

THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN

BY-LAW NO. 2024 - 49

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 Spence CON 14 PT LOTS 13 42R-2703 Parts 8 to 13, Municipally known as 184 Silver Lake Road, (4944 040 0071248000) Municipality of Magnetawan.

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;

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

1. Schedule 'A-3', to Zoning By-law No. 2001-26 as amended, is further amended by zoning a portion of the lands legally described Spence CON 14 PT LOT13 42R-2703 Parts 8 to 13, Municipally known as 184 Silver Lake Road, Municipality of Magnetawan from the "Shoreline Residential" (RS) Zone to the "Shoreline Residential Exception Forty" (RS-40) 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 4.2.4.28:
**"4.2.4.28 Residential Shoreline Exception Forty (RS-40) Zone, as amended.
Spence CON 14 PT LOTS 13 42R-2703 Parts 8 to 13, 184 Silver Lake Road, Municipality of Magnetawan, District of Parry Sound,**

Notwithstanding the provisions of this By-law to the contrary, within the Residential Shoreline Exception Forty (RS-40) Zone, the following shall apply:

- i) *The minimum front yard for the severed lot shall be 80 metres;*
- ii) *The minimum lot size for the severed lot shall be 0.47 hectares; and*
- iii) *The minimum lot area for the retained lot shall be 0.91 hectares.*

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 6th day of November, 2024.

THE CORPORATION OF THE
MUNICIPALITY OF MAGNETAWAN


Sam Dunnett, Mayor


Kerstin Vroom, CAO/Clerk