

THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN

BY-LAW NO. 2025-17

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 at Part Lot 13, Concession 4, Reference Plan PCL 699 S/S, Municipality of Magnetawan, District of Parry Sound.  
(4944 030 00409301 Herrnstein)

**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** Council has conducted a public meeting as required by Section 34(12) of the *Planning Act*, R.S.O. 1990, as amended and if changes have been made to this By-law following the Public Meeting, that no further notice is required;

**AND WHEREAS** the matters herein are in conformity with the policies and designations contained in the Official Plan of the Municipality of Magnetawan as are currently in force and effect; and


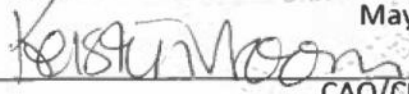
**NOW THEREFORE** the Council of the Corporation of the Municipality of Magnetawan enacts as follows:

1. THAT Schedule 'A-I' to Zoning By-law No. 2001-26 is hereby amended by rezoning the subject lands legally described as Part Lot 13, Concession 4, Reference Plan PCL 699 S/S, Municipality of Magnetawan, District of Parry Sound, from the Shoreline Residential (RS) Zone and the Rural (RU) Zone, to the Shoreline Residential Exception Forty One (RS-41) Zone, as shown on Schedule 'A' attached forming part of this By-law.
2. THAT Section 4.2.4 of Zoning By-law No. 2001-26 is hereby amended by the addition of the following:
  - a. Notwithstanding the requirements of this By-law to the contrary, the following provisions will apply to the lands within the Shoreline Residential Exception Forty One (RS-41) Zone in Part Lot 13, Concession 4, Reference Plan PCL 699 S/S, Municipality of Magnetawan, District of Parry Sound:
    - i. The maximum size of a guest cabin within a two-storey boathouse shall be 95 square metres (inclusive of a covered and enclosed porch of a maximum of 30 square metres).
    - ii. The maximum permitted length of the two-storey boathouse shall be 15.5 metres;
    - iii. The maximum permitted width of the two-storey boathouse shall be 9.5 metres;
    - iv. The maximum permitted length of the second-story deck and dock attached to the two-storey boathouse shall be 21 metres; and
    - v. The maximum permitted width of the second-story deck and dock attached to the two-storey boathouse shall be 12.5 metres.

This By-Law shall become effective on the date it is passed by the Council of the Corporation of the Municipality of Magnetawan, subject to the applicable provisions of the *Planning Act*, R.S.O. 1990, as amended.

**READ A FIRST, SECOND, AND THIRD TIME**, passed, signed and the Seal of the Corporation affixed hereto, this 16th day of April, 2025.

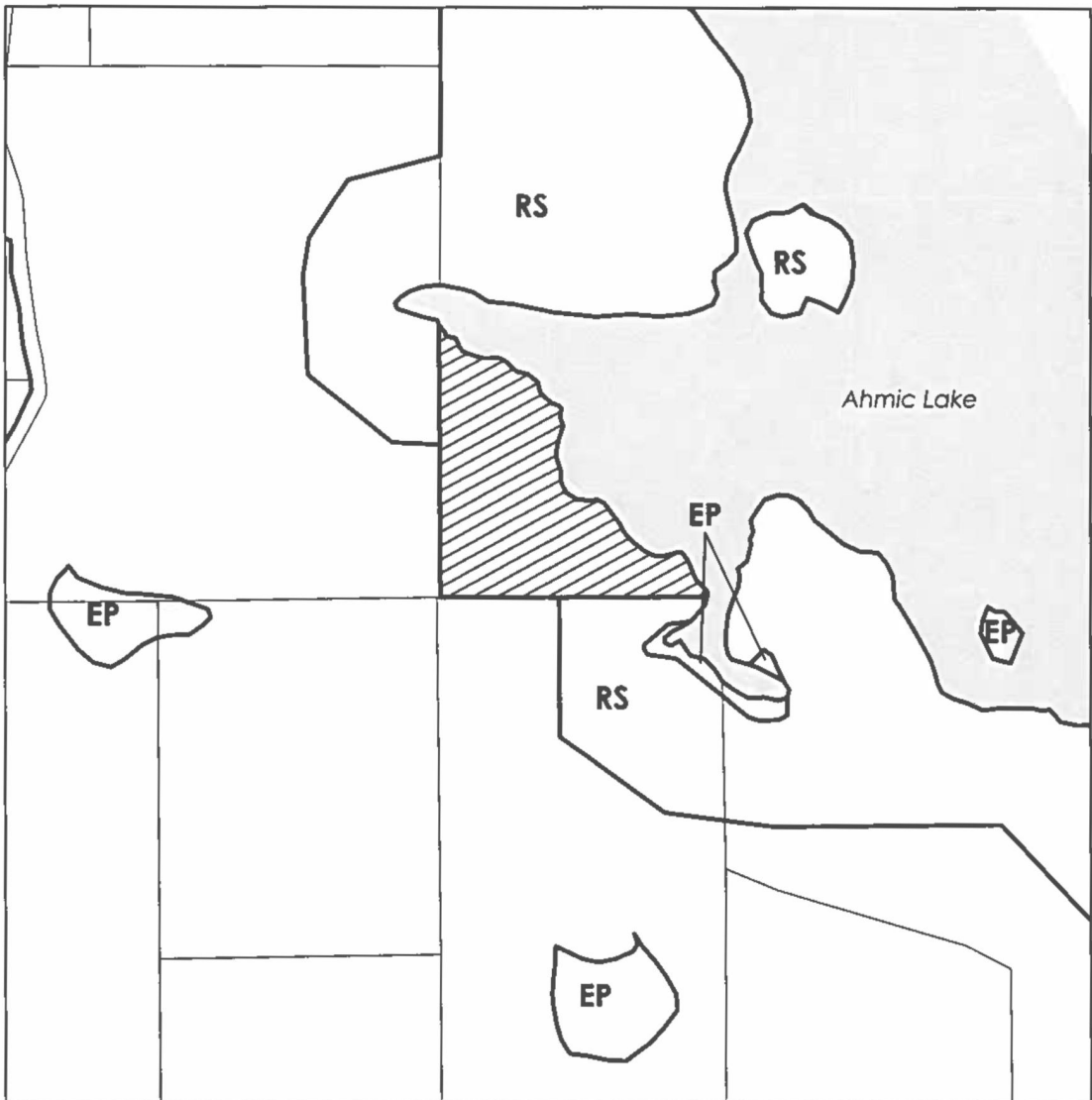
THE CORPORATION OF THE  
MUNICIPALITY OF MAGNETAWAN

  
Mayor  
  
CAO/Clerk

# Schedule 'A'



Part Lot 13, Concession 4  
Municipality of Magnetawan  
District of Parry Sound



Lands to be rezoned from Shoreline Residential (RS) Zone  
to Shoreline Residential Exception 4L (RS-4L) Zone

This is Schedule 'A' to Zoning By-law 2025-<sup>17</sup>  
Passed this 16 day of April, 2025  
Mayor [Signature]  
Clerk [Signature]