisable to amend same:

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF JOLY ENACTS as follows:

1. **THAT** Section **6.1(e)** of **"Permitted Uses"** in **SECTION 6: RURAL Ru ZONE** is hereby amended by deleting it in entirety and replacing it with the following clause:

   "(e) One seasonal cottage on one lot abutting either a year-round or seasonally-maintained municipally-owned road, as identified on map Schedule 'B' Transportation to the Joly Township Official Plan, plus uses, buildings and structures accessory thereto including one guest sleep cabin on the same lot (see also Section 2.84). Access may not be available by emergency vehicles to seasonal cottages located on lots fronting seasonally-maintained roads;" and

2. **THAT** Subsections **6.3(a)(i)&(ii)** of **"Zone Requirements for Dwellings, Mobile Homes, Institutional Uses and Seasonal Cottages Permitted in Clauses (c),(d)&(e) of Subsection 6.1"** in **SECTION 6: RURAL Ru ZONE** are hereby amended by deleting subsections (i) & (ii) them with the following new clauses:

   "(i) Notwithstanding Subsection 6.3(a), where a proposed through lot with proposed lot lines abutting a year-round maintained municipally-owned road, or condominium road, also abuts a navigable waterway the proposed lot lines along the road and the waterfront along the high water mark shall both be deemed front lot lines subject to the minimum lot frontage requirements.

   (ii) Notwithstanding the provisions of Section 5.10, no person shall convert, erect or use a seasonal cottage, accessory building or structure for permanent or full time use on any through lot with frontage on a navigable waterway unless the lot also has minimum frontage abutting a municipal road, or condominium road, which is open and maintained year round." and,

3. **THAT** Subsection **7.2(a)** of **"Zone Requirements for Waterfront Dwellings and Cottages"** in **SECTION 7: SHORELINE RESIDENTIAL SR ZONE** is hereby amended by adding the following new clauses:

"(ii) Notwithstanding Subsection 7.2(a), where a proposed through lot with proposed lot lines abutting a year-round maintained municipally-owned road, or condominium road, also abuts a navigable waterway the proposed lot lines along the road and the waterfront along the high water mark shall both be deemed front lot lines subject to the minimum lot frontage requirements.

(iii) Notwithstanding the provisions of Section 5.10, no person shall convert, erect or use a seasonal cottage, accessory building or structure for permanent or full time use on any through lot with frontage on a navigable waterway unless the lot also has minimum frontage abutting a municipal road, or condominium road, which is open and maintained year round." and,

4. **THAT** this By-law shall come into force on the date it is passed by the Council of the Corporation of the Township of Joly subject to the provisions of the **Planning Act, R.S.O. 1990.**

Read a **FIRST TIME** this 11th day of February, 2025

Read a **SECOND TIME** this 11th day of February, 2025

Read a **THIRD TIME** and **FINALLY PASSED** this 11th day of February, 2025

THE CORPORATION OF THE TOWNSHIP OF JOLY

Original copy signed
Brian McCabe, Mayor

Original copy signed
Jennifer Martin, Municipal Administrator/Clerk