

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:

February 21st, 2024, 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 Chapman CON 1 PT LOTS 26 and 27, Municipally known as 499 Rosskopf Rd, Municipality of Magnetawan.

THE PURPOSE AND EFFECT

The purpose and effect of the proposed Zoning By-law Amendment application is to rezone a portion of the subject lands from the Rural (RU) Zone to the Rural Residential (RR) Zone to satisfy a condition of provisional Consent (B007/23). The new lot that was provisionally approved by the Planning Board does not meet the minimum lot area of the RU Zone, and therefore a rezoning is required.

INFORMATION AVAILABLE

Information relating to the proposed Zoning By-law Amendment application is available for public review on the Municipal website – www.magnetawan.com – or by requesting it during business hours, Monday to Friday from 8:30 am to 4:30 pm, at the Municipality of Magnetawan Municipal Office (4304 Hwy #520 Magnetawan, Ontario, P0A 1P0) or by emailing: planning@magnetawan.com

NOTICE OF DECISION

If you wish to be notified of the decision of the Municipality of Magnetawan on the proposed Zoning By-law Amendment 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 ERICA KELLOGG

Quoting File No: LANGFORD ZONING BY-LAW AMENDMENT

Erica Kellogg, Deputy Clerk – Planning and Development

Municipality of Magnetawan

P.O. Box 70, Magnetawan, Ontario, P0A 1P0

705-387-3947 ext. 1011, planning@magnetawan.com

DATED at the Municipality of Magnetawan this 1st day of February 2024

KEY MAP OF SUBJECT PROPERTY:

