

THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN

BY-LAW NO. 2023- 55

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 Plan 319 Lot 20 E/S Miller St, Municipality of Magnetawan, (Roll: 494402000210000).

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 in 2023 Council of the Municipality of Magnetawan supported a request from the Langford Family Investments to deem the above noted parcel to be included in Plan 319 Lot 19 E/S Miller St, Lots 18 & 19 Plan 319W/S Richmond Street;

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 to include Plan 319 Lot 20 E/S Miller St into the CV-2 Exception Zone as per By-law No.2015-13;

AND WHEREAS the Council of the Corporation of the Municipality of Magnetawan deems it appropriate to amend By-law No. 2001-26 as amended;


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 as on Plan 319 Lot 20 E/S Miller 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" 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.
3. 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";
 - 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).

READ A FIRST, SECOND, AND THIRD TIME, passed, signed and the Seal of the Corporation affixed hereto this 25th day of October 2023.

**THE CORPORATION OF THE
MUNICIPALITY OF MAGNETAWAN**


Sam Dunnett, Mayor


Kerstin Vroom, CAO/Clerk

Schedule "A"
Plan 319 Lot 20 E/S Miller St
Geographic Township of Chapman
Municipality of Magnetawan



Lands to be rezone from Village Residential to Village Commercial Exception Two (CV-2)

This is Schedule "A" to Zoning By-law
No. 2023-~~5~~⁵⁵ Adopted October 25, 2023.


Sam Dunnett, Mayor


Kerstin Vroom, CAO/Clerk