



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

Name of Applicant: Yiyun Zhang and Zhao Yang  
 Legal: Concession 6, PT Lot 34, 42R 2457 Part 1  
 Date of Notice: October 5<sup>th</sup>, 2023  
 Date of Decision: October 4<sup>th</sup>, 2023  
 Last Date of Appeal: October 25<sup>th</sup>, 2023

**PLEASE BE ADVISED** that the Council of the Corporation of the Municipality of Magnetawan passed the Zoning By-law Application on the 4th day of October, 2023 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 Acting 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 the fee as per the current Ontario Land Tribunal Fee Chart.

**PURPOSE AND EFFECT OF THE AMENDMENT**

The proposed Zoning By-law Amendment 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.

**PUBLIC SUBMISSIONS**

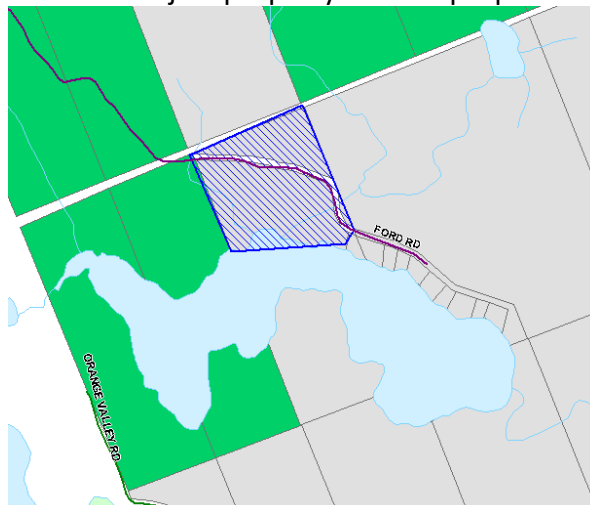
Comments made and/or submitted by the public are available at the Municipal Office.

**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	494404000301500
OWNER	Yiyun Zhang and Zhao Yang
STREET ADDRESS	597 Ford Road
LEGAL DESCRIPTION	SPENCE CON 6 PT LOT 34 RP 42R2457 PART 1 PCL 15564 S/S PCL 6433 S/S, now the Municipality of Magnetawan.

Hatched blue: subject property & lands proposed to be rezoned



Erica Kellogg, Deputy Clerk – Planning & Development, Municipality of Magnetawan  
 P.O. Box 70, Magnetawan, Ontario P0A 1P0  
 (705) 387-3947; ekellogg@magnetawan.com