



**BY-LAW NUMBER 2021-34
BEING A BY-LAW TO AMEND BY-LAW NUMBER 2020-25**

WHEREAS By-Law 2020-25 regulates the use of land and the use and erection of buildings and structures on lands administered and subdivided under the Agnew Lake Property Group;

AND WHEREAS the Council of the Corporation of the Township of Nairn & Hyman deems it advisable to amend By-law Number 2020-25 to correct lot areas for lots and blocks on the subdivided lands;

NOW THEREFORE the Council of the Corporation of the Township of Nairn & Hyman enacts as follows:

1. That Table 1 and Table 2 of By-law 2020-25 are hereby deleted and replace by the following new Table 1 and Table 2:

Table 1 - Agnew Lake Subdivision - East Side				
Lot or Block #	Address	Minimum Lot Area (m ²)	Access	Permitted Uses
1	30 Baker Drive	1767	Public ROW	Main Use -Single Detached Dwelling -Seasonal Dwelling -Marine Facility -Mobile Home -Public Service Use -Park Accessory Uses, Buildings and Structures -Bed and Breakfast Establishment -Home Based Business -Parking Area -Shoreline Structure Additional Provisions: No additional or second residential units shall be permitted to any existing single detached dwelling or in any ancillary building or structure in the R3-X3 Zone.
2	44 Baker Drive	2245	Public ROW	
3	48 Baker Drive	2089	Public ROW	
4	56 Baker Drive	1737	Public ROW	
5	64 Baker Drive	3729	Public ROW	
6	70 Baker Drive	3284	Private Road	
7	76 Baker Drive	1791	Private Road	
8	82 Baker Drive	2501	Private Road	
9	97 Baker Drive	2138	Private Road	
10	90 Baker Drive	3616	Private Road	
11	94 Baker Drive	5181	Public ROW	
12	98 Baker Drive	4193	Public ROW	
13	100 Baker Drive	3656	Public ROW	
14	102 Baker Drive	2617	Public ROW	
15	106 Baker Drive	2182	Public ROW	
16	110 Baker Drive	2866	Public ROW	
17	182 Baker Drive	2271	Private Road	
18	176 Baker Drive	3183	Private Road	
19	175 Baker Drive	1512	Private Road	
20	167 Baker Drive	1569	Private Road	
21	161 Baker Drive	2158	Private Road	
22	141 Baker Drive	2526	Private Road	
24	2143 Sand Bay Road	4322	Private Road	
25	2131 Sand Bay Road	8840	Private Road	
26	79 Pine Road	6460	Private Road	
27	136 Baker Drive	14211	Private Road	
28	193 Baker Drive	3348	Private Road	
23	2132 Sand Bay Rd	55651	Private Road	
Block 1	Baker Drive	3463	Public ROW	Open space, park
Block 2	Sand Bay Road	6896	Public ROW	
Block 3 - Utility Lot	Baker Drive	5888	Public ROW	Utility use: parking area, private garage, garden or utility shed, recreational vehicle storage, For all Utility Lot blocks, a 10m wide roadside natural vegetation buffer is required to remain.. Use of any type of residential dwelling, or sleep cabin or any other form of human occupancy is prohibited.
Block 4 - Utility Lot	Baker Drive	2604	Public ROW	
Block 5 - Utility Lot	Baker Drive	1738	Public ROW	
Block 6 - Utility Block	Baker Drive	1391	Public ROW	
Block 7	Baker Drive	6826	Private Road	Open space, park
Block 8 - Utility Lot	Baker Drive	227	Private Road	Parking Space only. A 10m wide roadside natural vegetation buffer is required to remain.
Block 9	Water	23827	Private Road	Open space, park
Block 10	Water	329	Private Road	

Table 2 - Agnew Lake Subdivision - West Side				
Lot or Block #	Address	Minimum Lot Area (m ²)	Access	Permitted Uses
1	45 Landing Road	2291	Private Road	Main Use -Single Detached Dwelling -Seasonal Dwelling -Marine Facility -Mobile Home -Public Service Use -Park Accessory Uses, Buildings and Structures -Bed and Breakfast Establishment -Home Based Business -Parking Area -Shoreline Structure Additional Provisions: No additional or second residential units shall be permitted to any existing single detached dwelling or in any ancillary building or structure in the R3-X3 Zone.
2	49 Landing Road	3628	Private Road	
3	53 Landing Road	3121	Private Road	
4	57 Landing Road	3357	Private Road	
5	61 Landing Road	3275	Private Road	
6	67 Landing Road	3245	Private Road	
7	71 Coal Dock Road	4301	Public ROW	
8	75 Lakeview Drive	2843	Private Road	
9	115 Lakeview Drive	3196	Private Road	
10	115 Lakeview Drive	1468	Private Road	
11	131 Lakeview Drive	2954	Private Road	
12	137 Lakeview Drive	4530	Private Road	
13	130 Lakeview Drive	2121	Private Road	
14	120 Lakeview Drive	1808	Private Road	
15	114 Lakeview Drive	2057	Private Road	
16	110 Lakeview Drive	2180	Private Road	
17	106 Lakeview Drive	3158	Private Road	
18	100 Lakeview Drive	3516	Private Road	
19	96 Lakeview Drive	3924	Private Road	
20	90 Lakeview Drive	3300	Private Road	
21	87 Lakeview Drive	2486	Private Road	
22	78 Lakeview Drive	1308	Private Road	
23	74 Lakeview Drive	903	Private Road	
24	70 Lakeview Drive	1093	Private Road	
Block 1 - Utility Lot	Coal Dock Road	1950	Public ROW	Utility use: parking area, private garage, garden or utility shed, recreational vehicle storage, For all Utility Lot blocks, a 10m wide roadside natural vegetation buffer is required to remain.. Use of any type of residential dwelling, or sleep cabin or any other form of human occupancy is prohibited.
Block 2 - Utility Lot	Coal Dock Road	2200	Public ROW	
Block 3 - Utility Lot	Coal Dock Road	1929	Public ROW	
Block 4	Landing Road	2731	Public ROW	Open space, park

2. That all other applicable provisions of By-law 2020-25 shall continue to apply.

3. That this By-law shall come into force and effect in accordance with the *Planning Act, R.S.O., 1990.*

Read a first and second time this 8th day of November, 2021.

Read a third time and passed in open council this 8th day of November, 2021.

(Signature on original)

Mayor

(Signature on original)

Clerk