

THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN

**BY-LAW No. 2005-07**

**Being a By-law to amend By-law No. 2001-26, as amended, the Zoning By-law for the Municipality of Magnetawan with respect to lands described as Part of Lot 1, Concession 8, Part 1 of Plan 42R4455, in the geographic Township of Croft, Municipality of Magnetawan**

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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, 1990*;

**AND WHEREAS** the owner of Part of Lot 1, Concession 8, Part 1 of Plan 42R4455, in the geographic Township of Croft, Municipality of Magnetawan has filed an application with the Municipality of Magnetawan to amend By-law No. 2001-26, as amended;

**NOW THEREFORE BE IT ENACTED** as a By-law of The Corporation of the Municipality of Magnetawan as follows:

1. The lands shown on Schedule 'A', attached to and forming part of this By-law, are hereby rezoned from the Rural Residential (RR) Zone to the General Commercial Exception Two (CG-2) Zone;
2. Section 4.8, General Commercial Zone (CG) is amended by adding the following subsection:

**4.8.4.1 General Commercial Exception Two (CG-2)Zone  
(Part of Lot 1, Concession 8, Part 1 of Plan 42R4455, in the geographic Township of Croft - Davis)**

No person shall within any General Commercial Exception Two (CG-2) Zone, use any land or erect, alter or use any building or structure except for a heavy equipment and motor vehicle repair garage, including the repair of dump trucks and roads and landscaping equipment, in an enclosed building, in accordance with the following:

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|-----|---|-----------|
| i)  | Maximum Height                                | 14 metres |
| ii) | Minimum setback from any residential lot line | 70 metres |

In all other respects, the provisions of this By-law shall apply.

This By-law shall come into effect upon the date of passage hereof and take effect on the day after the last day for filing appeals. Where objections to the By-law are received in accordance with the provisions of the Planning Act, the By-law shall come into effect upon approval of the Ontario Municipal Board.

**Passed in open Council as read a First, Second and Third time,  
this 9<sup>th</sup> day of February, 2005**

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Sam Dunnett, *Mayor*

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Brenda J. Fraser, *Clerk/Administrator*