



**MUNICIPALITY OF MAGNETAWAN  
COMMITTEE OF ADJUSTMENT  
CONSENT APPLICATION**

AUTHORIZED UNDER SECTION 53 OF THE PLANNING Act, R.S.O 1990 c.P13

FILE # C 007 / 2024

**1. APPLICANT INFORMATION**

**Owner/Applicant(s):**

**If the applicant is the purchaser, a copy of the portion of the agreement of purchase and sale that authorizes the purchaser to make the application is required to be submitted with the application.**

Applicant and Ownership Information		
Name of Legal Owner(s) Jacobus & Katelyn VanderBreggen	Telephone 905.876.5656	
Address 30 Trails End Lane, Magnetawan, ON	Postal Code P0A 1P0	
Email jacob@royallege.ca		
Contact Information, if different than owner (this may be a person/firm acting on behalf of the owner)		
Name of Contact Melissa Markham Melissa Markham Planning & Associates	Telephone 705.783.8217	
Address 1025 Rebecca Lane Huntsville, ON	Postal Code P1H 2J6	
Email melissa@mmpanning.ca		
Mortgage, Line of Credit, Charges or other encumbrances in respect of the subject land		
Name Toronto Dominion Bank	Address	
DC#	Telephone	Email

**2. Location of the subject lands:**

Concession 8		Lot 21	Registered Plan /Lot/Block
Street No. 30	Street/Road Trails End Lane	Survey No. PT 1 42R9551 PT 2&3 42R6889	Part Number(s)

**IMPORTANT:** If there are existing easements or restrictive covenants affecting the subject land, provide the legal description and its effect to the subject land. Attach a copy of relevant documentation.



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**3. PURPOSE OF THE APPLICATION:**

3.1 Type/Purpose of proposed Consent:

Create a new lot (or re-establish an existing parcel)

Lot Addition

Easement Other: Charge  / Release a Mortgage  Lease

3.2 If the application is a lot addition, identify which parcel of land will be the benefiting lands: see attached plan

3.3 Mortgage, Charges or other Encumbrances: Name \_\_\_\_\_

Mailing Address \_\_\_\_\_

3.4 Name of party(s), if known, to whom the land or interest in land is to be transferred, leased or charged:

same as owner

**4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION**

Description / Size	SEVERED LOT 1	SEVERED LOT 2	RETAINED (Original Lands)
Frontage (m)	46m		96m
Depth (m)	212m		283m
Area (ha)	0.5112ha		5ha
Existing Use of Property:	vacant		residential
Existing Building or Structures and date of construction			cottage - approx. 1988 dock - 2019 garage - nonpermanent shed 2022
Proposed Use of the Severed and Retained Parcels			
Road Access If by Provincial Highway provide written comments from MTO			
Municipal road, maintained all year	X		X
Municipal Road, seasonally maintained.			



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Other Public Road (e.g. Local Roads Board)			
Right of Way / Easement* <b>(IF ACCESS TO THE SUBJECT LAND IS BY PRIVATE ROAD OR OTHER PUBLIC ROAD OR RIGHT OF WAY</b> advise the status of the easement (permanent registered or prescriptive), name who owns the land or road, who is responsible for its maintenance and whether it is seasonal or year-round.			X - ROW
MNRF Road Allowance <i>[Written report from the MNRF if an MNRF road allowance is used for access to the subject land. North Bay Office: 705-475-5550]</i>			
<b>Water Access Lots shall provide confirmation from a commercial business showcasing sufficient mainland docking and parking is available for proposed severed and retained lots.</b>			

<b>4.1 Water Supply</b>	<b>SEVERED</b>	<b>SEVERED</b>	<b>RETAINED (Original Lands)</b>
Publicly owned and operated piped water system			
Privately owned and operated individual well			
Privately owned and operated communal well			
Lake or other water body			
Other means			



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Does your property about a lake?	Yes		Yes
<i>[Is the lake deemed by the Ministry of the Environment Conservation and Parks (MOECP) to be at capacity for phosphorus load? **1-800-461-6290 for enquiries</i>			

<b>4.2 Sewage Disposal</b>	<b>SEVERED LOT 1</b>	<b>SEVERED LOT 2</b>	<b>RETAINED (Original Lands)</b>
Publicly owned and operated sanitary sewage system			
Privately owned and operated individual septic tank <i>Attach documentation of the results of the review by the North Bay Mattawa Conservation Authority</i>			
Privately owned and operated communal septic tank			X
Privy			
Other Means (e.g. Advanced Treatment System) ** (Septic System over 10,000 litres requires Ministry of the Environment Conservation and Parks study and permit. 1-800-461-6290 for enquiries)			



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<b>4.3 Other Services</b> (indicate which service(s) are available)	<b>SEVERED LOT 2</b>	<b>SEVERED LOT 2</b>	<b>RETAINED (Original Lands)</b>
Electricity			
School Bussing			
Garbage Collection			

4.4 If access to the subject land is by private road or right of way was indicated in section 4.4, indicate who owns the land or the road, who is responsible for its maintenance and whether it is maintained seasonally or all year.

**5. LAND USE**

5.1 What is the existing Official Plan designation(s)? (Not applicable to lands in unorganized township)

Shoreline \_\_\_\_\_

5.2 What is the Zoning, if any, on the subject land? (Not applicable to lands in unorganized township)

Shoreline Residential (RS) \_\_\_\_\_

If the subject land covered by a Minister's Zoning Order, what is the Plan and registration number?

\_\_\_\_\_



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5.3 Are any of the following uses or features on the subject land or within 500 meters of the subject land, unless otherwise specified? Please check the boxes that apply.

Use or Feature	On the Subject Land	Within 500 meters of subject land, unless otherwise specified by the applicable agency, then indicate approximate distance.
An agricultural operation including livestock facility or stockyard [MANDATORY: Attach MDS work sheets from OMAFRA]		
A landfill		
A sewage treatment plant or waste stabilization plant		
A provincially significant wetland [North Bay Mattawa Conservation Authority or the Ministry of the Environment Conservation and Parks]		
A provincially significant wetland within 120 meters of the subject land [North Bay Mattawa Conservation Authority or the Ministry of the Environment Conservation and Parks]		
Flood Plain		
A rehabilitated mine site		
A non-operating mine site within one kilometer of the subject land		
An active mine site		
An industrial or commercial use, and specify the use (e.g. gravel pit)		
An active railway line		
Utility corridors (Natural Gas / Hydro)		
A municipal or federal airport		

**6. HISTORY OF SUBJECT LAND**

6.1 Has the subject land ever been the subject of an application for approval of a Plan of Subdivision or Consent under the Planning Act? NO <sup>X</sup> YES UNKNOWN

If yes, and if known, please provide the application file number and the decision made on the application.

\_\_\_\_\_ appears to have been part of an application for Consent in 1987

\_\_\_\_\_

\_\_\_\_\_



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Year the property was created? (if known) \_\_\_\_\_

6.2 If this application is a re-submission of a previous consent application, what is the original consent application number and how has it been changed from the original application?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. CURRENT APPLICATION**

7.1 Is the subject land currently the subject land of a proposed Official Plan or Official Plan Amendment that has been submitted to the Ministry of Municipal Affairs and Housing for approval?

NO  YES  UNKNOWN

If yes and if known, specify the file number and status of the application

\_\_\_\_\_  
\_\_\_\_\_

7.2 Is the subject land the subjection of an application for a Zoning By-law Amendment, Minister's Zoning Order amendment, Minor Variance, Consent or approval of a Plan of Subdivision?

NO  YES  UNKNOWN

If yes and if known, specify the file number and status of the application.

\_\_\_\_\_  
\_\_\_\_\_



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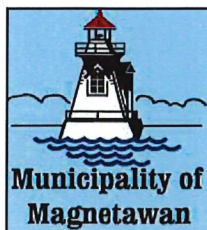
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**8. SKETCH: The application MUST BE ACCOMPANIED BY A SITE SKETCH showing the following:**

- a. The boundaries and dimensions of the subject land proposed to be severed as well as the parcel to be retained, including the location of existing structures and driveway(s), other permanent features.
- b. The boundaries and dimensions of any land owned by the owner of the subject land and that abuts the subject land, the distance between the subject land and the nearest township lot line or landmark, such as a railway crossing or bridge
- c. The location of all land previously severed from the parcel originally acquired by the current owner of the subject land
- d. The approximate location of all natural and artificial features on the subject land and adjacent lands that in the opinion of the applicant may affect the application, such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tank.
- e. The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or right of way
- f. If access to the subject land is by water only, location of the parking and boat docking facilities to be used
- g. The location and nature of any easement affecting the subject land

**Site Sketch**





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**AUTHORIZATION, DECLARATIONS AND ACKNOWLEDGEMENTS**

I, Jacobus & Katelyn VanderBreggen, the owner of the lands subject to this application hereby agree to the following:

1. Municipal Staff or their representatives are authorized to enter my property for the purposes of evaluating this application.
2. I acknowledge and agree to pay all costs associated with the processing and evaluation of this application, including any peer reviews and consulting fees. These costs may be deducted from the deposit or invoiced directly, at the discretion of the Municipality. Should this application be appealed to the Ontario Land Tribunal, I am aware that I will be responsible and agree to pay all fees related to the Ontario Land Tribunal process.
3. For the purpose of the Freedom of Information and protection privacy act, I authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the planning act for the purposes of processing this application, and further I authorized my agent for this application to provide any of my personal information that will be included in the application or collected during the processing of this application.
4. I Jacobus & Katelyn VanderBreggen authorized Melissa Markham to make this application my behalf.

Date 10/25/2024

Signed by: Katelyn  
Signature of Owner F782AA1D2B2F48C...

Date 10/25/2024

DocuSigned by: Jacob Vanderbreggen  
Signature of Owner C79ABE6BC0A342C...

**Sworn Declaration of Applicant**

I, Melissa Markham of the Township of Lake of Bays in the District  
of Muskoka make oath and say (or do solemnly declare) that the information

contained in this application is true and that the information contained in the documents that accompany this application is true. Sworn (or declared) before me at the Township of Lake of Bays in the District of Muskoka

this 28 day of October 2024.

M. Markham

Ashton Readman, a Commissioner, etc.,  
Province of Ontario, for the Corporation  
of the Township of Lake of Bays.

Commissioner of Oaths Ashton Readman Expires on March 23, 2025. Applicant Melissa Markham