



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 new lots on the subject lands. The subject lands have a current lot area of approximately 38 hectares and a portion of Ahmic Lake Road traverses the subject lands. It is understood that the road is under private ownership however the Municipality maintains this portion of the road.

Following the recommended dedication of this portion of Ahmic Lake Road to the Municipality, it is understood that the subject lands would be eligible for a natural severance, on each side of the road.

<u>Zoning Provision</u>	Severed Lot 1	Severed Lot 2	Retained Lot	Natural Severance
Lot Frontage	Approx. 175 m	Approx. 175 m	Approx. 500 m	Approx. 700 m
Lot Area	Approx. 9 ha	Approx. 9 ha	Approx. 7 ha	Approx. 13 ha

THE SUBJECT LANDS ARE LOCATED at Croft, Con 2 LOT 11 with no municipal address, Municipality of Magnetawan, District of Parry Sound.

The Public Hearing held at the Magnetawan Community Centre on:
Wednesday August 13th, 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 30th DAY OF JULY, 2025

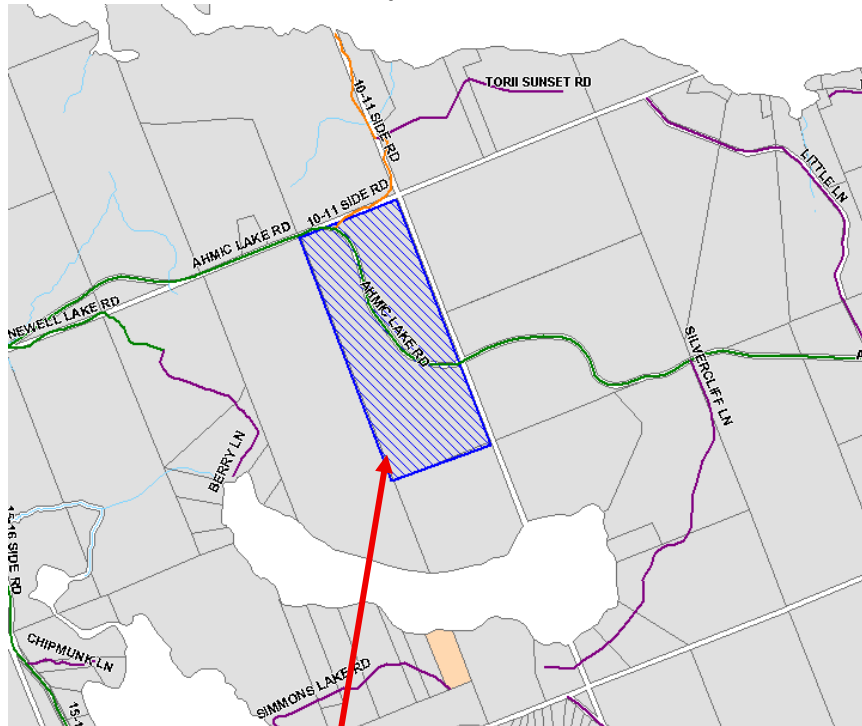
Erica Kellogg, Secretary, planning@magnetawan.com

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
KEY MAP/SUBJECT LANDS



Subject Lands

