



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

Name of Applicant: Nancy and William Woodruff
Legal: Concession 10 , PT Lot 24 and 25
Date of Notice: April 17, 2025
Last Date of Appeal: May 6, 2025

PLEASE BE ADVISED that the Council of the Corporation of the Municipality of Magnetawan passed the Zoning By-law 2025-19 on the day of April 16, 2025 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 Amendment application is to rezone the subject lands to satisfy a condition of provisional Consent, for the application that was approved by the Central Almaguin Planning Board (B01-2025). The subject lands are located within the Rural (RU) Zone in the Zoning By-law.
The Zoning By-law Amendment is to rezone the Severed Lot from the Rural (RU) Zone to the Rural Residential (RR) Zone. The proposed Severed Lot has a lot area of approximately 4 hectares does not meet the minimum lot size of 10 hectares for the RU Zone. The minimum lot area for the RR Zone is 1 hectare.

LANDS AFFECTED

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

ROLL NUMBER	4944 030 00506901
OWNER	Nancy and William Woodruff
STREET ADDRESS	309 Miller Road
LEGAL DESCRIPTION	Con 10, Pt Lot 24 and 25, 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.

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 though 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>.