



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

Name of Applicant: Andre Edelbrock  
Legal: CON B PT LOTS 84 AND 85 PLAN PSR1959 PART 13 PLAN  
PSR2008 PART 13 RP 42R22000 PARTS 1 AND 2  
Date of Notice: October 17, 2024  
Last Date of Appeal: November 5, 2024

**PLEASE BE ADVISED** that the Committee of Adjustment for the Corporation of the Municipality of Magnetawan passed the Minor Variance Application on the 16<sup>th</sup> day of October, 2024 pursuant to Section 45 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 Ontario Land Tribunal (OLT). A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group. Notice of appeal must be filed with the Acting Deputy Clerk- Planning & Development of the Municipality of Magnetawan no later than the last day for appeal. The notice of appeal must set out reasons for the appeal and be accompanied with the fee as per the current Ontario Land Tribunal Fee Chart.

If within such 20 days no notice of appeal is given, the decision of the committee is final and binding, and the Deputy Clerk – Planning and Development shall notify the applicant and issue a Notice of No Appeal.

**PURPOSE OF THE AMENDMENT**

The proposed a minor variance application for relief from Zoning By-law 2001-26, as amended, Section 4.2.2 (iii) and 4.2.2 (vii) to permit:

<b>Provision</b>	<b>By-law 2001-26</b>	<b>Requested</b>
4.2.2 (iii) Minimum Front Yard Setback	15 metres	The proposed new dwelling has a front yard of 14.7 metres. A variance is sought to reduce the front yard by 0.3 metres.
4.2.2 (vii) Maximum lot coverage	15%	The owner is proposing a new dwelling, boathouse, and garage with a proposed lot coverage of 17%. A variance is sought to permit an additional 2% of lot coverage on the subject property.

**PUBLIC SUBMISSIONS**

No comments were made and/or submitted by the public regarding this application.

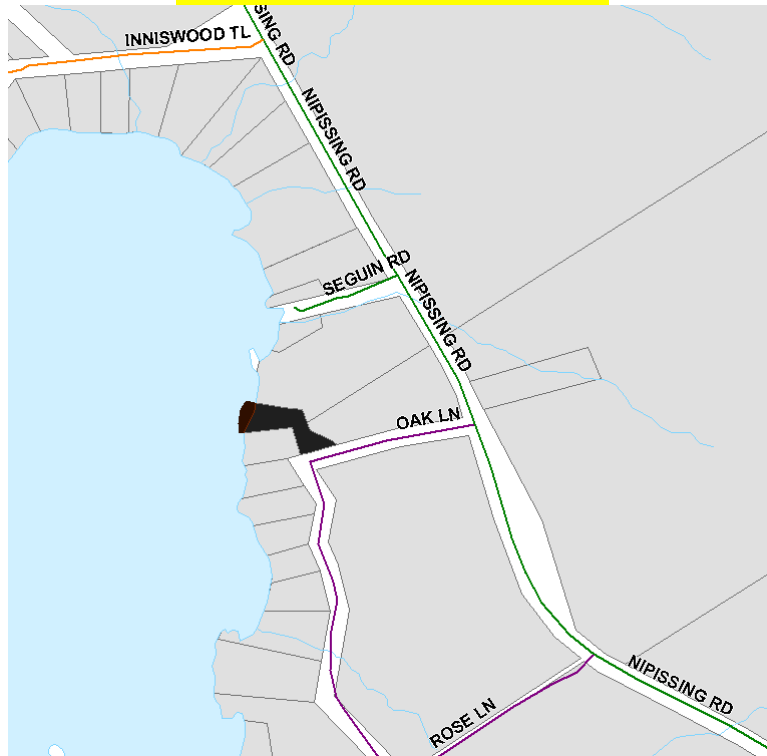
**LANDS AFFECTED**

The Minor Variance affects the lands legally known as CON B PT LOTS 84 AND 85 PLAN PSR1959 PART 13 PLAN PSR2008 PART 13 RP 42R22000 PARTS 1 AND 2 and Municipally known as 80 Lane as seen in the below.

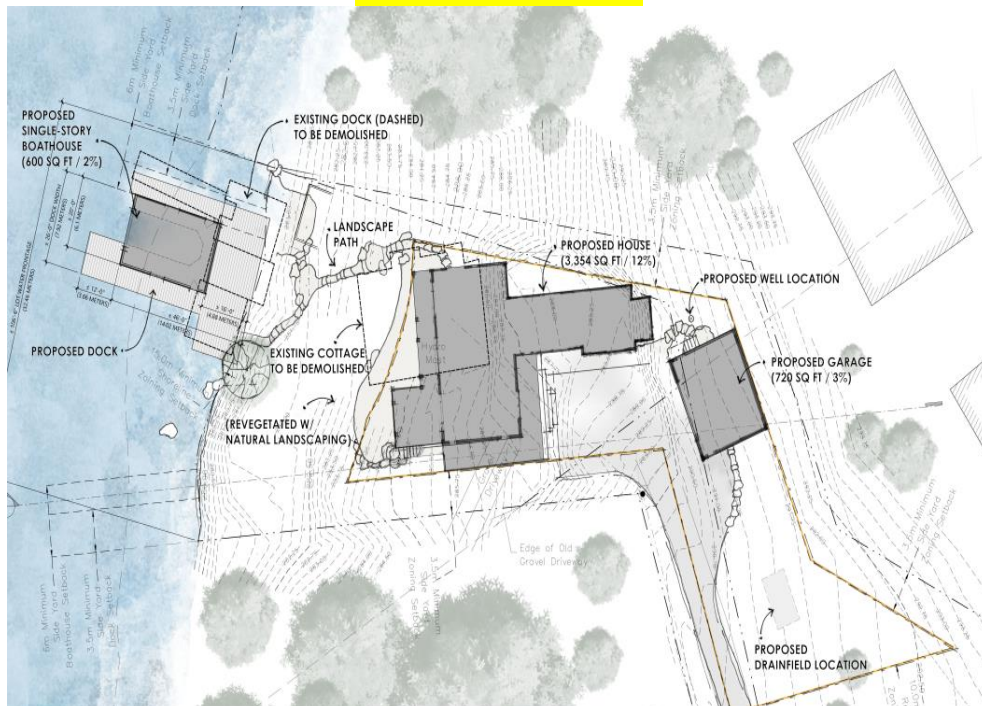
Erica Kellogg, Deputy Clerk – Planning & Development, Municipality of Magnetawan  
P.O. Box 70, Magnetawan, Ontario P0A 1P0  
(705) 387-3947; ekellogg@magnetawan.com

(not to scale)

### KEY MAP OF SUBJECT PROPERTY



### PROPOSED SITE PLAN



Erica Kellogg, Deputy Clerk – Planning & Development, Municipality of Magnetawan  
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