



THE CORPORATION OF  
THE MUNICIPALITY OF MAGNETAWAN  
NOTICE OF PASSING OF MINOR VARIANCE

Name of Applicant: Liscombe Construction (Agent)  
Legal: Con 14 Lot 3  
Date of Notice: September 18<sup>th</sup>, 2025  
Last Date of Appeal: October 7<sup>th</sup>, 2025

**PLEASE BE ADVISED** that the Council of the Corporation of the Municipality of Magnetawan passed the Minor Variance Application on the 17<sup>th</sup> day of September, 2025 pursuant to Section 45 of the *Planning Act, R.S.O. 1990 c.P 13*, as amended.

**AND TAKE NOTICE THAT** comments made and/or submitted by the public regarding this application have been taken into consideration as part of the deliberations and final decision. All written and oral submissions are available at the Municipal Office and at [www.magnetawan.com](http://www.magnetawan.com)

**PURPOSE OF THE AMENDMENT**

The subject property is located within the Shoreline Residential (RS) Zone and contains an existing dwelling. The existing dwelling on the subject property is legal non-complying due to the location being within the required rear yard of 10 metres. The owner is proposing the following:

Provision	By-law 2001-26 Required	Requested
3.19 a) i)	10 Metres	To permit an addition to the existing dwelling that encroaches further into the required rear yard. The existing setback from the rear lot line is 8.5 metres where 10 metres is required, and the proposed setback is 6.43 metres
3.19 a) ii)	5 Metres	To permit an increase in height of the existing dwelling, within the required rear yard. The existing height of the dwelling is 3.8 metres, and the proposed height is approximately 5 metres in the required rear yard.
4.2.2 vi)	10 Metres	To permit an addition to the existing dwelling that would result in a minimum rear yard of 6.43 metres where a minimum of 10 metres is required.

**LANDS AFFECTED**

ROLL NUMBER	4944 040 00708226
OWNER	Garry and Cathy Duck
STREET ADDRESS	3213 Ahmic Lake Road
LEGAL DESCRIPTION	Con 14 Lot 3, Municipality of Magnetawan

**IF YOU WISH TO APPEAL** the decision of the Municipality of Magnetawan to the Ontario Land Tribunal (OLT) in respect to the By-law, you may do so within twenty (20) days of the issuance of this notice by filing a Notice of Appeal via the OLT e-file at <https://olt.gov.on.ca/e-file-service/> by selecting Magnetawan [*Municipality of*] as the Approval Authority or by mail to the Deputy Clerk – Planning and Development, Municipality of Magnetawan, no later than 4:30 p.m. on or before the last date of appeal as seen in this notice. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. If the efile portal is down, you can submit your appeal to: [planning@magnetawan.com](mailto:planning@magnetawan.com). Please consult the Ontario Land Tribunal’s website (<https://olt.gov.on.ca/>) or call 1-866-448-2248 for further information regarding how to file an appeal and for the current filing fee.

**WHO CAN FILE AN APPEAL**

Pursuant to Section 34(19) of the Planning Act R.S.O 1990, c. P.13. a Notice of Appeal may be filled to the OLT by the following parties:

- The Applicant;
- A specified person who, prior to the Committee of Adjustment’s decision, made oral submissions at a public meeting or written submissions to the Committee of Adjustment for the Municipality of Magnetawan;
- A public body who, prior to the Committee of Adjustment’s decision, made oral submissions at a public meeting or written submissions to the Committee of Adjustment for the Municipality of Magnetawan;
- The registered owner who, prior to the Committee of Adjustment’s decision, made oral submissions at a public meeting or written submissions to the Committee of Adjustment for the Municipality of Magnetawan;

Erica Kellogg, Deputy Clerk – Planning & Development, Municipality of Magnetawan  
P.O. Box 70, Magnetawan, Ontario P0A 1P0  
(705) 387-3947; [ekellogg@magnetawan.com](mailto:ekellogg@magnetawan.com)

- The Minister.

In accordance with Section 45(12) of the *Planning Act* third party appeals by persons or individuals are not permitted. When no appeal is lodged within the 20 days after the giving of notice, the decision becomes final and binding and notice to that effect will be issued by the Secretary.

The Notice of Appeal must:

- i. set out reasons for the appeal;
- ii. be accompanied by the fee as prescribed by the OLT per application, payable online through OLT e-file or by certified cheque or money order to the Minister of Finance. A copy of the Ontario Land Tribunal Fee Schedule may be found at <https://olt.gov.on>.