

**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:

**October 16th, 2024**

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 B PT LOTS 84 AND 85 PLAN PSR1959 PART 13 PLAN PSR2008 PART 13 RP 42R22000 PARTS 1 AND 2, municipally known as 80 Oak Lane. The proposed a minor variance application is to permit the reconstruction of a dwelling, a new boathouse/dock, and an accessory building (garage). The proposed dwelling slightly encroaches into the minimum frontage yard requirement for the Shoreline Residential (RS) Zone and exceeds the maximum lot coverage. Variances are proposed to the following sections of the Zoning By-law:

The applicant has requested the following Minor Variance to permit:

<b>Provision</b>	<b>By-law 2001-26</b>	<b>Requested</b>
4.2.2 (iii) Minimum Front Yard Setback	15 metres	The proposed new dwelling has a front yard of 14.7 metres. A variance is sought to reduce the front yard by 0.3 metres.
4.2.2 vii) Maximum lot coverage	15%	The owner is proposing a new dwelling, boathouse, and garage with a proposed lot coverage of 17%. A variance is sought to permit an additional 2% of lot coverage on the subject property.

**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 8:00 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)

**NOTICE OF DECISION**

If you wish to be notified of the decision of Municipality of Magnetawan on the proposed Minor Variance, you must make a written request to Erica Kellogg, Deputy Clerk – Planning and Development at the Municipality of Magnetawan.

**ORAL AND WRITTEN SUBMISSION – APPEAL**

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Municipality of Magnetawan to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Magnetawan before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Magnetawan before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Individuals who make written submissions should be aware that their submission and any personal information in their correspondence will become part of the public record and made available to the Applicant, Committee and Council.

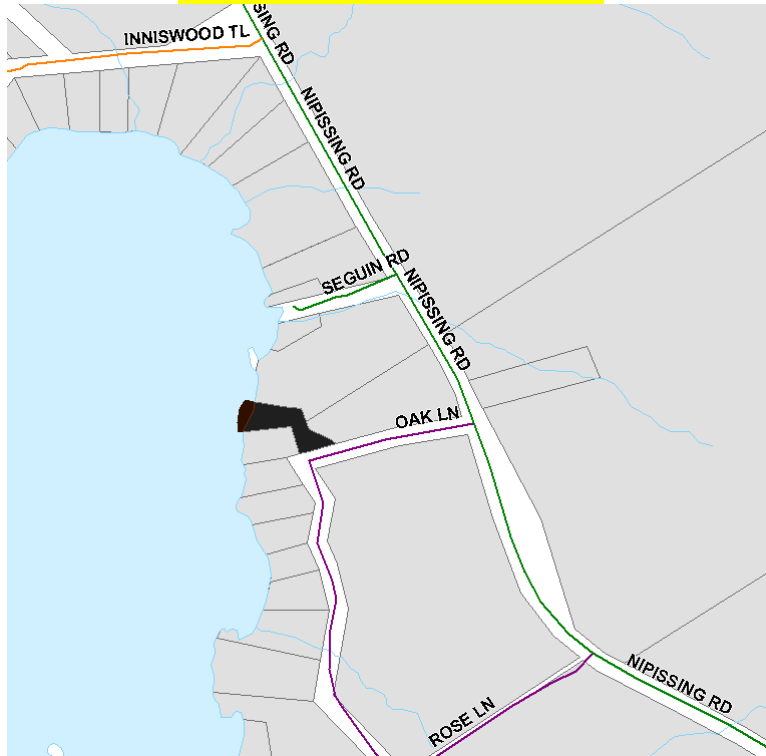
PLEASE SUBMIT ANY WRITTEN COMMENTS TO KERSTIN VROOM  
Quoting File No: EDELBROCK MINOR VARIANCE

Erica Kellogg, Deputy Clerk - Planning and Development  
Municipality of Magnetawan  
P.O. Box 70  
Magnetawan, Ontario, P0A 1P0  
705-387-3947 ext. 1001  
[ekellogg@magnetawan.com](mailto:ekellogg@magnetawan.com)

DATED at the Municipality of Magnetawan this 5th day of October, 2024.

(not to scale)

KEY MAP OF SUBJECT PROPERTY



PROPOSED SITE PLAN

