



**THE CORPORATION OF
THE MUNICIPALITY OF MAGNETAWAN
NOTICE OF PASSING OF ZONING BY-LAW AMENDMENT
By-Law No. 2021-37**

ZBLA Munn-Saunders
Date of Notice: July 2, 2021
Date of Decision: June 30, 2021
Last Day for Appeal: July 22, 2021

PLEASE BE ADVISED that the Council of the Corporation of the Municipality of Magnetawan passed Zoning By-law No. 2021-37 on the 2nd day of July, 2021, pursuant to Section 34 of the Planning Act, R.S.O. 1990 c.P 13, as amended.

AND TAKE NOTICE THAT only individuals, corporations, and public bodies may appeal to the Local Planning Appeal Tribunal (LPAT). A notice of appeal may not be filed by an unincorporated association or group. No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at the public meeting or written submissions to the Council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

Notice of appeal must be filed with the CAO/Clerk of the Municipality of Magnetawan not later than the last day for appeal. The notice of appeal must set out reasons for the appeal and be accompanied with a cheque in the amount of \$1100.00 made payable to the Minister of Finance. An Appellant may request a reduction of the filing fee to \$400, if the Appellant is a private citizen or eligible community group. The request for a reduction in the fee must be made at the time of filing the appeal. A request for fee reduction form can be found at <https://olt.gov.on.ca/tribunals/lpat/lpat-process/fee-chart/>

PURPOSE OF THE AMENDMENT

The proposed Zoning By-law Amendment rezones the subject lands from the Agricultural Zone (A) to the Rural Residential Zone (RR), Rural Zone (R) and Rural Exception Zone (RU-8) Zone.

EFFECT OF THE AMENDMENT

The subject lands are being severed into three (3) parcels and under the conditions of their consent need to be rezoned. The two newly severed lots do not meet the minimum lot area for the Agricultural Zone (A) and both need to be rezoned to Rural Residential Zone (RR). While the Retained Lot is being rezoned to the Rural Zone (R) to match the remainder of the lot and +/- 5 acre section be rezoned to Rural Exception Zone (RU-8) to permit a contractor's yard.

PUBLIC SUBMISSIONS

Comments made and/or submitted by the public are available at the Municipality Office. Public comments are received and used to inform the Council decision on the amendment.

LANDS AFFECTED

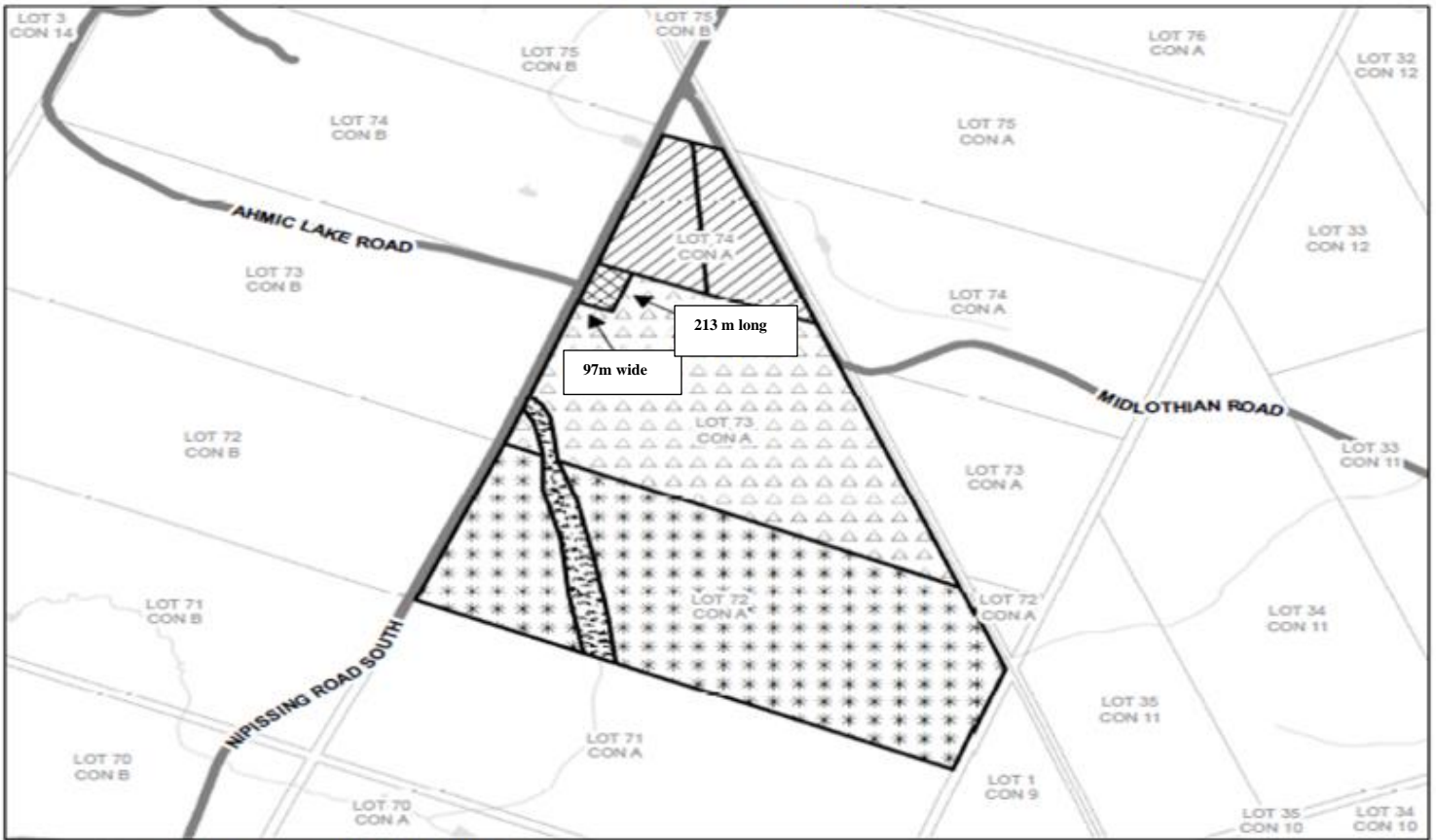
The Zoning By-law Amendment affects the lands described in the table below and identified in the blue outline on the key map below.

ROLL NUMBER	494404000601400
OWNER	MUNN, NIGEL & AMANDA, SAUNDERS, CHARLES & LINDA
STREET ADDRESS	1743 NIPISSING ROAD S
LEGAL DESCRIPTION	Concession A, Lots 72 & 73 & Part Lot 74 REM PCL 821 SS, former Township of Spence, Municipality of Magnetawan



Schedule 'A' to Zoning By-law Amendment _____

1743 Nipissing Road South
Lots 72 and 73, Concession A
Part of Lot 74, Concession A
Geographic Township of Spence
Municipality of Magnetawan
District of Parry Sound



-  Lands to be rezoned from Agricultural (A) Zone to Rural Residential (RR) Zone
-  Lands to be rezoned from Agricultural (A) Zone to Rural Exception 8 (RU-8) Zone
-  Lands to be rezoned from Agricultural (A) Zone to Rural (RU) Zone
-  Lands to remain Rural (RU) Zone
-  Lands to remain Environmental Protection (EP) Zone

This is Schedule 'A' to Zoning By-law _____
Passed this ____ day of _____, 2021

Mayor _____
Clerk _____