

THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN

BY-LAW NO. 2011-24

Being a By-law to amend By-law No. 2001-26, as amended, the Zoning By-law for the Municipality of Magnetawan with respect to lands located in Lot 21, Concession 1 Plan M-503 Part lot 13, 42R10601 Part 1 , in the former Geographic Township of Chapman and Municipally known as 247 Chapman Drive.

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, 1990;

AND WHEREAS the owner of the subject lands has filed an application with the Municipality of Magnetawan to amend By-law No. 2001-26, as amended;

AND WHEREAS the Council of the Corporation of the Municipality of Magnetawan deems it advisable to amend By-Law 2001-26, as amended;

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

1. Schedule 'A', to Zoning By-law No. 2001-26 as amended, is further amended by zoning part of the lands located in Part Lot 21 in Concession 1, in the Municipality of Magnetawan, from the Rural Residential (RR) Zone to a Rural Residential Exception Two Zone (RR2), as shown on Schedule 'A' attached hereto and forming part of this By-law.
2. The Rural Residential Exception Zone will permit a garage to be located in the front yard of the subject lands and reduce the front yard setback requirements from the property line. The proposed use of the garage is for indoor storage of vehicles.
3. In all other respects, the provisions of By-law 2001-26, as amended, shall apply.

This By-law shall come into effect upon the date of passage hereof, subject to the provisions of Section 34 (30) and (31) of the Planning Act (Ontario).

ADOPTED THIS 27 DAY JULY 2011.

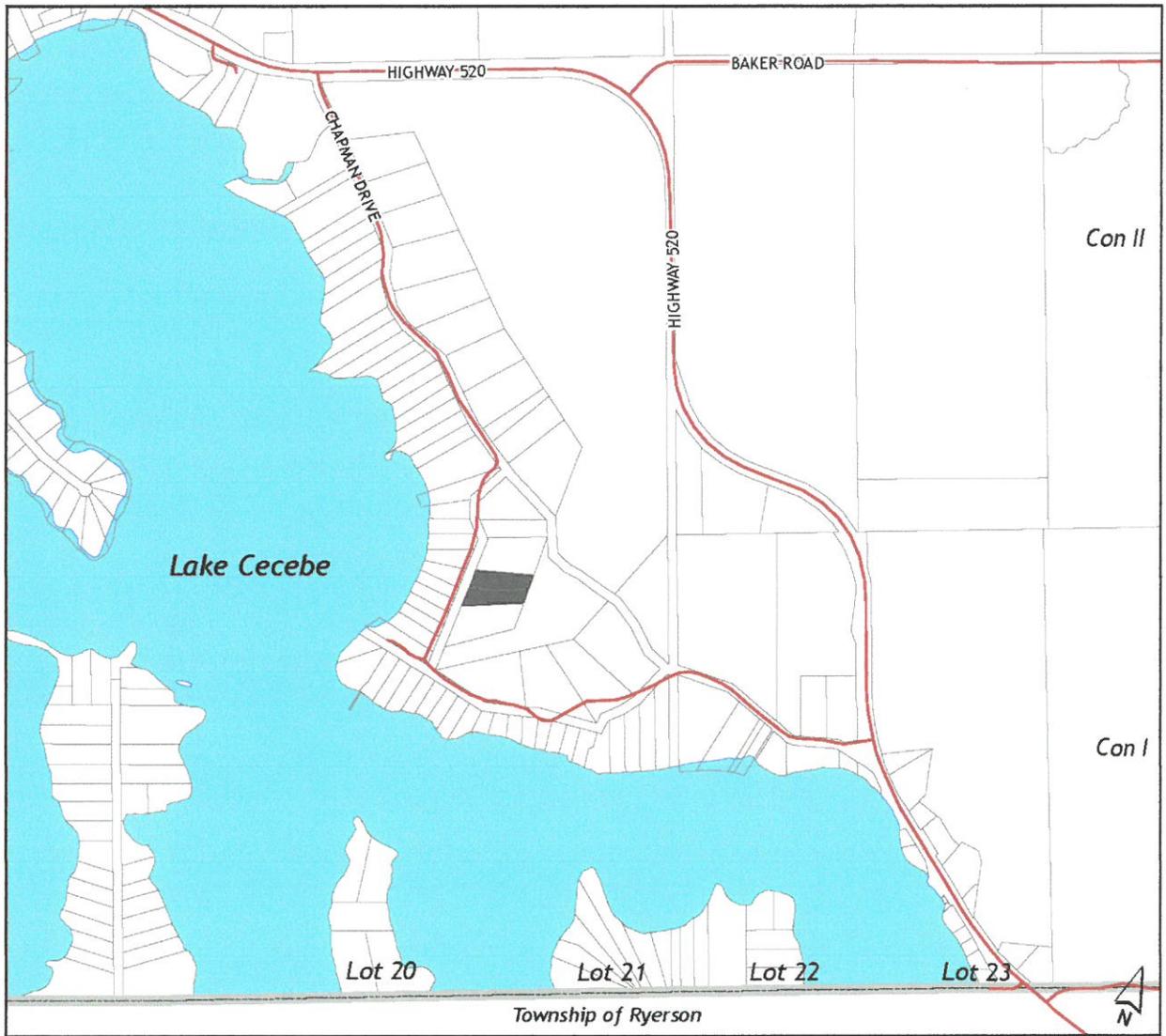


Mayor, Sam Dunnett



Clerk, Roger Labelle

SCHEDULE 'A'
To Zoning By-law 2011-24
LOT 13, PLAN M-503
Municipality of Magnetawan
District of Parry Sound



■ Lands to be rezoned from the Rural Residential (RR) Zone to the Rural Residential Exception Two(RR-2) Zone

This is Schedule 'A' to Zoning By-law 2011-24
Passed this 27 day of July, 2011

[Signature] Mayor
[Signature] Clerk

**NOTICE OF A PUBLIC MEETING
AND COMPLETE APPLICATION FOR
ZONING BY-LAW AMENDMENT**

P.O. Box 70 Magnetawan ON. P0A 1P0

RECEIPT OF COMPLETE APPLICATION

TAKE NOTICE that the Municipality of Magnetawan has received a complete application to amend Municipal Zoning By-law 2001-26. The application affects a rural residential property located at 247 Chapman Drive, Plan M-503 Part lot 13, 42R10601 Part 1, located in Lot 21, Concession 1 in the former Geographic Township of Chapman (see attached Key Map). The purpose of the rezoning is to permit a garage located in the front yard of the property.

AND PURSUANT to Section 34 (10) of the Planning Act, the application file is available for review at the Municipal Office. Please contact the Municipal Clerk to arrange to review this file.

NOTICE OF PUBLIC MEETING WITH COUNCIL

TAKE NOTICE that the Council for The Corporation of the Municipality of Magnetawan will be holding a public meeting under Section 34 of the Planning Act, R.S.O. 1990, c.P. 13 as amended, to allow the public to comment on this application for a proposed Zoning By-law Amendment.

The public meeting is being held for the application described below to enable interested members of the public to understand and comment on the Zoning By-law Amendment.

DATE AND LOCATION OF PUBLIC MEETING

Date: Wednesday, July 27, 2011
Time: 6:30 pm
Location: Magnetawan Community Centre

DETAILS OF THE ZONING BY-LAW AMENDMENT

The purpose of the proposed by-law is to amend the Rural Residential (Zoning) By-Law No. 2001-26 as amended to lands located at 247 Chapman Drive, Plan M-503 Part lot 13, 42R10601 Part 1, located in Lot 21, Concession 1.

The application, if approved, would rezone a portion of the lot from the Rural Residential (RR) Zone to a Rural Residential Exception Zone to permit a garage in the front yard of the subject lands to have a decreased front yard set back from the property line. The proposed use is for the indoor storage of vehicles.

Additional information relating to this application including a draft site plan is available at the Municipality of Magnetawan Municipal Office for public review during regular office hours.

ADDITIONAL INFORMATION AND MAP OF LAND SUBJECT TO THE APPLICATION

A key map showing the land to which the proposed amendment applies is provided on this notice.

The purpose of this meeting is to ensure that sufficient information is made available to enable the public to generally understand the applicant's proposed Zoning By-law Amendment. Any person who attends the meeting shall be afforded an opportunity to make representations in respect of the applications.

If a person or public body does not make oral submissions at a public meeting or make written submissions to Council before the proposed By-law is approved, the person or public body is not entitled to appeal the decision of Planning Board to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting or make written submissions to Council before the proposed By-law is approved, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

Additional information regarding the proposed amendment is available to the public for inspection at the Municipality of Magnetawan Municipal Office located at 4304 Highway 520, Magnetawan, ON, on Monday to Friday, between the hours of 9:00 a.m. to 12:00 p.m. and 1:00 p.m. to 4:30 p.m.

Mailing Date of this Notice: July 4, 2011

Roger Labelle, Clerk
Municipality of Magnetawan

- AGENDA -
SPECIAL MEETING OF COUNCIL
Wednesday, July 27, 2011
6:30 p.m., Council Chambers

- 1. ADOPTION OF THE AGENDA**
- 2. DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF**
- 3. PUBLIC MEETING PURSUANT TO THE PLANNING ACT OF ONTARIO**
 - 3.1 Zoning By-Law amendment application from Jack Chuba of 247 Chapman Drive, Magnetawan.**
- 4. DEPUTATIONS AND PRESENTATIONS**
- 5. MINUTES OF COUNCIL FOR ADOPTION**
- 6. REPORTS FROM MUNICIPAL BOARDS / COMMITTEES AND OFFICIALS**
- 7. BY-LAWS**
- 8. CORRESPONDENCE**
- 9. UNFINISHED BUSINESS**
- 10. NEW BUSINESS**
- 11. ACCOUNTS PAYABLE FOR PAYMENT APPROVAL**
- 12. CLOSED SESSION**
- 13. QUESTION PERIOD FOR THE PUBLIC**
- 14. ADJOURNMENT.**