

THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN

BY-LAW No. 2003 - 03

Being a Zoning BY-LAW amendment to Amend the Municipality of Magnetawan's Zoning By-law, as amended, for the Pew Lands

WHEREAS the Ontario Municipal Board has allowed a provision consent for lands located in Part of Lot 11 and 12 in Concession 7 in the geographic Township of Croft;

AND WHEREAS a condition of the consent includes the requirement that the lands be rezoned;

NOW THEREFORE the Council of the Corporation of the Municipality of Magnetawan

ENACTS AS A BY-LAW OF THE CORPORATION AS FOLLOWS:

1. Schedule 'A' of By-law No. 2001-26, as amended, is hereby further amended by rezoning part of Lots 11 and 12 in Concession 7 fronting on Ahmic Lake in the geographic Township of Croft from the Shoreline Residential (RS) Zone to the Shoreline Residential Exception Eight (RS-8) Zone Exception No. 4.2.4.8 as shown by heavy outline and hatching on a copy of Part of Schedule 'A' attached to the Bylaw as Schedule "1" and mor particularly shown on Reference Plan No. 42R-16258 attached to this By-law as Schedule "2" and a site plan attached to this By-law as Schedule "3".
2. Section 4.2 Shoreline Residential Zone, of By-law No. 2001-26, as amended, is hereby further amended by adding the following paragraph to Section 4.2.4 Exceptions:

Shoreline Residential Exception Eight (RS-8) zone
"4.2.4.8 Notwithstanding the requirements of this By-law to the contrary the following provisions will apply to the lands within the Shoreline Residential Exception Eight (RS-8) Zone in Part of Lots 11

and 12,
Concession 7, geographic Township of Croft as identified on
Schedules "1, 2 and 3" attached hereto:

a) **Permitted Uses, Buildings and Structures** as identified
on
Schedule "3" and more particularly described as follows:

i) **North Parcel** (Part 1 of Reference Plan No. 42R-16258)

- a one and one half storey existing dwelling
- a one and one half storey proposed garage
- an existing privy to be relocated as shown
- an existing dock
- an existing deck
- a proposed septic system
- a proposed deck

ii) **South Parcel** (Part 2 of Reference Plan No. 42R-16258)

- a one and one half storey existing dwelling
- a one and one half storey existing garage and
sleeping cabin
- an existing concrete barbeque pad
- an existing boathouse and dock
- an existing deck
- a proposed septic system
- a proposed deck

b) **Size and Location of Buildings and Structures**

The size and location of the permitted buildings and
structures are indicated on a site plan attached to a consent
agreement that is registered on the title of both parcels at the
Land Registry Office in the Town of Parry Sound in the
District of Parry Sound. No buildings or other structural
development is permitted beyond that identified on Schedule
"3" to this By-law.

c) **Habitat Area Zones**

The habitat area zones are those areas on each parcel
outside
of building, structure, driveway and septic locations including
that found in the Hardwood Bush identified in Schedule "3",
the Site Plan where the significant vegetation is to be
maintained except as provided in the Site Plan and Consent
Agreement described above.

Habitat Area Zones are made up of the conifer fringe along
the shoreline, the conifer patches between the shoreline and

the rear lot line, and, associated regenerating deciduous shrubs and saplings generally within thirty (30) metres of conifer cover, and identified on Schedule "3", the Site Plan. For the purposes of this By-law, the term "significant vegetation" means "coniferous vegetation and associated regenerating deciduous shrubs and saplings generally within thirty (30) metres of conifer cover, significant to deer for winter habitat".

Page 2 of 6

d) Lot Standards

As identified on Schedules '2' and '3', the minimum lot size shall be 0.542 hectares for the north parcel (Part 1) and 0.63 hectares for the south parcel (Part 2). The minimum lot frontage shall be 45 metres for each parcel.

e) Other Provisions

All other general applicable provisions or zone requirements if not specifically addressed in this amending By-law shall continue to apply.

- 3) This By-law shall take effect and come into force in accordance with Section 34 of the Planning Act, R.S.O. 1990.

**Passed in open Council as read a First, Second and Third time,
this 22 day of January, 2003 nd**

Sam Dunnett, Reeve

J. Fraser, Clerk/Administrator

SCHEDULE '1'

SCHEDULE '2'

SCHEDULE '3'

