

**COMMITTEE OF ADJUSTMENT
NOTICE OF HEARING**

IN THE MATTER OF Subsections (1 and 2) of Section 45 of the Planning Act, R.S.O., 1990.

TAKE NOTICE that the Municipality of Magnetawan has received a complete application for Minor Variance and that the Committee of Adjustment of the Corporation of the Municipality of Magnetawan will hold a Public Hearing on:

March 13th, 2024

At 1:00 pm. at the

Municipality of Magnetawan Municipal Office, 4304 Hwy #520, Magnetawan, Ontario

THE PURPOSE OF THE PUBLIC HEARING is to consider a Minor Variance application submitted by the Owner of CON 4 PT Lots 27 & 28 PLAN PSR-593 Part 1, municipally known as 85 Audrey Smith Road. The proposed minor variance application seeks relief from Zoning By-law 2001-26, as amended, Section 4.2.2 (i) and (ii).

The applicant has requested the following Minor Variance to permit:

Provision	By-law 2001-26 Required	Requested
4.2.2 (i) Minimum Lot Area	1.0 hectares	3,103 square metres (0.3 hectares)
4.2.2 (ii) Minimum Lot Frontage	90metres	50.9 metres

INFORMATION AVAILABLE

Information relating to the proposed Minor Variance application is available for public review on the municipal website – www.magnetawan.com – or by request during business hours, Monday to Friday from 8:30 am to 4:30 pm, at the Municipality of Magnetawan Municipal Office (4304 Hwy #520 Magnetawan, Ontario, POA 1P0) or by emailing: planning@magnetawan.com

NOTICE OF DECISION

If you wish to be notified of the decision of Municipality of Magnetawan on the proposed Minor Variance, you must make a written request to Erica Kellogg, Deputy Clerk – Planning and Development at the Municipality of Magnetawan.

ORAL AND WRITTEN SUBMISSION – APPEAL

If a person or public body would otherwise have an ability to appeal the decision of the Council and the Municipality of Magnetawan to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Magnetawan before the Minor Variance is approved, the person or public body is not entitled to appeal the decision and the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Individuals who make written submissions should be aware that their submission and any personal information in their correspondence will become part of the public record and made available to the Applicant, Committee and Council.

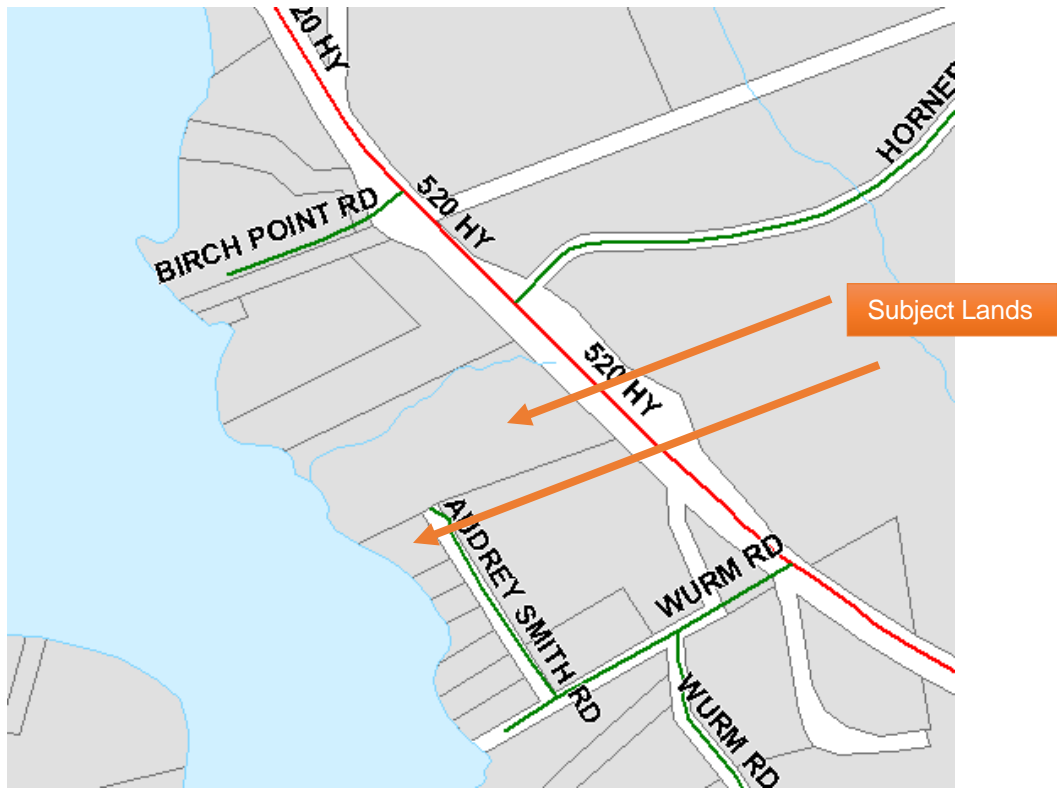
**PLEASE SUBMIT ANY WRITTEN COMMENTS TO ERICA KELLOGG
Quoting File No: ZWIERSCHKE MINOR VARIANCE**

Erica Kellogg, Deputy Clerk – Planning and Development
Municipality of Magnetawan
P.O. Box 70
Magnetawan, Ontario, POA 1P0
705-387-3947 ext. 1001
planning@magnetawan.com

DATED at the Municipality of Magnetawan this 1st day of March, 2024

Please see reverse side for map and site plan (not to scale)

KEY MAP OF SUBJECT PROPERTY



PROPOSED SITE PLAN

