

**THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN**

**BY-LAW NO:** 2020-56

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 181 Part Lot 6, Registered Plan 42R14553, Part 3, Together with ROW, former geographic Township of Croft, the Municipality of Magnetawan, municipally known as 537 Rocky Reef Road, Magnetawan Reid -- (Roll: 4944 030 0050 0114 0000).

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**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 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 'A-1', to Zoning By-law No. 2001-26 as amended, is further amended by zoning lands legally described as Plan 181 Part Lot 6, Registered Plan 42R14553, Part 3, Together with ROW, former geographic Township of Croft and municipally known as 537 Rocky Reef Road from the "Shoreline Residential" (RS) Zone to the "Shoreline Residential Exception Thirty Five" (RS-35) Zone, as shown on Schedule 'A-1' 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 4.2.1.16

***4.2.4.17 Shoreline Residential Exception Thirty Five (RS-35) Zone***

*Notwithstanding the provisions of this By-law to the contrary, within the Shoreline Residential Exception Thirty Five (RS-35) Zone the following shall apply:*

1. *A secondary dwelling unit measuring 188.2 square metres in area shall be permitted.*
2. *The secondary dwelling unit shall be subject to the provisions of Section 4.2.2.*
3. *All development shall be subject to Site Plan Control pursuant to Section 41 of the Planning Act.*

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 23 day of Sept 2020.

**THE CORPORATION OF THE  
MUNICIPALITY OF MAGNETAWAN**

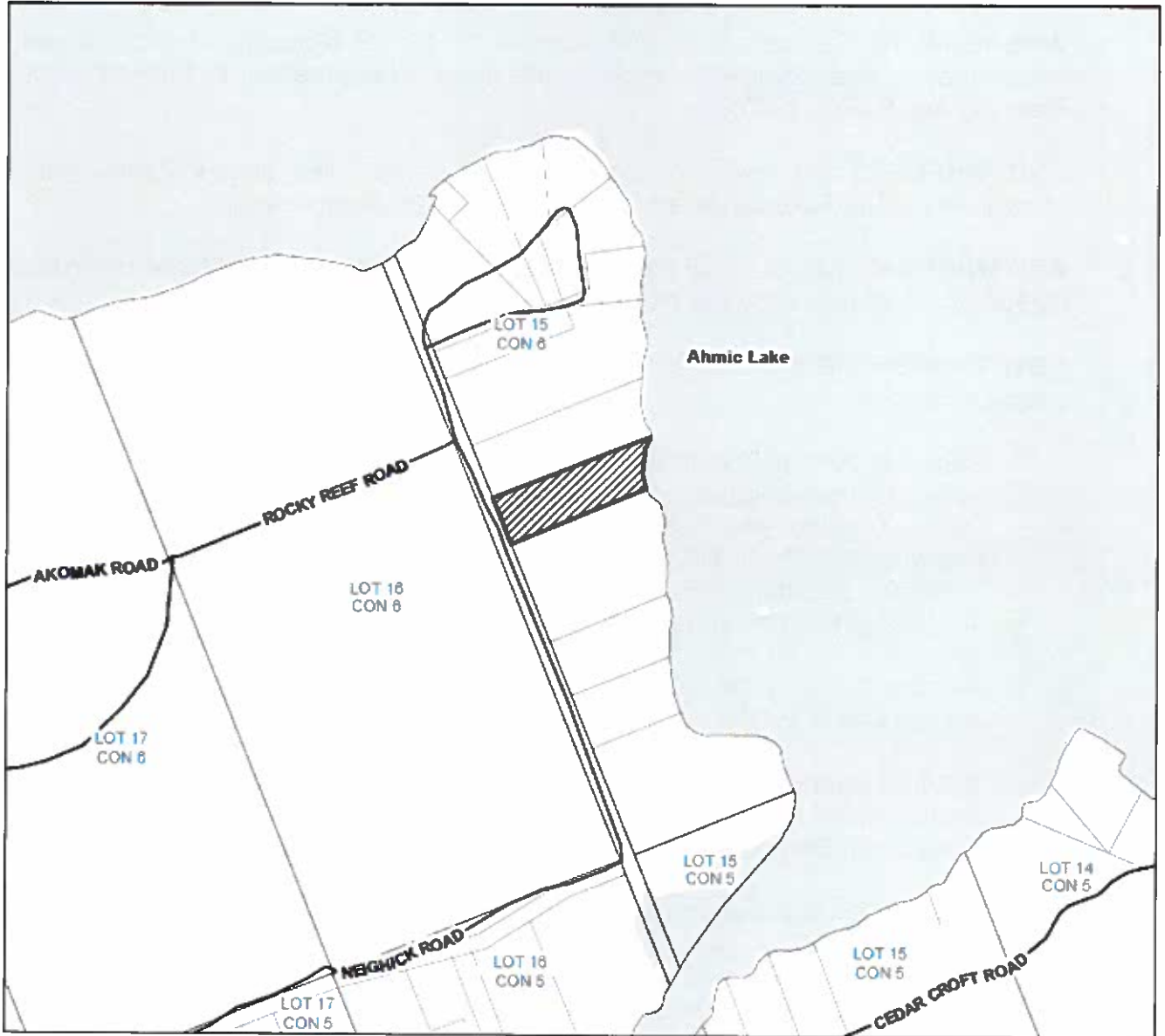
  
Sam Dunnett, Mayor

  
Kerstin Vroom, CAO/Clerk



# Schedule 'A' to Zoning By-law Amendment 2020.56

537 Rocky Reef Road  
Plan 181 Part Lot 6, Registered Plan 42R-14553 Part 3  
(Geographic Township of Croft)  
Municipality of Magnetawan  
District of Parry Sound



 Land to be rezoned from Shoreline Residential (RS) Zone to  
Shoreline Residential Exception 35 (RS-35) Zone

This is Schedule 'A' to Zoning By-law 2020.56  
Passed this 23 day of September 2020

Mayor

Clerk