

MUNICIPALITY OF MAGNETAWAN

NOTICE OF COMPLETE APPLICATION and PUBLIC MEETING FOR A ZONING BY-LAW AMENDMENT

TAKE NOTICE that the Municipality of Magnetawan has received a complete application to amend the Municipality's Zoning By-law under Section 34 of the *Planning Act* of the *Planning Act*, R.S.O., 1990. The Corporation of the Municipality of Magnetawan will hold a Public Meeting on:

April 16th 2025

At 1:00 pm. at the

Municipality of Magnetawan Community Centre, 4304 Hwy #520, Magnetawan, Ontario

THE PURPOSE OF THE PUBLIC MEETING is to consider a Zoning By-law Amendment application to amend Zoning By-law No. 2001-26 of the Municipality of Magnetawan, pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, Chapter P. 13. A key map showing the location of the property affected by the Zoning By-law Amendment is attached to this notice.

DESCRIPTION OF THE LANDS The application for Zoning By-law Amendment applies to the subject property located at Con 10 PT LOTS 24 AND 25 PT ALLOW AND 42R-21817 PARTS 12 AND 11 Municipality of Magnetawan.

THE PURPOSE AND EFFECT The purpose and effect of the proposed Zoning By-law Amendment application is to rezone the subject lands to satisfy a condition of provisional Consent, for the application that was approved by the Central Almaguin Planning Board (B01-2025). The subject lands are located within the Rural (RU) Zone in the Zoning By-law.

The Zoning By-law Amendment is to rezone the Severed Lot from the Rural (RU) Zone to the Rural Residential (RR) Zone. The proposed Severed Lot has a lot area of approximately 4 hectares does not meet the minimum lot size of 10 hectares for the RU Zone. The minimum lot area for the RR Zone is 1 hectare.

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. 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 the person or public body as a party.

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.

The Notice of Appeal must:

- i. set out reasons for the appeal;
- ii. be accompanied by the fee as prescribed by the OLT per application, payable online though 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>.

