

THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN

BY-LAW NO. 2015- 13

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 in Part of Lot 94, Concession A, Lot 19, E/S Miller Street, Reference Plan 319, Lot 18, W/S Richmond Street, Reference Plan 319 and Lot 19, W/S Richmond Street, Reference Plan 319 in the former geographic Township of Chapman, now in the 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 to rezone the subject lands to "Village Commercial Exception" Zone (CV- 2);

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

1. Schedule 'B', to Zoning By-law No. 2001-26 as amended, is further amended by zoning lands legally described Lot 19, E/S Miller Street, Reference Plan 319, Lot 18, W/S Richmond Street, Reference Plan 319 and Lot 19, W/S Richmond Street, Reference Plan 319 in the former geographic Township of Chapman, now in the Municipality of Magnetawan from the "Village Residential" (RV) to the "Village Commercial Exception" Zone (CV-2) as shown on Schedule 'A-1' attached forming part of this By-law.
2. Notwithstanding the provisions of this By-law to the contrary, only the following uses are permitted on lands zoned "Village Commercial Exception Two (CV-2) Zone":
 - Boat Storage
 - Business, professional and administrative offices
 - Day Nursery
 - Marine Sales and Service Establishment
 - Parking Lot
 - Personal Service Shop
 - Post Office
 - Retail Store
 - Residential dwelling units located on the second storey of a building or to the rear of the main building

Council MTG. of May 13/15
Agenda Item # B.2

3. Notwithstanding the provisions of this By-law to the contrary, the following minimum yard requirements shall be applied to lands in the "Village Commercial Exception Two (CV-2) Zone":
- The Minimum Front Yard shall be 3 metres (10 feet) and be maintained as a vegetated buffer.
 - The Minimum Interior Side Yard shall be 3 metres (10 feet) and be maintained as a vegetated buffer.
 - The Minimum Rear Yard shall be 3 metres (10 feet) and be maintained as a vegetated buffer.
4. In all other respects, the provisions of By-law 2001-26, as amended shall apply.

This By-law take effect on the date of its passage, subject to the provisions of Section 34 (30) and (31) of the Planning Act (Ontario).

ADOPTED MAY 13, 2015.



Sam Dunnett, Mayor



Roger Labelle, Clerk

Schedule "A-1"

Part Lot 94, Concession A

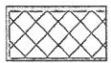
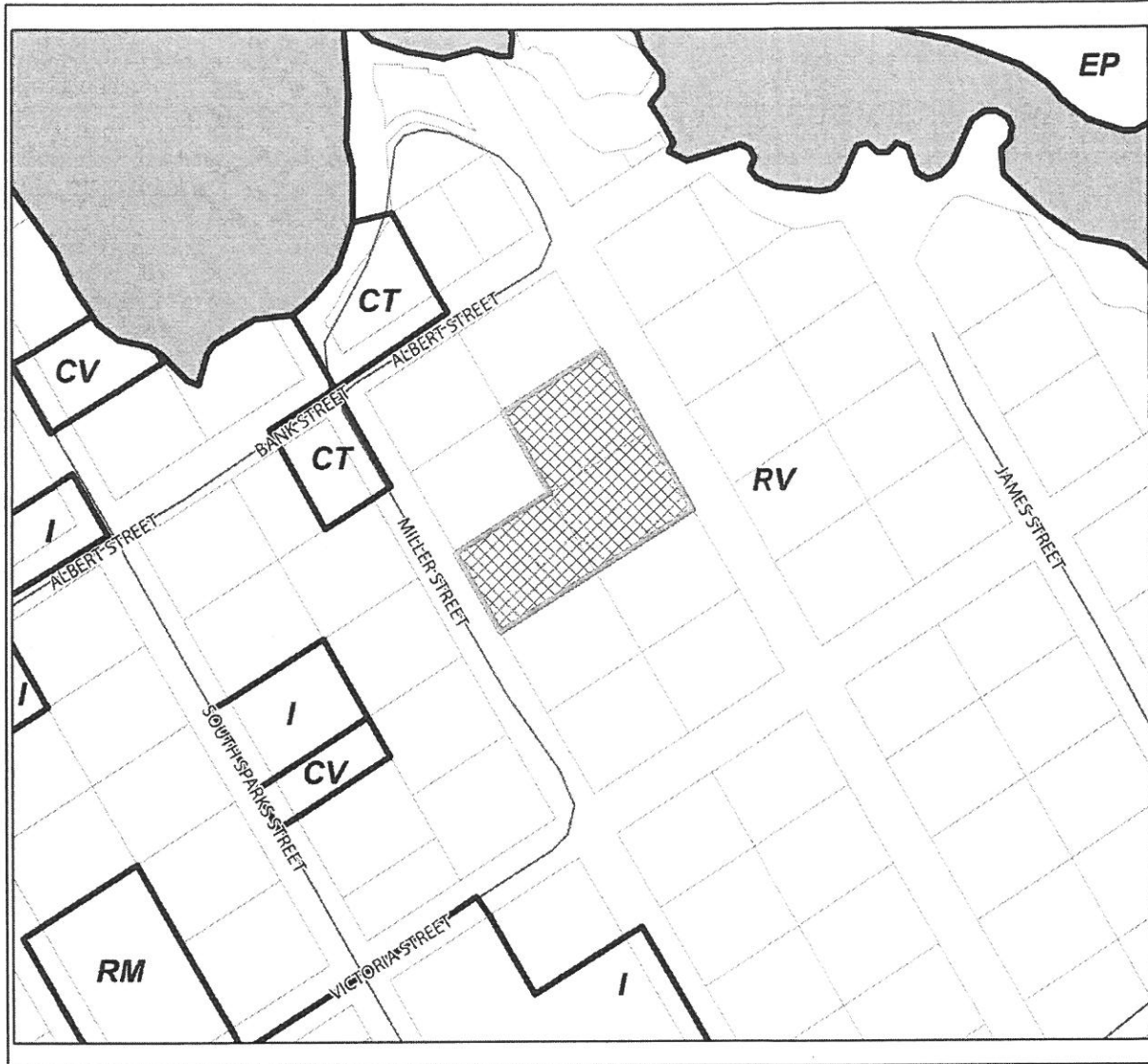
Lot 19 E/S Miller Street, Reference Plan 319

Lot 18 W/S Richmond Street, Reference Plan 319

Lot 19 W/S Richmond Street, Reference Plan 319

Geographic Township of Chapman

Municipality of Magnetawan



Lands to be rezoned from Village Residential (RV) to Village Commercial Exception Two(CV2)

This is Schedule A-1 to Zoning By-law no. 2015-13

Adopted May 13, 2015.

Two handwritten signatures are present. The signature on the left is for the Mayor, and the signature on the right is for the Clerk.

Mayor

Clerk