

## MUNICIPALITY OF MAGNETAWAN

### NOTICE OF RECEIPT OF A COMPLETE APPLICATION TO AMEND THE ZONING BY-LAW and NOTICE OF A PUBLIC MEETING CONCERNING A PROPOSED ZONING BY-LAW AMENDMENT

#### IN THE MATTER OF Subsections (1 and 2) of Section 34 of the Planning Act, R.S.O., 1990.

**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 Hearing on:

**June 30, 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 Nicole Gourlay at [ngourlay@magnetawan.com](mailto:ngourlay@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 Zoning By-law Amendment application submitted by the Owner of SPENCE CON A LOTS 72 & 73 & PT LOT 74 REM PCL 821 SS, municipally known as 1743 Nipissing Road.

**THE PURPOSE** of the proposed Zoning By-law Amendment is to implement a condition of approval, as granted by the Central Almaguin Planning Board, for Consent Application B-17/20 which proposed the creation of two new lots on 1743 Nipissing Road. The condition of approval requires the rezoning of the proposed Severed Lot 1, Severed Lot 2 and the Retained Lot.

**THE EFFECT** of the application is to rezone the Severed Lot 1 and Severed Lot 2 from the Agricultural (A) Zone to a site specific Rural Residential (RR) Zone. A portion of the Retained Lot (2 +/- hectares) is to be rezoned from the Agricultural Zone to the Rural Exception (RU-8) Zone to permit an additional permitted use being a contractor's yard. The remainder of the Retained lot is to be proposed to be zoned to the Rural Zone.

#### INFORMATION AVAILABLE

Information relating to the proposed Zoning By-law Amendment 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 9:00 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](mailto:planning@magnetawan.com)

#### NOTICE OF DECISION

If you wish to be notified of the decision of Municipality of Magnetawan on the proposed Zoning By-law Amendment you must make a written request to Nicole Gourlay, 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 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 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 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 NICOLE GOURLAY Quoting File No: MUNN-SAUNDERS ZONING BY-LAW AMENDMENT

Nicole Gourlay, Deputy Clerk – Planning and Development  
Municipality of Magnetawan

P.O. Box 70

Magnetawan, Ontario, P0A 1P0

705-387-3947 ext. 1011

[planning@magnetawan.com](mailto:planning@magnetawan.com)

DATED at the Municipality of Magnetawan this 10<sup>th</sup> day of June, 2021

KEY MAP OF SUBJECT PROPERTY:

