

**THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN**

**BY-LAW NO. 2024 - 45**

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 Plan 181 and 42R-11082 on Rocky Reef Road, Municipality of Magnetawan, District of Parry Sound.

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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 to refine the Environmental Protection (EP) Zone mapping;

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

1. Schedule 'A-1', to Zoning By-law No. 2001-26 as amended, is further amended by zoning a portion of the lands legally described as Plan 181 and 42R-11082 on Rocky Reef Road, Municipality of Magnetawan, District of Parry Sound, from the Environmental Protection (EP) Zone to the Shoreline Residential (RS) Zone, as shown on Schedule 'A' attached forming part of this By-law.
2. Section 4.2 of By-law 2001-26 is hereby amended by adding the following new Section after 4.2.4.27:

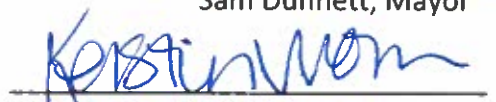
"4.2.4.28 Shoreline Residential Exception (RS-39) Zone (Plan 181 and 42R-11082 on Rocky Reef Road, Municipality of Magnetawan, District of Parry Sound),  
Notwithstanding the provisions of Section 4.2, and on lands within the RS-x Zone, the following provisions shall apply:

- a) The minimum front yard setback from the water's edge for all buildings and structures shall be 20 metres;
- b) The minimum front yard setback from water's edge for a septic system shall be 30 metres;
- c) A vegetation preservation area shall be required for the lands located within 20 metres of the water's edge and a 3 metre wide pathway for access to the water's edge shall be permitted along with a 80 square metre shoreline activity area; and,
- d) Shoreline structures, including a dock, are permitted in accordance with the other provisions of the By-law.

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 Seal of the Corporation affixed hereto this 16<sup>th</sup> day of October 2024.

  
Sam Dunnett, Mayor

  
Kerstin Vroom, CAO/Clerk

**SCHEDULE 'A'**  
Part LOT 9 and CON 5 PT LOT 15 RP  
Plan 181 and 42R-11082  
Township of Croft, Municipality of Magnetawan



Lands to be Zoned Shoreline Residential  
Exception x (RS- ) Zone



Lands to be Zoned Environmental  
Protection (EP) Zone

This is Schedule 'A' to Zoning By-law 2024-<sup>45</sup>  
Passed this 16<sup>th</sup> day of October, 2024

Mayor

Clerk

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