



PUBLIC NOTICE
APPLICATION FOR CONSENT
Pursuant to Ontario Regulation 197/96
As amended by Ontario Regulation 547/06

TAKE NOTICE that the Municipality of Magnetawan Committee of Adjustment will be considering an Application for Consent under Section 53 of the *Planning Act* and adjacent property owners within 60m will be notified by mail and notice posted for the Proposed Consent.

THE PURPOSE AND EFFECT of the proposed Consent application is to create two (2) new lots on the subject lands, for a total of three (3) lots on the subject property. The proposed lot areas and lot frontages are outlined in the table below.

Zoning Provision	Severed Lot 1	Severed Lot 2	Retained Lot
Lot Frontage	Approx. 485 m	Approx. 350 m	Approx. 175 m
Lot Area	Approx. 15 ha	Approx. 23.7 ha	Approx. 1 ha

THE SUBJECT LANDS ARE LOCATED at Con 8 PT LOT 26 with R-O-W with a municipal address of 28 River Road, Municipality of Magnetawan, District of Parry Sound.

The Public Hearing held at the Magnetawan Community Centre on:
Wednesday March 5th, 2025, at 1:00pm

If you wish to make comment to the application you must do so in advance or during the Public Hearing. If you wish to be notified of the decision of the Municipality of Magnetawan Committee of Adjustment in respect to the proposed Consent, you must make a written request Committee of Adjustment Secretary (contact information below). Please reference "Longhurst" in any written comments or requests.

If a person or public body has the ability to appeal the decision of the Municipality of Magnetawan Committee of Adjustment in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to the Municipality of Magnetawan Committee of Adjustment before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.

Additional Information on the Application is available at the Municipal Office or online at:

<https://magnetawan.com/residents/planning-zoning/active-applications>

DATED AT THE MUNICIPAL OFFICE THIS 19th DAY OF FEBRUARY, 2025

Erica Kellogg, Secretary, planning@magnetawan.com

4304 Highway 520, Box 70, Magnetawan, ON P0A 1P0

Phone: 705-387-3947

Mon-Fri 8:00 am – 4:00pm

Proposed sketch – Not to scale

