



PUBLIC NOTICE
APPLICATION FOR CONSENT
Pursuant to Ontario Regulation 197/96
As amended by Ontario Regulation 547/06

TAKE NOTICE that the Municipality of Magnetawan Committee of Adjustment will be considering an Application for Consent under Section 53 of the *Planning Act* and adjacent property owners within 60m will be notified by mail and notice posted for the Proposed Consent.

THE PURPOSE AND EFFECT of the proposed Consent application is to create one (1) new lot on the subject lands located at 67 Bittschwamms Road. The owners are proposing to sever a new lot with the existing detached dwelling to be located on the severed lot. There is a barn and accessory building that is to be located on the proposed retained lot. The proposed lot configuration is summarized below:

<i>Proposed Lot</i>	<i>Approximate Lot Area</i>	<i>Approximate Lot Frontage</i>
<i>Retained Lot</i>	<i>37.5 hectares</i>	<i>111 metres on Bittschwamms Road</i>
<i>Severed Lot</i>	<i>1.8 hectares</i>	<i>60 metres on Bittschwamms Road</i>

The owner is proposing an access easement (right-of-way) over the proposed Severed Lot in favour of legal access to the proposed retained lot. The width of the proposed easement is 20 metres and the existing driveway is located within this area.

THE SUBJECT LANDS ARE LOCATED at CROFT CON 6 PT LOT 1 RP 42R18307 PART 1 with a municipal address of 67 Bittschwamm Road, Municipality of Magnetawan, District of Parry Sound.

The Public Hearing held at the Magnetawan Community Centre on:
Wednesday July 29th, 2026, at 1:00pm

If you wish to make comment to the application you must do so in advance or during the Public Hearing. If you wish to be notified of the decision of the Municipality of Magnetawan Committee of Adjustment in respect to the proposed Consent, you must make a written request Committee of Adjustment Secretary (contact information below). Please reference "1001292033 Ontario Inc" in any written comments or requests.

If a person or public body has the ability to appeal the decision of the Municipality of Magnetawan Committee of Adjustment in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to the Municipality of Magnetawan Committee of Adjustment before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.

Additional Information on the Application is available at the Municipal Office or online at:

<https://magnetawan.com/residents/planning-zoning/active-applications>

DATED AT THE MUNICIPAL OFFICE THIS 16th DAY OF JULY, 2026

Erica Kellogg, Secretary, planning@magnetawan.com

4304 Highway 520, Box 70, Magnetawan, ON P0A 1P0

Phone: 705-387-3947

Mon-Fri 9:00 am – 5:00pm

Proposed sketch/map – Not to scale

KEY MAP/SUBJECT LANDS

