

The Corporation of the  
**TOWNSHIP OF THE ARCHIPELAGO**

BY-LAW NO. A2XXX - 24

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To amend By-law No. A2000-07  
(the Comprehensive Zoning By-law)  
Island B601 (Good Cheer Island),  
in front of geographic Township of Cowper,  
The Archipelago (Portincross Estates Limited)

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**WHEREAS** Section 34(1) of the Planning Act, R.S.O. 1990, c.P. 13, as amended, authorizes municipalities to enact zoning by-laws; and

**WHEREAS** the subject property is zoned 'Private Club Exception One (PC-1)'; and

**WHEREAS** the property owner has applied to amend the site-specific zoning on the subject property, to allow the construction of fourteen sleeping cabins. Recognizing an existing oversized sleeping cabin, as well as reducing the overall maximum Total Lot Coverage; and

**WHEREAS** Council for the Corporation of the Township of The Archipelago after review of the request and consideration of public comments, deems it appropriate to amend Comprehensive Zoning By-law No. A2000-07, as amended, and in particular, to amend the site specific zoning for the subject property, zoned 'Private Club Exception One (PC-1)';

**NOW THEREFORE BE IN ENACTED** as a By-law of the Council of the Corporation of the Township of The Archipelago as follows:

1. Section 15.2. – Special Exception Regulations – Private Club Exception One (PC-1) of By-law No. A2000-07, as amended, is hereby further amended by removing the following:

**“15.2.1 Private Club Exception 1 (PC-1)**

Island B601 (Good Cheer Island), in front of the geographic Township of Cowper, as shown on Schedule 'A' to this By-law.

**15.2.1.1 Permitted Uses**

Uses permitted for lands zoned PC-1 are limited to the following:

- i) eight single detached dwellings;
- ii) accessory buildings and structures associated with each of the dwelling units

**15.2.1.2 Zone Standards**

The regulations of Section 15.1.2., Zone Standards, shall apply to the uses permitted in the PC-1 Zone, with the exception of the following site specific provisions:

- i) any relocated dwelling unit shall be a minimum of 50 metres from any other dwelling unit.
- ii) The maximum total lot coverage shall not exceed 3,000 m<sup>2</sup>
- iii) The maximum ground floor area of any one dwelling shall not exceed 275 m<sup>2</sup>

2. Section 15.2 – Special Exception Regulations – Private Club Exception 1 (PC-1) of By-law No. A2000-07, as amended, is hereby further amended by adding the following:

**“15.2.1 Private Club Exception 1 (PC-1)**

Island B601 (Good Cheer Island), in front of the geographic Township of Cowper, as shown on Schedule ‘A’ to this By-law.

**15.2.1.1 Permitted Uses**

Uses permitted for lands zoned PC-1 are limited to the following:

- i) eight single detached dwellings;
- ii) accessory buildings and structures associated with each of the dwelling units
- iii) 14 sleeping cabins, one of which has an existing size of 68.3 m<sup>2</sup>

**15.2.1.2 Zone Standards**

The regulations of Section 15.1.2., Zone Standards, shall apply to the uses permitted in the PC-1 Zone, with the exception of the following site-specific provisions:

- i) any relocated dwelling unit shall be a minimum of 50 metres from any other dwelling unit.
- ii) The maximum total lot coverage shall not exceed 2,700 m<sup>2</sup>
- iii) The maximum ground floor area of any one dwelling shall not exceed 275 m<sup>2</sup>
- iv) The following standards shall apply to the sleeping cabin use:
  - The maximum Total Floor Area of each sleeping cabin is 50.16 m<sup>2</sup>, including the floor area of any basement
  - The Sleeping Cabin provisions under Section 5.36 c) – i) are applicable

2. That this By-law shall come into force and take effect on the day of the final passing thereof.

**READ and FINALLY PASSED in OPEN COUNCIL this XXst day of XXX, 2024.**

**THE CORPORATION OF THE TOWNSHIP OF THE ARCHIPELAGO**

\_\_\_\_\_  
Bert Liverance, Reeve

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Maryann Martin, Clerk



**THIS IS SCHEDULE '1' TO BY-LAW NO. A2XXX-24**

**TOWNSHIP OF THE ARCHIPELAGO**

**PASSED THIS XX<sup>th</sup> DAY OF XXXX, 2024**

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Bert Liverance, Reeve

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Maryann Martin, Clerk