

THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN

BY-LAW NO. 2024- 50

Being a By-law to make minor housekeeping changes to Zoning By-law No. 2001-26

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**WHEREAS** By-law No. 2001-26 as amended is the Zoning By-law of the Corporation of the Municipality of Magnetawan; and

**AND WHEREAS** there are certain housekeeping changes required, and Council deems it appropriate to make these minor changes related to additional dwelling units; and to improve and clarify provisions related to building height; and

**AND WHEREAS** authority is granted pursuant to Sections 34 of the Planning Act, R.S.O. 1990 to enact such amendments;

**NOW THEREFORE BE IT RESOLVED** be it enacted as a By-law of the Corporation of the Municipality of Magnetawan the following:

Section 3.1 a) is hereby deleted and replaced by the following:

1. Where this By-law provides that a lot may be used and a building or structure may be erected or used for a purpose, that purpose shall include any accessory building or structure or accessory use provided that a valid building permit for the principal use, if required, is issued or that the principal building or structures is already in existence on the lot unless the erection of an accessory structure is specifically permitted within this By-law absent the principal use.

Section 3.1 f) is hereby deleted and replaced by the following:

2. Notwithstanding the yard provisions of this By-law to the contrary, a boat launching ramp or a dock may be erected on land, including vacant land provided;
  - i) such ancillary structure is located no closer than 1.5 metres to a side lot line or;
  - ii) the 90-degree projection of the side lot line where it meets the tangent of the front lot line at the shoreline;
  - iii) the property owner of the vacant land is an owner on title of an adjacent backlot parcel or a water access only parcel.

3. Section 3.1 g) is amended to add the following:

iii) Two-Storey Boathouses

- a) maximum width 15 metres of 25% of the lot frontage, whichever is less;
- b) minimum side yard 6 metres;
- c) minimum lot frontage 75 metres;
- d) maximum height 7.6 metres;
- e) prior to the issuance of a building permit, the Chief Building Official shall receive foundation plans certified by a professional engineer or professional architect.

4. Section 3.6 is hereby deleted and replaced by the following:

Additional Dwelling Units are permitted within the Agricultural (A) Zone, Rural Residential (RR) Zone; the Shoreline Residential (RS) Zone; the Village Residential (RV) Zone; the Multiple Residential (RM) Zone; the Residential Mobile Home (RMH) Zone; and the Rural (RU) Zone.

A maximum of two (2) Additional Dwelling Units (one (1) attached and one (1) detached) may be permitted in association with a single detached dwelling, semi-detached dwelling, or townhome dwelling in accordance with the regulations specified by the Zone category in which the Additional Dwelling Unit is permitted.

5. Section 3.6 a) iv) is hereby deleted and replaced by the following;

- vi) The gross floor area of the Additional Dwelling Unit (attached) shall be limited to a minimum of 450 sq ft to a maximum of 50 percent of the total gross floor area including the development of the Additional Dwelling Unit area (attached).

6. Section 3.6 a) is hereby amended to include the following:

- viii) MDS shall apply to any new Additional Dwelling Unit when the presence of livestock barns, manure storages or anaerobic digesters on adjacent lands are observed or when directed by Staff, with the object of minimizing conflicts (attached);

7. Section 3.6 b) iv), v) and vi) are hereby deleted and replaced with the following:

- iv) The maximum height of the Additional Dwelling Unit (detached) shall be no greater than the provided maximum height permitted within the required zones.

8. Section 3.6 b) x) is hereby deleted and replaced with the following:

- viii) MDS shall apply to any new Additional Dwelling Unit when the presence of livestock barns, manure storages anaerobic digesters on adjacent lands are observed or when directed by Staff, with the object of minimizing conflicts (detached);

9. Section 3.12 ii) is deleted in entirety.

10. Section 3.28 is amended to read:

Storage/Shipping Container

11. Section 3.28 is amended to include the following:

- ix) Shall be buffered from adjacent properties with a visual barrier being either a fence, tree line, or natural berm, higher than the height of the container.

The following Zoning By-law 2001-26 as amended; Schedules shall be amended to reflect the following site specific zoning;

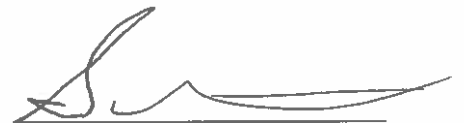
15. Amend Schedule B – Village of Magnetawan, to include 9 Jackson Road legally described as Con B Pt Lot 97 within the Community Boundary. Rezone the property from the Rural designation to the Village Residential Zone.
16. Amend Schedule A-1 – Geographic Township of Croft, to change existing zoning from Tourist Commercial to Residential Shoreline for properties municipally known as 45 and 63 Grandview Lane. These properties legally described as CON 2 & 3 PT LOT 23 RP 42R12912 PARTS 1,11,12 and CON 2 PT LOT 23 RP42R6058 PART 1, were severed from the parent property to the west which was and remains a Tourist Commercial operations.

Sections will be inserted based on revisions and numbered as required.

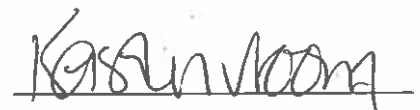
This By-law shall come into force and effect upon the date of passage hereof and take effect on the last day after the last day for filing appeals in accordance with the provisions of the Planning Act, R.S.O. 1990, c. P.13.

**READ A FIRST, SECOND AND THIRD TIME**, passed, signed and the Seal of the Corporation affixed hereto, this 6<sup>th</sup> day of November.

**THE CORPORATION OF THE  
MUNICIPALITY OF MAGNETAWAN**



**Sam Dunnett, MAYOR**



**Kerstin Vroom, CAO/CLERK**

12. Section 5 (definitions), Term 26 (Boathouse) is hereby deleted and replaced with the following:

	Term	Definition
26	<b>Boathouse</b>	Any building or enclosure in which one or more boats, ships or float planes and related equipment are stored, kept or repaired, where there is no inclusion of human habitation.

13. Section 5 (definitions), Term 224 (Shoreline Storage Building) is hereby deleted and replaced with the following:

	Term	Definition
224	<b>Shoreline Storage Building</b>	A shed, boathouse, boat port or other similar storage building used for the berthing or sheltering of watercraft, watercraft related equipment, or the safekeeping of personal items, which is built or anchored near the shoreline of a navigable waterway or on land. For the purposes of this definition, a shoreline storage building shall not include living quarters for human habitat and shall not be used for the storage of motor vehicles, other than watercrafts. The maximum height of a shoreline storage building shall be 5 metres except where otherwise permitted. A gazebo, pumphouse, or sauna shall not be considered as a shoreline storage building.

14. Section 5 (definitions), Term 232 (Storage Container) is hereby deleted and replaced with the following:

	Term	Definition
232	<b>Storage Container/Shipping Container</b>	means the trailer portion of a tractor-trailer unit, transport truck without the running gear, a rail or sea container, or structure similar in nature whether collapsible or not which can be used for the shipping and transportation of goods and materials.