



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

Name of Applicant: Cordua, Brandon and Ashley
 Legal: Part Lot 13 Con 14
 Date of Notice: November 7, 2024
 Last Date of Appeal: November 27, 2024

PLEASE BE ADVISED that the Council of the Corporation of the Municipality of Magnetawan passed the Zoning By-law Application on the day of the 6th of November, 2024 pursuant to Section 34 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. 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 or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

Notice of appeal must be filed with the 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.

PURPOSE AND EFFECT OF THE AMENDMENT

The Zoning By-law Amendment will rezone the subject lands to Residential Shoreline Exception Forty (RS-40) Zone, as amended to account for;

- i) the minimum front yard of the severed lot being 80 metres;
- ii) The minimum lot size for the severed lot shall be 0.47 hectares; and
- iii) The minimum lot area for the retained lot shall be 0.91 hectares.

PUBLIC SUBMISSIONS

Comments made and/or submitted by the public are available at the Municipal Office.

LANDS AFFECTED

The Zoning By-law Amendment affects the lands described in the table below and identified in the blue outline on the key map below.

ROLL NUMBER	4944040007124800
OWNER	Brandon and Ashely Cordua
STREET ADDRESS	184 Silver Lake Road
LEGAL DESCRIPTION	Part Lot 13 Con 14, Magnetawan

Blue Area: subject property & lands proposed to be rezoned

