

**COMMITTEE OF ADJUSTMENT NOTICE OF  
HEARING**

**IN THE MATTER OF Subsections (1 and 2) of Section 45 of the Planning Act, R.S.O., 1990.**

**TAKE NOTICE** that the Municipality of Magnetawan has received a complete application for Minor Variance and that the Committee of Adjustment of the Corporation of the Municipality of Magnetawan will hold a Public Hearing on:

**September 17<sup>th</sup>, 2025**

At 1:00 pm. at the

Municipality of Magnetawan Municipal Office, 4304 Hwy #520, Magnetawan, Ontario

**THE PURPOSE OF THE PUBLIC HEARING** is to consider a Minor Variance application submitted by the Owner of Con 14 Lot 3, Municipally known as 3213 Ahmic Lake Road.

The subject property is located within the Shoreline Residential (RS) Zone and contains an existing dwelling. The existing dwelling on the subject property is legal non-complying due to the location being within the required rear yard of 10 metres. The owner is proposing the following:

- To raise the existing dwelling in order to add a basement below the existing building.
- To construct an addition and front porch within the required rear yard.
- To construct a new open deck that complies with the minimum front yard.

As a result of the proposed development, variances are required to the following sections of the Zoning By-law:

- 3.19 a) i) – To permit an addition to the existing dwelling that encroaches further into the required rear yard. The existing setback from the rear lot line is 8.5 metres where 10 metres is required, and the proposed setback is 6.43 metres.
- 3.19 a) ii) – To permit an increase in height of the existing dwelling, within the required rear yard. The existing height of the dwelling is 3.8 metres, and the proposed height is approximately 5 metres in the required rear yard.
- 4.2.2 vi) – To permit an addition to the existing dwelling that would result in a minimum rear yard of 6.43 metres where a minimum of 10 metres is required.

**INFORMATION AVAILABLE**

Information relating to the proposed Minor Variance application is available for public review on the municipal website – [www.magnetawan.com](http://www.magnetawan.com) – or by request during business hours, Monday to Friday from 8:30 am to 4:00 pm, at the Municipality of Magnetawan Municipal Office (4304 Hwy #520 Magnetawan, Ontario, POA 1P0 or by emailing: [ekellogg@magnetawan.com](mailto:ekellogg@magnetawan.com)

**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](mailto: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

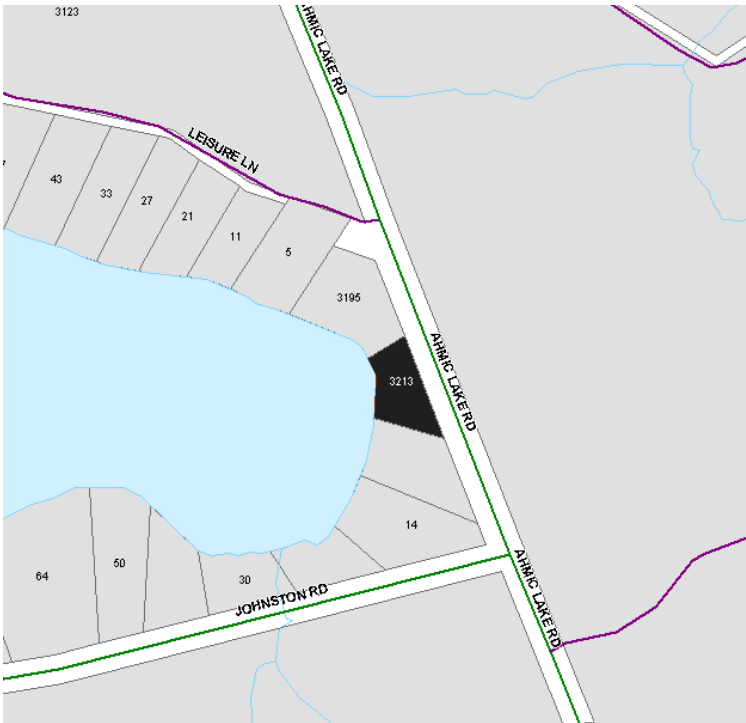
In accordance with Section 34(19) of the *Planning Act* third party appeals by persons or individuals are not permitted. When no appeal is lodged within the 20 days after the giving of notice, the decision becomes final and binding and notice to that effect will be issued by the Secretary.

- 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>.

**No: DUCK - MINOR VARIANCE**

[ekellogg@magnetawan.com](mailto:ekellogg@magnetawan.com)

## SUBJECT LANDS



## PROPOSED SITE PLAN

