

THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN

BY-LAW NO. 2024 - 09

Being a By-law to amend By-law No. 2001-26, as amended, the Zoning By-law for the Corporation of the Municipality of Magnetawan with respect to lands located at Chapman CON 1 PT LOTS 26 and 27, Municipally known as 499 Rosskopf Road, Municipality of Magnetawan.

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

**AND WHEREAS** the owner of the subject lands has filed an application with the Municipality of Magnetawan to amend By-law 2001-26, as amended;

**AND WHEREAS** the Council of the Corporation of the Municipality of Magnetawan deems it advisable to amend By-law No. 2001-26, as amended, to rezone a portion of the subject property from the Rural (RU) Zone to the Rural Residential (RR) Zone;

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

1. Schedule 'A-2', to Zoning By-law No. 2001-26 as amended, is further amended by zoning a portion of the lands legally described Chapman CON 1 PT LOTS 26 and 27, Municipally known as 499 Rosskopf Road, Municipality of Magnetawan, from the Rural (RU) Zone to the Rural Residential (RR) Zone as shown on Schedule 'A' attached forming part of this By-law.
2. Section 4.1 of By-law 2001-26 is hereby amended by adding the following new Section after 4.1.3.5:

***"4.1.3.6 Rural Residential Exception Seven (RR-07) Zone, as amended.  
Chapman CON 1 PT LOTS 26 and 27, 499 Rosskopf Road***

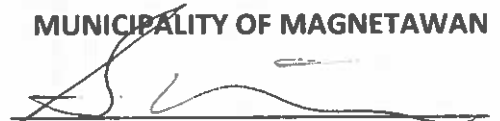
*Notwithstanding the provisions of this By-law to the contrary, within the Rural Residential Exception Seven (RR-07) Zone, the following shall apply:*

- i) No buildings and structures shall be permitted within 25 metres of the southern lot line, abutting Poplar Lane.*
- ii) A natural vegetated buffer along the whole southern lot line, abutting Poplar Lane, shall be maintained at a minimum width of 20 metres."*

This By-law shall take effect on the date of its passage, subject to the provisions of Section 34 (30) and (31) of the *Planning Act* (Ontario).

**READ A FIRST, SECOND AND THIRD TIME**, passed, signed and the Seal of the Corporation affixed hereto, this 21st day of February, 2024.

THE CORPORATION OF THE  
MUNICIPALITY OF MAGNETAWAN

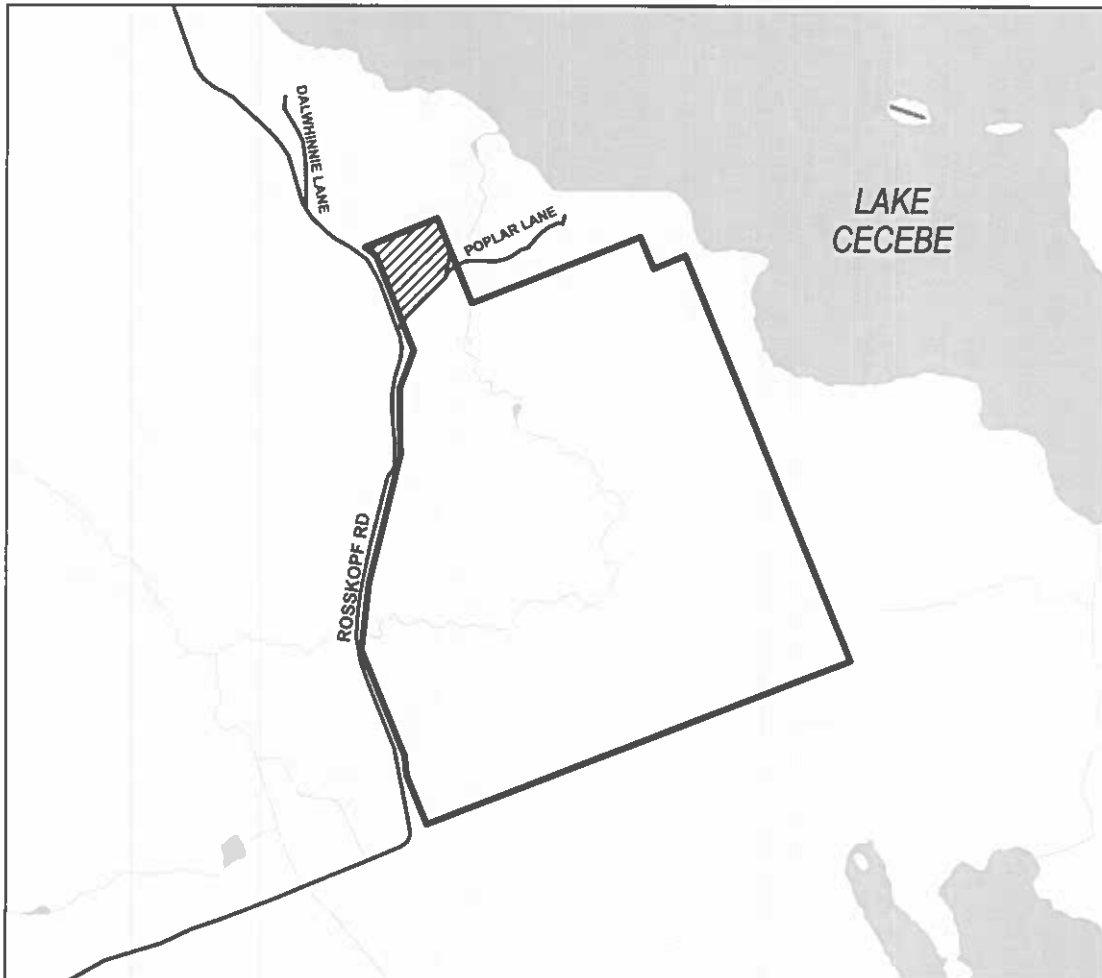
  
Sam Dunnett, Mayor

  
Kerstin Vroom, CAO/Clerk

# SCHEDULE 'A' to Zoning By-law Amendment



499 Rosskopf Road  
Part of Lots 26 and 27, Concession 1 (Chapman)  
Municipality of Magnetawan  
District of Parry Sound



Lands to be rezoned from Rural (RU) Zone to Rural Residential Exception Seven (RR-07) Zone

This is Schedule 'A' to Zoning By-law <sup>2024-09</sup>  
Passed this 21 day of February, 2024

  
Kerstin Vroom, Mayor

Kerstin Vroom, CAO/Clerk