

THE CORPORATION OF THE MUNICIPALITY OF GREENSTONE

BY-LAW 26-24

Being a By-Law to amend By-Law 23-77

WHEREAS pursuant to the provisions of the Planning Act, Section 34, the Council of a Municipality may enact by-laws regulating the use of lands and the erection of buildings or structures thereon;

AND WHEREAS By-law No. 23-77 regulates the use of land and the use and erection of buildings and structures within the Municipality of Greenstone;

AND WHEREAS Council deems it appropriate to address various housekeeping amendments and a total of fifteen (15) site-specific rezonings in the Municipality's Zoning By-law 23-77;

NOW THEREFORE the Council of the Corporation of the Municipality of Greenstone enacts as follows:

1. That Section 3.2 Definitions of By-law 23-77 is amended by revising the definition for "Park" to remove the reference to "campground", as follows:

"Park

Means an area of land, whether enclosed or not, which is used for recreational or leisure uses and may include therein a beach, playground, play field, athletic field, field house, community centre, bleachers, skateboard facility, swimming pool, wading pool, splash pad, greenhouse, botanical gardens, zoological gardens, bandstand, skating rink, tennis courts, bowling green, boat livery, bathing station, curling rink, refreshment concession, fair ground, and conservation area, and associated accessory uses."

2. That Section 3.2 Definitions of By-law 23-77 is amended to add a new definition for "modular dwelling", as follows:

"Dwelling, Modular

Means a prefabricated dwelling unit designed for year-round occupancy and manufactured in compliance with CSA Standards Z240 or A277, as amended. A modular dwelling is constructed off-site in one or more major components and transported to the site for placement on a permanent foundation and connection to required utilities and services, rather than being constructed entirely on-site. All foundations shall comply with the Ontario Building Code, as amended. For the purposes of this By-Law, a modular dwelling shall be deemed to be a single detached dwelling."

3. That Section 6 Residential Low Density (R1) Zone, Section 6.1 Permitted Uses, Table 6.1 – R1 Permitted Uses of By-law 23-77 is amended to add "Modular Dwelling" under the "Principle Use" column.
4. That Section 6.2 Zone Regulations, Table 6.2 – R1 Zone Regulations of By-law 23-77 is amended by adding "Modular Dwelling" to the group of uses specified in the following column: "Single Detached Dwelling, Two-Unit Dwelling, Group Home, Crisis Care Facility."
5. That Section 7 Residential Multiple (R2) Zone, Section 7.1 Permitted Uses, Table 7.1 – R2 Permitted Uses of By-law 23-77 is amended to add "Modular Dwelling" under the "Principle Use" column.

6. That Section 4.22.5, Schedule for Parking Regulations, Table 4.22 - Schedule for Parking Regulations of By-law 23-77 is amended by adding “Modular Dwelling” under the “Residential” heading of the “Use” column, and a requirement for a minimum of two (2) parking spaces per dwelling under the “Minimum Number of Required Parking Spaces” column.
7. That Section 7 Residential Multiple (R2) Zone, Section 7.1 Permitted Uses, Table 7.1 – R2 Permitted Uses of By-law 23-77 is amended by adding the following uses to the “Principle Use” column:
 - Single Detached Dwelling;
 - Two-Unit Dwelling (including a Converted Dwelling, Duplex Dwelling, Semi-Detached Dwelling, Accessory Apartment, and Additional Residential Unit);
 - Tiny House; and
 - Crisis Care Facility
8. That Section 7 Residential Multiple (R2) Zone of By-law 23-77 be amended to add a new subsection Section 7.4 Zone Exceptions, and that a new provision be added as follows:

“R2-X3:

Municipally-owned property legally described as PT TB10865 TB 12025, Geraldton;

Municipally owned property legally described as MC TB 10558 & PT CL 8484 RP and PT MC TB10559 & CL 8474 W/S, Geraldton;

105 Thom St., Longlac;

213–219 Keefer Street, Nakina;

418 River Road, Nakina;

101 Centennial Drive, Longlac;

114 Woodcrest Drive, Longlac;

125 Woodcrest Drive, Longlac;

93 Skinner Avenue NE, Longlac; and

Despite the provisions of this By-law, the following exceptions shall apply:

On lands zoned R2-X3, the following uses shall not be permitted:

- Single Detached Dwelling;
- Two-Unit Dwelling (including a Converted Dwelling, Duplex Dwelling, Semi-Detached Dwelling, Accessory Apartment, and Additional Residential Unit);
- Modular Dwelling;
- Tiny House; and
- Crisis Care Facility.”

9. That Section 20 Rural (RU) Zone, Section 20.2 Zone Regulations, Table 20.2 – RU Zone Regulations in By-law 23-77 is amended by changing the “Maximum Lot Coverage” requirement under the “All Uses” column to 15% for “1. Residential Use” and “2. All Other Uses”.
10. That certain municipally-owned lands, legally described as PT TB10865 TB 12025, Geraldton, are hereby rezoned from the Residential Multiple (R2) Zone to the Residential Multiple Exception 3 (R2-X3) Zone.
11. That certain municipally-owned lands, legally described as MC TB 10558 & PT CL 8484 RP and PT MC TB10559 & CL 8474 W/S, Geraldton, are hereby rezoned from the Institutional (I) Zone to the Residential Multiple Exception 3 (R2-X3) Zone.

12. That certain municipally-owned lands, municipally known as 105 Thom St., Longlac, are rezoned from the Residential Low Density (R1) Zone to the Residential Multiple Exception 3 (R2-X3) Zone.
13. That certain lands, municipally known as 213–219 Keefer Street, Nakina, are rezoned from the Residential Multiple (R2) Zone to the Residential Multiple Exception 3 (R2-X3) Zone.
14. That certain lands, municipally known as 418 River Road, Nakina, are rezoned from the Residential Multiple (R2) Zone to the Residential Multiple Exception 3 (R2-X3) Zone.
15. That certain lands, municipally known as 101 Centennial Drive, Longlac, are rezoned from the Residential Multiple (R2) Zone to the Residential Multiple Exception 3 (R2-X3) Zone.
16. That certain lands, municipally known as 114 Woodcrest Drive, Longlac, are rezoned from the Residential Multiple (R2) Zone to the Residential Multiple Exception 3 (R2-X3) Zone.
17. That certain lands, municipally known as 125 Woodcrest Drive, Longlac, are rezoned from the Residential Multiple (R2) Zone to the Residential Multiple Exception 3 (R2-X3) Zone.
18. That certain lands, municipally known as 93 Skinner Avenue NE, Longlac, are rezoned from the Residential Multiple (R2) Zone to the Residential Multiple Exception 3 (R2-X3) Zone.
19. That certain lands, municipally known as 523 First Street East, Geraldton, are rezoned from the Institutional (I) Zone to the Residential Low Density (R1) Zone.
20. That certain municipally-owned lands, municipally known as 809 First Street West, Geraldton, are rezoned from the General Commercial (C1) Zone to the Residential Low Density (R1) Zone.
21. That certain lands, municipally known as 811 First Street West, Geraldton, are rezoned from the General Commercial (C1) Zone to the Residential Low Density (R1) Zone.
22. That certain lands, legally described as JR 6 PCL 14008 TBF SOUTH OF; KILKENNY, along Highway 11, Orient Bay, are rezoned from the Open Space (OS) Zone to the Rural (RU) Zone.
23. That certain lands, municipally known as 8392 Highway 11, are rezoned from the Highway Commercial (C2) Zone to the Rural (RU) Zone.
24. That certain lands, municipally known as 2741 Highway 11, Beardmore, are rezoned from the Light Industrial (M1) Zone to the Highway Commercial (C2) Zone.
25. That the zone boundaries established by this By-law are shown on Schedule “A” to this By-law, and which zone boundaries and map are hereby declared to form part of this By-law.
26. That all other applicable provisions of By-law 23-77 shall continue to apply.
27. That this by-law shall take force and effect subject to the requirements of the Planning Act.

PASSED and **ENACTED** this 11th day of May 2026.

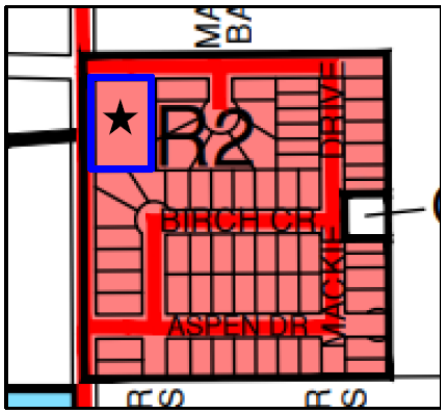
Original signed and sealed by K. Miousse
May 11, 2026

Kristina Miousse, Clerk

Original signed by J. McPherson
Resolution 26-161

James McPherson, Mayor

By-Law 26-24
Schedule "A"
Site Specific Zoning Amendments



418 River Rd., Nakina
Amendment to By-Law 23-77 Schedule D
ZONE: R2-X3