



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

Name of Applicant: Dick
Legal: Plan 319 Lot 20 Part Lot 19, 23 Golf Course Road
Date of Notice: October 29th, 2025
Last Date of Appeal: November 19th, 2025

PLEASE BE ADVISED that the Council of the Corporation of the Municipality of Magnetawan passed the Minor Variance Application on the 29th day of October, 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

PURPOSE OF THE AMENDMENT Of the application is to permit the construction of a covered entrance, an addition to the dwelling, and an addition to the deck on the subject property. The existing dwelling would be considered a legal non-complying building because it does not meet the minimum required setback from a river and the minimum required rear yard of the Shoreline Residential (RS) Zone. The existing attached deck is also considered legal non-complying because it does not meet the minimum required setback from a river. The subject property has lot frontage on the Magnetawan River.

Provision	By-law 2001-26	Requested
Section 3.19 a) i)	Legal Non-complying lots, buildings and structures	The existing dwelling and attached deck are considered legal non-complying buildings and structures. The proposed additions are located within the required minimum setbacks and minimum required yards of the Shoreline Residential (RS) Zone and the Zoning By-law.
Section 3.27	Setback from watercourse	To permit an addition to the existing dwelling that is located 18.5 metres from the river and an attached deck that is located 17 metres from the river. The existing dwelling is located 19 metres from the river and the existing attached deck is located 17 metres from the river. Section 3.27 of the Zoning By-law requires a minimum setback of 20 metres from a river and decks are only permitted to encroach 2 metres into the setback (i.e. a minimum setback of 18 metres).
Section 4.2.2 vi)	Residential shoreline, minimum rear yard	To permit a porch on the road side of the subject property that is located 0.6 metres from the lot line abutting Golf Course Road which is considered the rear lot line. The existing dwelling is located 1.7 metres from the rear lot line. Section 4.2.2 vi) of the Zoning By-law requires a minimum rear yard of 10 metres.

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. 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;
- 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.ca/>.