



**THE CORPORATION OF
THE MUNICIPALITY OF MAGNETAWAN
NOTICE OF DECISION FOR ZONING BY-LAW AMENDMENT**

Name of Applicant: Marie Poirier Planning/Collin James
Address: 154 & 156 North Sparks St. Magnetawan
Date of Notice: June 16, 2022
Last Day of Appeal: July 6, 2022

PLEASE BE ADVISED that the Council of the Corporation of the Municipality of Magnetawan denied the Zoning By-law Application on the 15th day of June, 2022, due to the application not conforming to the Municipality’s Official Plan, pursuant to Section 34 of the Planning Act, R.S.O. 1990 c.P 13, as amended.

AND TAKE NOTICE THAT only individuals, corporations, and public bodies may appeal to the Ontario Land Tribunal (OLT). A notice of appeal may not be filed by an unincorporated association or group. 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 or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

Notice of appeal must be filed with the Deputy Clerk - Planning & Development of the Municipality of Magnetawan no later than the last day for appeal. The notice of appeal must set out reasons for the appeal and be accompanied with a cheque in the amount of \$1100.00 made payable to the Minister of Finance. An Appellant may request a reduction of the filing fee to \$400, if the Appellant is a private citizen or eligible community group. The request for a reduction in the fee must be made at the time of filing the appeal. A request for fee reduction form can be found at <https://olt.gov.on.ca/tribunals/lpat/lpat-process/fee-chart/>

PURPOSE OF THE AMENDMENT

The proposed Zoning By-law Amendment is to rezone the subject property from Village Commercial (CV) Zone to the Village Commercial Exception Three (CV-3) Zone. The subject lands are being rezoned to allow outdoor storage prior to a primary use/or building being established.

EFFECT OF THE AMENDMENT

The application is to permit the retail sale and storage of docks on the subject property. Section 4.9.1 of the Zoning By-law, the Village Commercial Zone (CV) does not permit Outdoor Storage and Section 3.9, Outdoor Storage does not permit storage outside of a building prior to a primary use being established.

PUBLIC SUBMISSIONS

Comments made and/or submitted by the public are available at the Municipal Office.

LANDS AFFECTED

The Zoning By-law Amendment affects the lands described in the table below and identified in the blue outline on the key map below.

ROLL NUMBER	494402000106300 & 4944020000106400
OWNER	COLLIN JAMES
STREET ADDRESS	154 & 156 North Sparks St. Magnetawan
LEGAL DESCRIPTION	PLAN 319 PT LOT 11 W/S N SPARKS ST AND RP 42R3764 PART 1 AND PLAN 319 PT LOT 11 AND 12 W/S N SPARKS ST RP 42R9635 PART 1



Hatched blue: subject property & lands proposed to be rezoned