

THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN

BY-LAW NO. 2023- 51

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 on Concession 6, Part Lot 34, Registered Plan 42R2457, Part 1 PCL 15564 S/S PCL 6433 S/S in the former geographic Township of Spence, 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 property from the Shoreline Residential (RS) Zone to the Shoreline Residential Exception Thirty-Seven (RS-37) Zone and Environmental Protection Exception One (EP-1) Zone;

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 a portion of the lands legally described Concession 6, Part Lot 34, Registered Plan 42R2457, Part 1 PCL 15564 S/S PCL 6433 S/S in the former geographic Township of Spence, in the Municipality of Magnetawan, from the Shoreline Residential (RS) Zone to the Shoreline Residential Exception Thirty Seven (RS-37) Zone and Environmental Protection Exception One (EP-1) Zone as shown on Schedule 'A' attached forming part of this By-law.
2. Section 4.2 of By-law 2001-26 is hereby amended by adding the following new Section after 4.2.4.18

4.2.4.18 Shoreline Residential Exception Thirty-Seven (RS-37) Zone

(Concession 6, Part Lot 34, Registered Plan 42R2457, Part 1 PCL 15564 S/S PCL 6433 S/S in the former geographic Township of Spence)

Notwithstanding the provisions of this By-law to the contrary, within the Shoreline Residential Exception Thirty-Seven (RS-37) Zone the following shall apply:

- a) *All principal building development shall remain a minimum of 10 metres away from the Environmental Protection Zone boundary.*
 - b) *Docks shall be supported by steel piles, floats (floating dock, or cantilevered dock construction. Crib docks are not permitted.*
 - c) *A minimum 20 metre natural shoreline vegetation buffer shall be provided along all watercourses and waterbodies. Natural vegetation shall be maintained in the shoreline buffer area. Tree and vegetation removal shall only be permitted for hazardous trees, the construction of permitted decks, and shoreline structures and for an access pathway having a maximum width of 2.0 metres in order to access the shoreline.*
3. Section 4.16 of By-law 2001-26 is hereby amended by adding the following new Section after 4.16.4

4.16.4.1 Environmental Protection Exception One (EP-1) Zone

(Concession 6, Part Lot 34, Registered Plan 42R2457, Part 1 PCL 15564 S/S PCL 6433 S/S in the former geographic Township of Spence)

Notwithstanding the provisions of this By-law to the contrary, within the Environmental Protection Exception One (EP-1) Zone the following shall apply:

- a) Shoreline Structures shall not be permitted.*
- b) The maximum width of a driveway shall be 3 metres.*

This By-law shall 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, SECOND, and THIRD TIME and finally PASSED this 4th day of October, 2023.

**THE CORPORATION OF THE
MUNICIPALITY OF MAGNETAWAN**



Sam Dunnett, Mayor

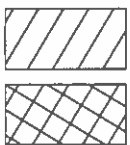
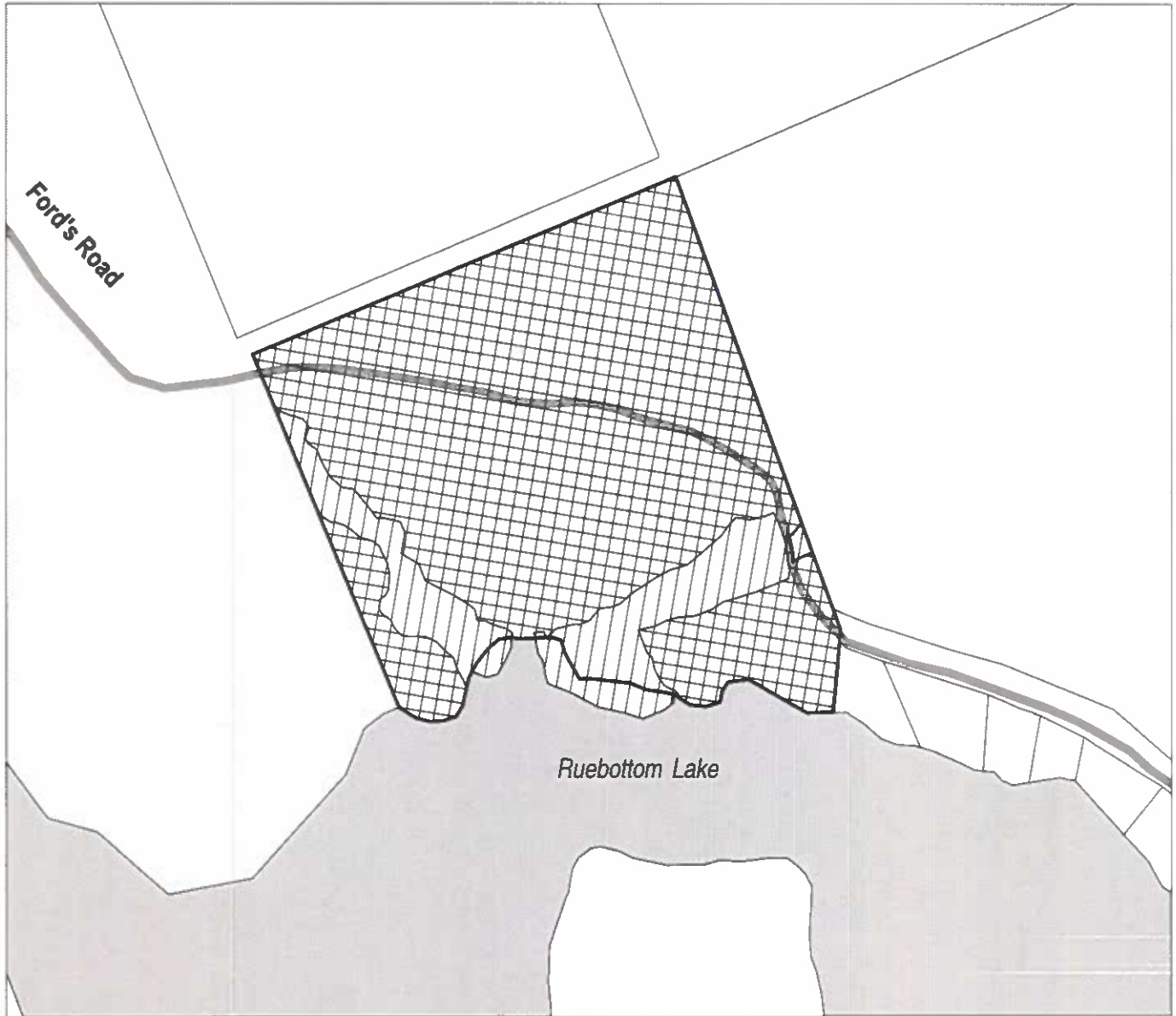


Kerstin Vroom, CAO/Clerk



SCHEDULE 'A' to Zoning By-Law Amendment

597 Ford's Road
Part of Lot 34 Concession 6
Municipality of Magnetawan,
District of Parry Sound



Lands To Be Zoned Environmental Protection Exception One (EP-1) Zone

Lands To Be Zoned Shoreline Residential Exception Thirty-Seven (RS-37)

This is Schedule 'A' to Zoning By-law 2023-
Passed this 4th day of October, 2023

Sam Dunnett/Mayor

Kerstin Vroom/Clerk