

THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN
BY-LAW NO. 2019-50

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 legally described as Plan 256 Lot 79 on West Whalley Lake Road in 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 property from the Rural (RU) Zone to the Rural Residential Exception Four (RR-4) Zone;

AND WHEREAS the Council of the Corporation of the Municipality of Magnetawan has determined that no further notice is required;

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

1. Schedule 'A-1', to Zoning By-law No. 2001-26 as amended, is further amended by zoning lands legally described as Plan 256 Lot 79 on West Whalley Lake Road in Municipality of Magnetawan from the Rural (RU) Zone to the Rural Residential Exception Four (RR-4) Zone as shown on Schedule 'A-1' 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 4.1.3.2

4.1.3.3 Rural Residential Exception Four (RR-4) Zone


Notwithstanding the provisions of Section 4.1.2 to the contrary, within the Rural Residential Exception Four (RR-4) Zone the following shall apply:

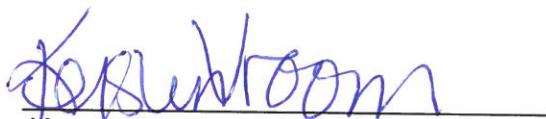
- a) *The minimum side yard setback to the north lot line shall be 2.4 metres; and,*
- b) *The minimum side yard setback to the south lot line shall be 6.1 metres;*
- c) *The maximum permitted lot coverage shall be 10%.*

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).

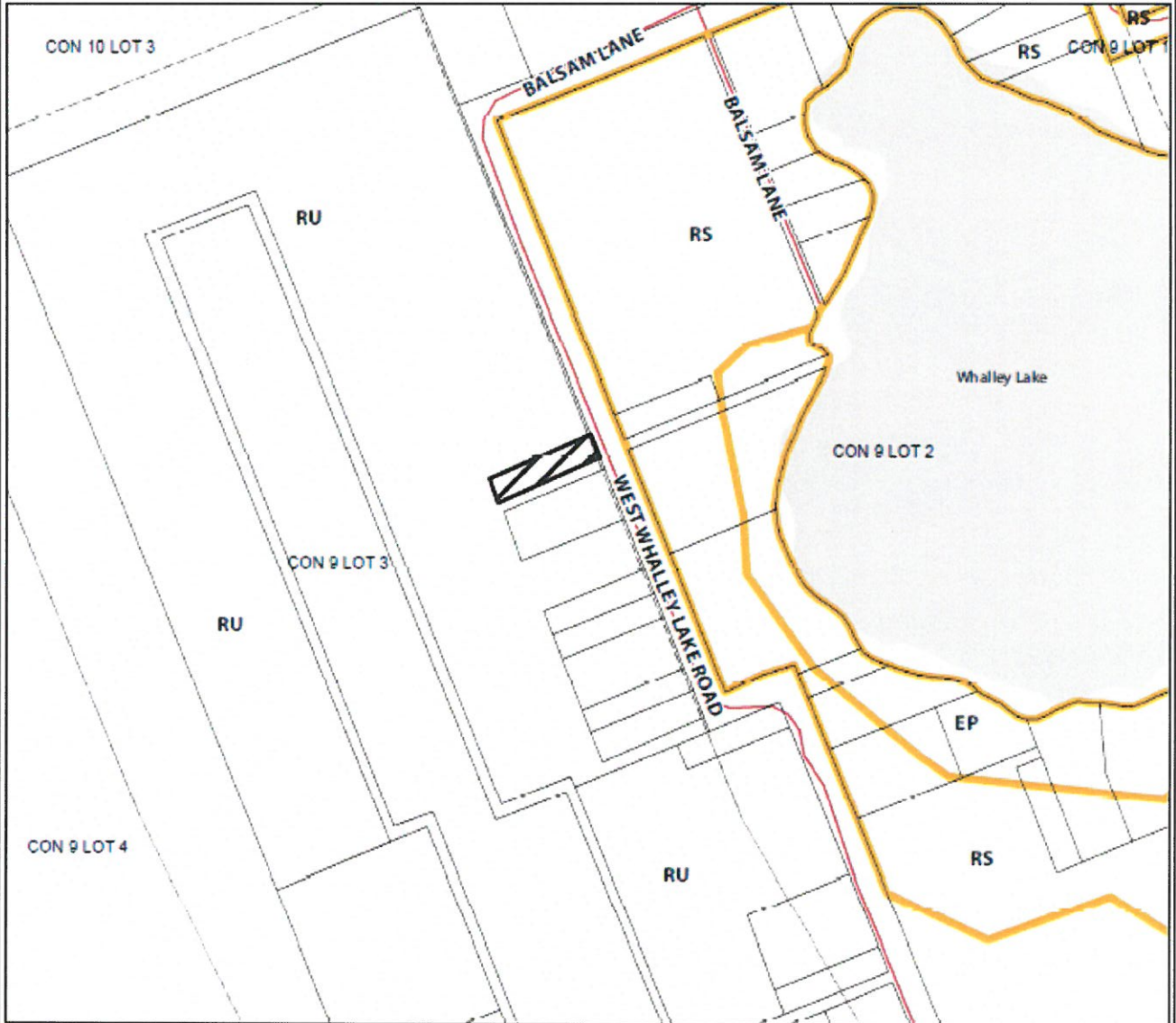
READ A FIRST AND SECOND TIME on the 14th day of August 2019.


READ A THIRD TIME and finally passed this 14th day of August 2019.


Sam Dunnett, Mayor


Kerstin Vroom, CAO / Clerk

Schedule 'A-1'
Plan 256 - Lot 79
Part of Lot 3, Concession 9
GEOGRAPHIC TOWNSHIP OF CROFT
Municipality of Magnetawan



 Lands to be rezoned from the Rural (RU) Zone to the Rural Residential Exception Four (RR-4) Zone

This is Schedule 'A-1' to Zoning By-law ____-2019
Passed this ____ day of _____, 2019

Mayor

CAO/Clerk