



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

Name of Applicant: 1671258 Ontario Inc.
 Legal: Con 1 Part Lot 9, Part 1 42R 10938
 Date of Notice: June 20, 2024
 Last Date of Appeal: July 9, 2024

PLEASE BE ADVISED that the Council of the Corporation of the Municipality of Magnetawan passed the Zoning By-law Application on the 19th day of June, 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 application is to satisfy a condition of provisional Consent. The application is to rezone the subject lands, including the proposed Severed and Retained Lot, from the Rural (RU) Zone to the Shoreline Residential (RS) Zone to reflect the properties being located on the shoreline of Horn Lake; and to rezone a portion of the subject lands to from the Rural (RU) Zone to the Environmental Protection (EP) Zone in order to expand the Environmental Protection (EP) Zone mapping to include 50 metres surrounding an unevaluated wetland feature.

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	4944 010 0105250
OWNER	1671258 Ontario Inc.
STREET ADDRESS	Not applicable, water access lot
LEGAL DESCRIPTION	Part Lot 9, Concession 1 Chapman Part 1, 42R10938MAGNETAWAN.

