

THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN

BY-LAW NO. 2024- 10

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 on CON A PT Lot 97 Plan PSR-416 Part 2, Municipality of Magnetawan, (Roll: 494401000302700).

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 a public meeting has been held in accordance with Section 34 of the *Planning Act, R.S.O. 1990* and no further notice is required;

AND WHEREAS the Council of the Corporation of the Municipality of Magnetawan deems it appropriate to amend By-law No. 2001-26 as amended;

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 lands legally described as CON A PT Lot 97 Plan PSR-416 Part 2, now in the Municipality of Magnetawan from the "Rural Residential" (RR) to the "Rural Residential Exception Seven (RR-07) as shown on Schedule "A" attached forming part of this By-law.
2. In all other aspects, the provisions of By-law 2001-26, as amended, shall apply.
3. Section 4.1 of By-law 2001-26 is hereby amended by adding the following new section after 4.1.3.6.

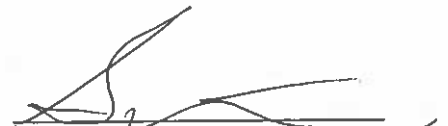
4.1.3.7 Rural Residential Seven (RR-07) Zone, as amended.

- i. A motor vehicle repair shop shall be permitted within a building no greater than 122m².
- ii. Outdoor storage of vehicles shall be permitted while awaiting repair and shall be located to the north side of the existing structure subject to the application.
- iii. The existing 15m vegetative buffer fronting Highway 510 shall be maintained.
- iv. The applicant apply for, and be approved for, a Change of Use permit to convert the subject private storage garage to repair garage (Group F Division 2) in compliance with the *Ontario Building Code*.

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

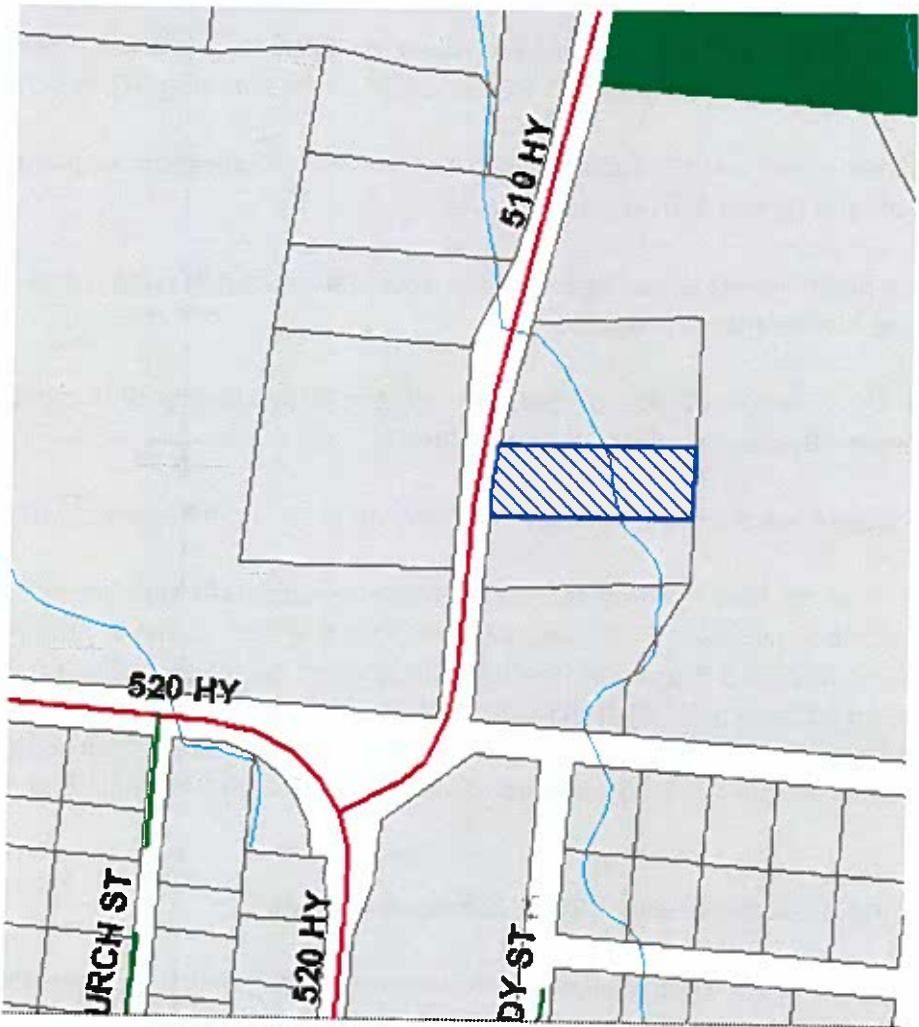
READ A FIRST, SECOND, AND THIRD TIME, passed, signed and the Seal of the Corporation affixed hereto this 21st day of February 2024.

**THE CORPORATION OF THE
MUNICIPALITY OF MAGNETAWAN**


Sam Dunnett, Mayor


Kerstin Vroom, CAO/Clerk

Schedule "A" to
Zoning By-law Amendment
CON A PT Lot 97 Plan PSR-416 Part 2
Municipality of Magnetawan
(District of Parry Sound)



Lands to be rezone from Rural Residential to Rural Residential Exception Seven (RR-08)

This is Schedule "A" to Zoning By-law
No. 2024- 10 Adopted February 21st, 2024.


Sam Dunnett, Mayor


Kerstin Vroom, CAO/Clerk