

THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN

BY-LAW 2026- 36

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 195 10th and 11th Sideroad, and legally described as Part Lot 11, Concession 3 and 4, Municipality of Magnetawan, District of Parry Sound
Roll number (4944 030 004 06600 – Pickerel Point LLC.)

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-1' to Zoning By-law No. 2001-26 is hereby amended by rezoning the subject lands located at 195 10th and 11th Sideroad, and legally described as Part Lot 11, Concession 3 and 4, Municipality of Magnetawan, District of Parry Sound, from the Shoreline Residential (RS) Zone and the Rural (RU) Zone, to the Shoreline Residential Exception Forty-Four (RS-44) 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-Four (RS-44) Zone located at 195 10th and 11th Sideroad, and legally described as Part Lot 11, Concession 3 and 4, Municipality of Magnetawan, District of Parry Sound:
 - i. The maximum width of the boathouse structure, including docks and decks shall be 32 metres;
 - ii. The maximum length of the boathouse structure, including docks and decks shall be 25 metres;
 - iii. The maximum width of the boathouse structure (wall to wall) shall be 25 metres;
 - iv. The maximum length of the boathouse structure (wall to wall) shall be 19 metres.
 - v. The maximum size of a guest cabin on the second storey of a boathouse shall be 103 square metres.
 - vi. One boathouse and associated guest cabin shall be permitted washroom facilities.
 - vii. The maximum size of a covered deck on the second storey of a boathouse shall be 91 square metres.

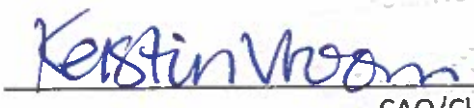
- viii. A guest cabin shall be permitted on land with a maximum size of 52 square metres and must comply with the required setbacks of the Residential Shoreline (RS) Zone.
- ix. One guest cabin on land shall be permitted washroom facilities.
- x. The boathouse structure and guest cabin on land may be joined by a wooden platform and a wooden walkway with a maximum width of 2 metres.
- xi. A dock shall be permitted adjacent to the boathouse that extends a maximum of 7 metres from the west side of the boathouse and does not exceed a width of 4 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 19th day of August 2026.

THE CORPORATION OF THE
MUNICIPALITY OF MAGNETAWAN


Mayor


CAO/Clerk

