

**NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING FOR A
ZONING BY-LAW AMENDMENT IN THE MUNICIPALITY OF MAGNETAWAN
File: YANG & ZHANG ZONING BY-LAW AMENDMENT
597 Fords Road (Roll # 4944 040 0030 1500)**

TAKE NOTICE THAT the Municipality of Magnetawan is in receipt of a complete application related to a proposed Zoning By-law Amendment, pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, and that the Council of the Corporation of the Municipality of Magnetawan will hold a Public Meeting on:

October 4, 2023
At 1:00 pm at the
Municipality of Magnetawan Municipal Office
4304 Hwy #520
Magnetawan, Ontario

THE PURPOSE OF THE PUBLIC MEETING is to consider an amendment to 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.

DESCRIPTION OF THE LANDS

The application for Zoning By-law Amendment applies to lands municipally known as 597 Ford Road. A key map of the subject properties is included in this Notice.

PURPOSE AND EFFECT OF THE ZONING BY-LAW AMENDMENT

The purpose and effect of the proposed Zoning By-law Amendment application is to zone the lands to a Shoreline Residential Exception Zone which is a condition of provisional consent approval applied by the Central Almaguin Planning Board's decision on a consent application. The effect of the proposed Zoning By-law Amendment is to rezone the subject lands to a Shoreline Residential Exception Zone to facilitate future residential development on the lots as well as to implement the zoning related recommendations of the Scoped Environmental Impact Study.

INFORMATION AVAILABLE

Information relating to the proposed Zoning By-law Amendment is available on the website for public review as well as during business hours, Monday to Friday from 8:00 am to 4:00 pm, at the Municipality of Magnetawan Municipal Office (4304 Hwy #520 Magnetawan, Ontario, POA 1P0).

For further information, you may also contact Erica Kellogg at 705-387-3947 or by email at ekellogg@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 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 and 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 and 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 Public, Applicant, Committee and Council.

PLEASE SUBMIT ANY WRITTEN COMMENTS TO ERICA KELLOGG
Quoting File: YANG & ZHANG 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
ekellogg@magnetawan.com

DATED at the Municipality of Magnetawan this 14th day of September, 2023.

KEY MAP OF SUBJECT PROPERTY:

