



THE CORPORATION OF
THE MUNICIPALITY OF MAGNETAWAN
NOTICE OF PASSING OF ZONING BY-LAW AMENDMENT

Name of Applicant: Pickerel Point LLC.
Legal: Croft Con 3 Lot 11 & PT Lot 12 Con 4 PT Lot 12 REM PT PCL 699
Date of Notice: August 20, 2026
Last Date of Appeal: September 8, 2026

PLEASE BE ADVISED that the Council of the Corporation of the Municipality of Magnetawan passed the Zoning By-law 2026-36 on the day of the August 19, 2026 pursuant to Section 34 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 or by contacting the Deputy Clerk – Planning and Development at planning@magnetawan.com

PURPOSE AND EFFECT OF THE AMENDMENT of the Zoning By-law is to permit a boathouse and a guest cabin on the subject property. The owners are proposing the following on the subject property:

- A new boathouse including docks and decks with an overall approximate width of 32 metres and length of 25 metres; and a proposed height of 7.6 metres. The proposed width of the boathouse component (3 boat slips) is approximately 18 metres. Two-storey boathouses are permitted under Section 3.1 h) of the Zoning By-law, where the maximum width of a boathouse is 15 metres and include maximum projections for docks and decks of 4 metres.
- A new guest cabin with a size of 52 square metres including the balcony, containing washrooms facilities. In accordance with Section 3.1 k) of the Zoning By-law, the maximum size of a guest is 40 square metres and no servicing (septic or well) of a guest cabin is permitted.

LANDS AFFECTED

The Zoning By-law Amendment affects the lands described in the table below

OWNER	Pickerel Point LLC.
STREET ADDRESS	195 10 th and 11 th Side Road
LEGAL DESCRIPTION	Croft Con 3 Lot 11 & PT Lot 12 Con 4 PT Lot 12 REM PT PCL 699, Magnetawan

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 decision, made oral submissions at a public meeting or written submissions to the Municipality of Magnetawan Council;
- A public body who, prior to the decision, made oral submissions at a public meeting or written submissions to the Municipality of Magnetawan Council;
- The registered owner who, prior to the decision, made oral submissions at a public meeting or written submissions to the Municipality of Magnetawan Council;
- The Minister.

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

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 of the Municipality of Magnetawan or, in the opinion of the OLT, there are reasonable grounds to add the person or public body as a party.

In accordance with Section 34(19) 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>.