



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

Name of Applicant: Henry Seibels, Frances Little and Katherine Russell
 Legal: Concession 4, PT Lots 6 and 7
 Date of Notice: January 18, 2024
 Last Date of Appeal: February 7, 2024

PLEASE BE ADVISED that the Council of the Corporation of the Municipality of Magnetawan passed the Zoning By-law Application on the 17th day of January 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 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.

PURPOSE OF THE AMENDMENT

The proposed Zoning By-law Amendment is to zone the lands to a Shoreline Residential Exception Holding Zoning which is a condition of provisional consent approval applied by the Central Almaguin Planning Board’s decision on consent application B010/23.

EFFECT OF THE AMENDMENT

The effect of the application is to rezone the subject lands to a Shoreline Residential Exception Holding Zone to facilitate future residential development on the lots. The holding provision is being applied to the subject property until the Applicant prepares an Environmental Impact Study to review the deer wintering habitat and any other natural heritage features in order to confirm the building site and dock envelope location on the new lot.

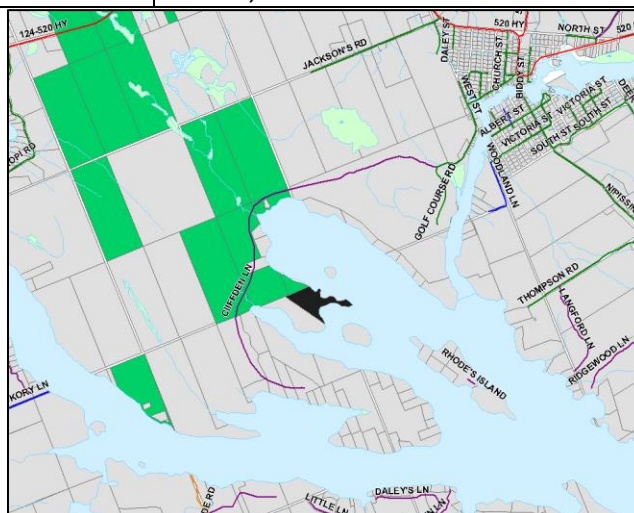
PUBLIC SUBMISSIONS

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	494403000107805
OWNER	Henry Seibels, Frances Little and Katherine Russell
STREET ADDRESS	None
LEGAL DESCRIPTION	Part Lot 6-7, Concession 4 (CROFT), Part 6 & 7 PLAN 42R-17369, MAGNETAWAN.



Black Area: subject property & lands proposed to be rezoned
 Erica Kellogg, Deputy Clerk – Planning & Development, Municipality of Magnetawan
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