

THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN

BY-LAW NO. 2025- 20

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 a housekeeping zoning amendment that applies to all the lands within the Municipality.

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 from time to time, the Municipality completes a housekeeping amendment to the Zoning By-law, as amended;

AND WHEREAS Council has conducted a public meeting as required by Section 34(12) of the *Planning Act*, R.S.O. 1990, as amended and if changes have been made to this By-law following the Public Meeting, that no further notice is required;

AND WHEREAS the matters herein are in conformity with the policies and designations contained in the Official Plan of the Municipality of Magnetawan as are currently in force and effect; and

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

1. **THAT** a new Section 3.14 be added to Zoning By-law No. 2001-26, as amended, to include the following and the sections numbers be revised as required:

3.14 *Minimum Dwelling Unit Size*

Unless otherwise permitted in this Zoning By-law, the minimum size of any dwelling unit shall be 17.5 m² (188 ft²) and shall be subject to applicable approvals under the Ontario Building Code.

2. **THAT** Section 3.1 g) iii) f) be added to Zoning By-law No. 2001-26, as amended, to include the following:

f) maximum projection of second storey decks of 4 metres (13ft) from any wall of a two-storey boathouse.

Guest Cabin

3. **THAT** Section 3.1 k) be revised in Zoning By-law No. 2001-26, as amended, to remove the following:

ii) no servicing (septic system or well) is located in the building

4. **THAT** Section 3.13 be revised in Zoning By-law No. 2001-26, as amended, to remove the following:

3.13 *Minimum Distance Separation*

No building shall be constructed in the rural and agricultural zoned which does not conform to the MDSI and MDSII Formulas as the Ministry of Agriculture Food and Rural Affairs unless the building or structure is proposed on an existing lot of record.

Setbacks for new dwellings constructed on lots created after the approval of this By-law, other than the lot containing the barn from barns containing livestock shall be required in conformity with the MDSI Formula.

New barns or expansions to existing barns shall require setbacks in conformity with the MDSII Formula.

5. **THAT** Section 3.34 ii) be revised in Zoning By-law No. 2001-26, as amended, to include the following:

3.34 Tiny Homes

A tiny home may be located on a Residential property in accordance with the following:

- ii) *A tiny home shall not exceed 400 square meters (4300 ft²);*

6. **THAT** Table 3(A), Table 3(B) and Section 3.34 iv), v) and vi) be removed from Zoning By-law No. 2001-26, as amended and the section numbers be revised as required.

7. **THAT** Section 3.34 vii) be revised in Zoning By-law No. 2001-26, as amended, to include the following:

- vii) *a tiny home must comply with all requirements of the Ontario Building Code; and*

8. **THAT** Section 4.5.1 be revised in Zoning By-law No. 2001-26, as amended, to include the following:

4.5.1 Permitted Uses

- i) *mobile home park*
ii) *recreation facilities, commercial and service facilities and/or a community centre that will be accessory to the mobile home park and is intended to serve only the mobile home community*

9. **THAT** Section 4.5.3 be revised in Zoning By-law No. 2001-26, as amended, to include the following:

4.5.3 No less than 10% of the total area of any mobile home park shall be devoted to common recreational areas and facilities, such as playgrounds, swimming pools, community building and pathways for pedestrian and cyclists. At least one principle common recreational area shall contain not less than 5% of the total area of the community.

10. **THAT** Term 23 – Bed and Breakfast Establishment be revised in Zoning By-law No. 2001-26, as amended, to include the following:

A single detached dwelling in which not more than three (3) guest rooms are used or maintained for the accommodation of the traveling or vacationing guests, in which the proprietor resides, supplying lodgings and meals for the guests.

11. **THAT** Term 65 – Dwelling Unit be revised in Zoning By-law No. 2001-26, as amended, to include the following:

A building or part of a building occupied or capable of being occupied, in whole or in part as the home, including a group of rooms used or designed or intended to be used by one or more persons as a single, independent and separate housekeeping establishment in which food preparation and sanitary facilities are provided for the exclusive use of such person or persons; and which has a private entrance from outside the building or from a common hallway inside the building.

12. **THAT** Term 104 – Guest Cabin be revised in Zoning By-law No. 2001-26, as amended, to include the following:

A single storey accessory structure which is not attached to the main dwelling on a lot which is maintained for the occasional accommodation of an individual or individuals where facilities for cooking and sanitation are not provided.

13. **THAT** Term 199 – Recreational Dwelling be removed in Zoning By-law No. 2001-26, as amended, and that the terms be re-numbered as required.

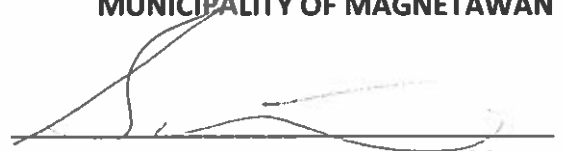
14. **THAT** the Schedules to Zoning By-law No. 2001-26 as amended, be further amended by rezoning a portion of the subject lands located on Con 8 Lot 1 42R-4455 PT 1 42r-21335 PT 2 (Roll No. 4944 030 002 05012) from the Rural Residential (RR) Zone and the General Commercial Exception Two (CG-2) Zone to the Institutional (I) Zone [approximately 11 acres of land] and the General Industrial (MI) Zone [approximately 9.5 acres of land], as shown on Schedule 'A' attached forming part of this By-law.

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

This By-Law shall become effective on the date it is passed by the Council of the Corporation of the Municipality of Magnetawan, subject to the applicable provisions of the *Planning Act*, R.S.O. 1990, as amended.

READ A FIRST, SECOND, AND THIRD TIME, passed, signed and the Seal of the Corporation affixed hereto, this 16th day of April 2025.

**THE CORPORATION OF THE
MUNICIPALITY OF MAGNETAWAN**



Mayor

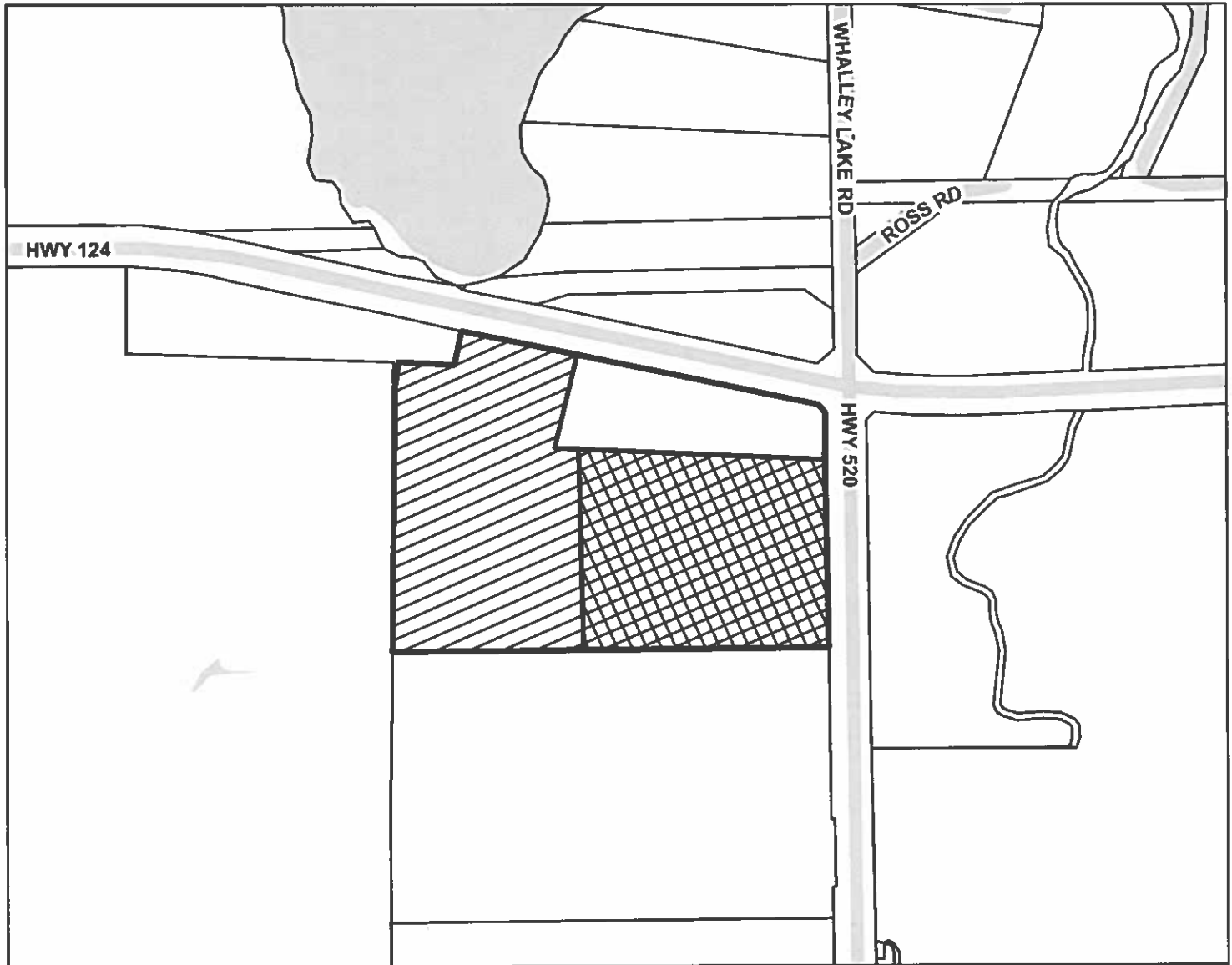


CAO/Clerk

Schedule 'A'



Part of Lot 1, Concession 8
Township of Magnetawan
District of Parry Sound



Lands to be rezoned to Institutional (I) Zone



Lands to be rezoned to General Industrial (M1) Zone

This is Schedule 'A' to Zoning By-law 2025-
Passed this 16th day of April, 2025

Mayor

Kerstin Vroom

Clerk

