

**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:

April 28, 2021

At 1:00 pm. at the

Municipality of Magnetawan Municipal Office, 4304 Hwy #520, Magnetawan, Ontario

PLEASE NOTE: This meeting will take place with the appropriate COVID-19 safety measures in place, including physical distancing and masks being required. In order to confirm a spot at the meeting, please submit a request to Kerstin Vroom at clerk@magnetawan.com, stating your name and which application you wish to speak to. Drop-ins may not be accommodated based on occupancy levels. We encourage only one (1) person per family/party and only those who intend to make oral submission to attend in order to limit the amount of persons present at any time. Written comments are strongly encouraged, which can be sent to the email address noted above.

THE PURPOSE OF THE PUBLIC HEARING is to consider a Minor Variance application submitted by the Owner of Concession 2, Part Lot 26, PCL 7603, municipally known as 20 Kings Cove Road. The proposed a minor variance application for relief from Zoning By-law 2001-26, as amended, Section 4.2.2 (iii).

The applicant has requested the following Minor Variance to permit:

Provision	By-law 2001-26	Requested
4.2.2 (iii) Minimum Front Yard Setback	15 metres	1. A front yard setback of 13.4 metres to a proposed sunroom; 2. A front yard setback of 12.5 metres to proposed deck #1; 3. A front yard setback of 11.4 metres to proposed attached deck #2; and, 4. A front yard setback of 13.8 metres to a covered deck.

INFORMATION AVAILABLE

Information relating to the proposed Minor Variance application is available for public review on the municipal website – www.magnetawan.com – or by request during business hours, Monday to Friday from 9:00 am to 4:30 pm, at the Municipality of Magnetawan Municipal Office (4304 Hwy #520 Magnetawan, Ontario, P0A 1P0) or by emailing: clerk@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 Kerstin Vroom, CAO/Clerk 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 and the Municipality of Magnetawan to the Local Planning Appeal 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 Minor Variance is approved, the person or public body is not entitled to appeal the decision and the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal 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: LANFER-GOLDSTEIN MINOR VARIANCE**

Kerstin Vroom, Clerk
Municipality of Magnetawan
P.O. Box 70
Magnetawan, Ontario, P0A 1P0
705-387-3947 ext. 1001
clerk@magnetawan.com

DATED at the Municipality of Magnetawan this 16th day of April, 2021.

Please see reverse side for map and site plan (not to scale)

