

August 8, 2024

Erica Kellogg, Deputy Clerk Planning and Development
Municipality of Magnetawan
4304 Highway 520,
Magnetawan ON P0A 1P0

Dear Ms. Kellogg:

Reference: Minor Variance Application – Edelbrock
80 Oak Lane, Lot 85, Concession B, Municipality of Magnetawan

Please find enclosed a Minor Variance application package submitted on behalf of our client, Andre Edelbrock, concerning the property located at 80 Oak Lane on Ahmic Lake.

The application seeks approval to allow the construction a new dwelling, garage, and boathouse at a lot coverage of 17%, and a new dwelling with a front yard setback of 14.7m.

The package includes the following items:

- A completed application form;
- The application fee in the amount of \$500 will be provided by the Owner;
- An Owner's Authorization;
- A site plan drawing showing the existing and proposed development;
- A copy of the deed.

To assist in you review and Council's consideration of the application, we offer the following planning analysis in support of the application. Please contact us if you have any questions or require additional information,

Yours truly,

PLANSCAPE INC.



Rian Allen MSc, MCIP, RPP
Senior Planner



Jillian Snider, B.A., M.PL candidate
Junior Planner

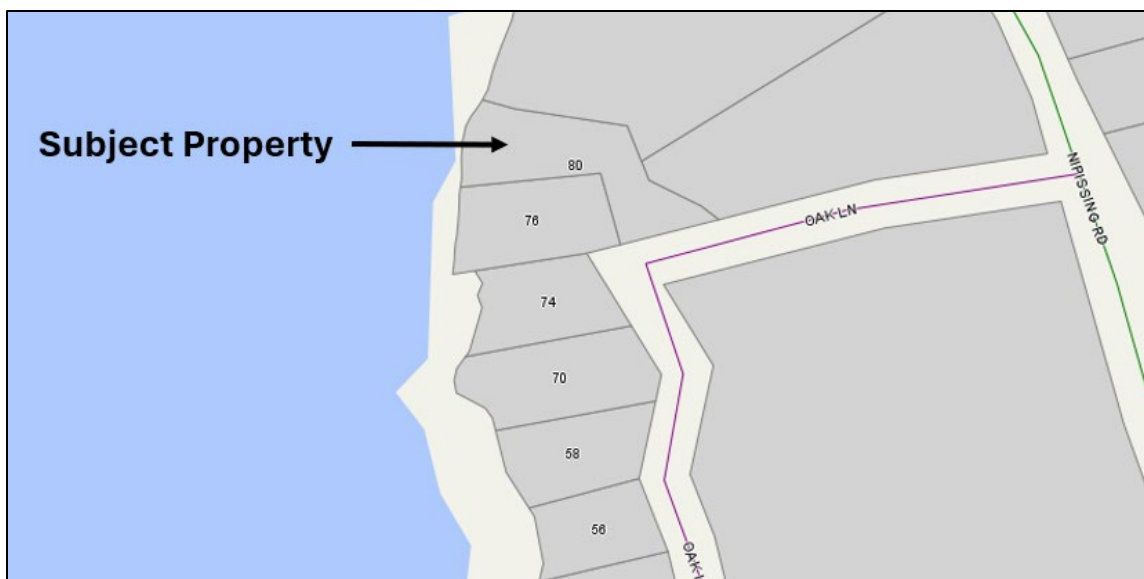
OVERVIEW:

The subject property is located at 80 Oak Lane on Ahmic Lake within the municipal boundaries of the Municipality of Magnetawan. The subject lands are legally described as Lot 85, Concession B, in the geographic Township of Magnetawan. **Figure 1** shows the general location of the subject property, while **Figure 2** is a more detailed image of the subject property.

Figure 1: Location Map



Figure 2: Detailed Location Map



BACKGROUND:

In 2021, the subject property was enlarged by 0.09 hectares via a lot addition from the abutting property. This severance was undertaken to permit future development on the subject property. The conditions of consent have been fulfilled and the severance finalized.

PLANNING ANALYSIS:

Provincial Policy Statement, 2020

The Provincial Policy Statement, 2020 (PPS) identifies provincial planning interests. Development applications are required to be consistent with provincial policy statements.

Applications made under the *Planning Act* must be consistent with provincial policy.

The subject property is located within the “Rural Area” as defined by the PPS. The rural policy section of the PPS recognizes the importance, diversity and character of Ontario’s rural areas. The PPS identifies that Northern Ontario’s natural environment and vast geography offer different opportunities than the predominately agricultural areas of southern regions of the Province. The Rural Areas and Rural Lands policies envision development, including limited lot creation that can be adequately serviced.

Section 1.1.4 describes the importance of Rural Areas in Municipalities, and states:

“1.1.4.1 Healthy, integrated and viable rural areas should be supported by: a) building upon rural character, and leveraging rural amenities and assets; c) accommodating an appropriate range and mix of housing in rural settlement areas; e) using rural infrastructure and public service facilities efficiently; h) conserving biodiversity and considering the ecological benefits provided by nature”.

Section 1.1.5 applies to the development on “Rural Lands” within municipalities, and specifically states:

“1.1.5.c) On Rural Lands... permitted uses include residential development, including lot creation, that is locally appropriate”.

“1.1.5.4 Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted”.

The PPS also requires the protection of natural heritage features over the long term, including fish habitat and states:

“2.1.6 Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements”.

The PPS permits waterfront recreational development, which includes residential dwellings and associated structures such as docks, boathouses, garages, etc. The proposed development has been reviewed against the applicable policies of the PPS and is found to be consistent.

Growth Plan for Northern Ontario, 2011

The Growth Plan for Northern Ontario is a 25-year plan that provides guidance to align provincial decision-making and investment for economic and population growth in Northern Ontario. The proposed variance has been reviewed against the applicable policies and is found to be consistent with the Growth Plan.

Magnetawan Official Plan, 2012

The Official Plan describes how lands will be used and developed and includes goals and objectives. The Official Plan implements the policies of the PPS.

The subject property is designated “Shoreline” area on Schedule A and accessed by a seasonally maintained private road.

Official Plan Policies:

The following are excerpts from the Official Plan that apply to the proposed minor variance.

Flood Hazards

Specifically for lakes like Ahmic and Cecebe the floodplain is defined by the following elevations: Ahmic Lake 281.97 CGD. The proposed dwelling and garage are located above the floodplain elevation.

Deer Habitat

In shoreline areas, development shall be situated in locations that will not result in the removal of significant amounts of shoreline vegetation or affect shoreline habitat. The proposed dwelling is partly located on the footprint of the existing dwelling which reduces tree removal. The proposed coverage includes building area for a boathouse which does not require any tree removal. The existing driveway will also continue to be used and no changes are proposed that require tree removal. The shoreline area in front of the new dwelling will be revegetated.

Sewage Disposal and Water Systems

No development shall be permitted unless it can be shown to the satisfaction of the Municipality that there is an adequate water supply and sewage disposal system to service

the development. A new septic system to service the proposed development will be constructed at the rear of the lot on lands that were added through the lot addition.

Shoreline

Permitted uses include detached dwellings and recreational activities. Development should generally occur as a single tier of development adjacent to the shoreline. It is the intent of this plan that new development be directed to lands that are physically suitable for development in their natural state in an effort to maintain the area's unique character. Creating lands that are suitable by blasting or filling the natural landscape is not permitted. In considering applications for waterfront development, Council shall ensure that cultural heritage resources both on shore and in the water are not adversely affected, and when necessary, require measures to mitigate negative impacts on the resource.

Increasing the setback of the new dwelling from the shoreline and locating part of the building on the existing parking area will reduce the need for site alteration and changes to the natural landscape. The footprint of the existing dwelling and the area in front of the new dwelling will be revegetated.

Setbacks and Coverage

Apart from specific setback requirements for septic systems and the location of structures away from Type 1 Fish Habitat, there are no stipulated setback requirements for development in the shoreline area. There are also no coverage requirements outlined for any areas in this Official Plan.

The proposed development has been reviewed against the applicable policies of the Municipal Official Plan and is found to conform.

Municipality of Magnetawan Zoning By-law, November 2023

The subject property is zoned Shoreline Residential (RS) on Schedule A-2 of Comprehensive Zoning By-law 2001-26. This section outlines the pertinent provisions of the Zoning By-law as they relate to the proposed development and provides an assessment of how the proposal complies with these regulations

General Provisions:

Lot Coverage and Height

The total lot coverage of all accessory buildings and structures shall not exceed 5% of the lot area. The maximum boathouse height is 5.0m. The maximum detached garage height is 7.6m. The maximum dwelling height is 10.7m.

The garage and boathouse have a coverage of 5%. The boathouse has a height of 5 metres, while the garage and dwelling have heights of 6.5m and 9.7m respectively.

Setback from Principal Building

An accessory building may be erected no closer than 2.4 metres from the principal building on the lot.

The garage and dwelling separated by more than 2.4 metres.

Frontage on Private Road

Notwithstanding the provision in 3.9 (a) where a lot fronts upon a private road or private right-of-way, a use, building or structure shall be permitted on such lot, in accordance with the applicable provisions of this By-law provided such private road or private right-of-way existed as of the date of passing of this By-law.

The proposed dwelling replaces an existing dwelling on a private road which existed prior to the passing of this By-law.

Legal Non-Complying Lots, Buildings and Structures

a) Buildings on Undersized Lots

Where a building or structure is located on a lot having less than the minimum frontage and/or lot area, and/or having less than the minimum setback, front yard and/or side yard and/or rear yard required by this By-law, the said building or structure may be enlarged, reconstructed, replaced, repaired and/or renovated provided that:

- i. the enlargement, reconstruction, replacement repair and/or renovation does not reduce the required front yard, and/ or required side yard, and/ or required rear yard or increase lot coverage beyond the requirements of this By-law;
- ii. the height of the existing legal non-complying building or structure is not increased, within a required yard.
- iii. the building or structure is being used for a purpose permitted within the Zone in which it is located;
- iv. all other applicable Provisions of this By-law are complied with

b) Existing Undersized Lots

Where a lot, having a lesser lot area and/or lot frontage than required herein, existed on the date of passing of this By-law, or where such a lot is created by a public authority or correction of title, such a smaller lot may be used and a permitted

building or structure may be erected and/or used on such a smaller lot provided that all other applicable provisions of this By-law are complied with and provided that a sewage system that complies with the regulations under Building Code can be installed on the lands.

Lots which have been increased in lot area or lot frontage following enactment of this By-law shall be deemed to comply to the By-law, and may be used in accordance with the provisions of the By-law.

The subject property is deemed undersized, as it measures less than 1 hectare. In 2021, the lot was expanded by 0.9 hectares to facilitate future development. The proposed plan involves replacing the existing boathouse and dwelling and constructing a new garage and largely adheres to the By-law requirements, with minor deviations concerning lot coverage and the front yard setback of the dwelling. The proposed setback is less than 1 metre below the permitted standard and 5m further from the shoreline than the existing dwelling. The additional lot coverage will permit approx. 50 sqm of added building area, which is equivalent to the area of new boathouse which is double the size of the existing. The existing encroaching dock and boathouse will be removed, and the new boathouse and dock location will be located to comply with minimum setbacks.

Shoreline Residential Zone (RS)

Permitted Uses:

Detached dwellings, home occupations, and bed and breakfasts are permitted in the shoreline residential zone.

Regulations:

The minimum lot area for area for a new lot in the shoreline residential area is 1ha with 90 metres of frontage.

The following are the regulations applicable to the proposed dwelling and garage. Green indicates compliance while red indicates variance from the requirements.

	Regulation	Proposed Dwelling	Proposed Garage
Minimum Front Yard	15m	14.74m	compliant
Minimum Interior Side Yard	3.5m	3.86m	3.6m
Minimum Rear Yard	10.0m	compliant	31.59m

Maximum Building Height	10.7m	9.7m	6.5m
Coverage	15%	The proposed dwelling, garage, and boathouse have a lot coverage of 17%	

The following is the requirements applicable to the proposed 1-storey boathouse. Green indicates compliance while red indicates variance from the requirements.

	Regulation	Proposed Boathouse	Proposed Dock
Maximum Width	15 metres or 25% of the lot frontage (8.1 metres)	6.1m	7.9m
Minimum Side Yard	6 metres/3.5 meters	6.1m	4.2m
Maximum Height	5.0 metres	5m	N/A

Apart from lot coverage, which is 2% above the maximum permitted and front yard setback of the proposed dwelling being 0.26 metres below the minimum, the proposed development conforms with all other provision of the Magnetawan Zoning By-law.

Planning Act, R.S.O. 1990, c. P.13

Section 45(1) of the *Planning Act* outlines the test for minor variances, as follows:

- Is the application minor in nature?
 - The application for the minor variance meets the criterion of being minor in nature. The proposed reduction in the front yard setback for the dwelling is minimal, falling just 0.26 meters below the required minimum, and the new setback is positioned 5 metres further from the shoreline compared to the existing dwelling. The increase in lot coverage is also minor, exceeding the maximum by only 2%. The primary purpose of the coverage limit is to prevent development from overwhelming the natural landscape and to preserve the area's unique character. The proposed lot coverage permits the boathouse area to be increased in size or a larger garage area. The location of the garage behind the dwelling is not visible form lake views. The proposed dwelling, garage, and boathouse are consistent with the existing developments along Ahmic Lake and will not visually or functionally predominate the natural features of the property.

- Is it desirable for the appropriate development or use of the land, building or structure?
 - The proposed development enhances the current condition of the property, which has served as a seasonal dwelling with a boathouse since 1969. The new dwelling, boathouse, and garage are consistent with existing developments along the southeast shoreline of Ahmic Lake. While there is a minor reduction in the front yard setback and a slight increase in lot coverage, the proposal generally conforms to the Zoning By-law requirements and is well-suited for the site.
- Is it in keeping with the general intent and purpose of the Zoning By-law?
 - The proposed dwelling, boathouse, and garage align with the intent and purpose of the Zoning By-law. The development is designed to complement existing structures along Ahmic Lake, particularly on the southeast shoreline. The proposed variance involves a minor increase in lot coverage, which exceeds the maximum by just 2%. Additionally, the front yard setback for the principal dwelling is only 0.26 meters below the minimum required, which represents a 1.73% reduction. Improvements are also proposed to bring the existing dock and boathouse that encroach into the minimum side yard setback into compliance. The development generally adheres to the requirements of the Zoning By-law and fits well within the overall regulatory framework, ensuring that the development remains low density and compatible with the character of the area.
- Is it in keeping with the general intent and purpose of the Official Plan?
 - The Official Plan does not specify policies for building setbacks from the shoreline or maximum lot coverage. However, it outlines the goals and objectives for shoreline areas, emphasizing that development should be directed to lands that are physically suitable and can be maintained in their natural state. Detached dwellings and recreational activities are permitted, and development can occur on private roads so long as they do not require an extension.

The proposed development on the subject property aligns with the Official Plan's goals and objectives for shoreline areas. Enhancing an existing developed lot by increasing the setback of the dwelling from the shoreline, revegetating the shoreline in front of the new dwelling, locating the new dock and boathouse in compliance locations, limiting the boathouse width to

below the permitted maximum, limiting the dwelling and garage below the maximum heights, constructing a new septic system setback further from the shoreline, locating the new garage behind the dwelling so not viewed from the lake, and preserving the existing shoreline vegetation, meets the intent of the Plan for preserving the natural environment and protecting lake health.

CONCLUSION:

The subject property has been used for shoreline residential purposes since the late 1960s and the existing buildings are in need to replacement. The proposed development will allow for the continued use of the property and will preserve the natural character of the area.

The slight reduction of the dwelling front yard setback is negligible, particularly considering the existing dwelling is located 5 metres closer to the shoreline. The proposed increased coverage is appropriate because the increase is small and the development maintains the low density character and does not result in a lot that appears overdeveloped.

It is therefore my professional opinion that the proposed Minor Variance application complies with the general intent of the Zoning By-law, conforms with the Township Official Plan, is consistent with the Provincial Policy Statement, and represents good planning.

Respectfully submitted,

PLANSCAPE INC.



Rian Allen MSc, MCIP, RPP
Senior Planner



Jillian Snider, B.A., M.PL candidate
Junior Planner



**The Corporation of the
Municipality of Magnetawan**

Box 70 4304 Hwy 520
Magnetawan ON P0A 1P0
Phone 705 387 3947 Fax 705 387 4875
www.magnetawan.com

APPLICATION FORM

MINOR VARIANCE

Date Received by Municipality: _____

1) APPLICATION INFORMATION

Name of Applicant: Rian Allen
Mailing Address: 104 Kimberley Ave, Bracebridge ON P1L 1Z8
Telephone Number (Home): _____ Fax Number: _____
Telephone Number (Business): 705-645-1556 (106) Fax Number: _____
Email: rallen@planscape.ca

2) REGISTERED OWNER

If the Applicant is not the Registered Owner of the subject lands, then authorization from the Owner is required, as well as the following information:

Owners Name: Andre Edelbrock
Mailing Address: 704-64 Harbour Square, Toronto, Ontario, M5J 2L4
Telephone Number (Home): 416-294-5626 Fax Number: _____

Correspondence to be sent to: Owner Agent Both

3) MORTGAGES, CHARGES OR OTHER ENCUMBRANCES

Name: _____
Mailing Address: _____
Name: _____
Mailing Address: _____

4) SUBJECT LANDS

Geographic Township: Magnetawan Concession: B Lot: 85
Reference Plan: _____ Part/Block/Lot: _____
Street Name and Number: 80 Oak Lane
(If corner lot, please include both Street Names)

Water Access only: _____
(Name of Waterbody)

Area of subject lands (ha): 0.26 Frontage (m): 32.5 Depth (m): _____

5) OFFICIAL PLAN / ZONING STATUS

What is the current designation of the *subject lands* in the approved Official Plan?

Shoreline

What is the current Zoning?

Shoreline Residential (RS)

6) REASONS FOR REQUEST

Please describe the reasons for and extent of, the request:

The owners are proposing to replace existing old structures on the property and replace them with a new cottage, boathouse and dock, and a garage. The lot is an existing undersized lot that was expanded in 2021 by 0.9 ha to facilitate future redevelopment of the property. The proposal requires minor relief from lot coverage and front yard setback of the dwelling.

7) ACCESS

Are the subject lands accessible by:

- Provincial Highway
- Municipal Road (seasonal maintenance)
- Municipal Road (year round maintenance)
- Right of Way
- Unopened Road Allowance
- Water Access
- Other (describe) existing private road access, existed prior to the passing of the By-law

8) BUILDINGS, STRUCTURES AND USES

What are the existing buildings on the subject land? dwelling, 1-storey boathouse and dock

What are they used for? shoreline residential

Please complete the following for each building or structure:

	Building One	Building Two	Building Three
Type of Building	dwelling	boathouse	dock
Setback from Front Lot Line	6.01 m		
Setback from Rear Lot Line	28.4 m		
Setback from Side Lot Line	2.21 m		2.57 m
Setback from Side Lot Line	7.9 m		
Height (metres)		1.5 storey	
Dimensions	18.1m x 12 m		
Floor Area			
Date of Construction	1969		

What is the proposed future use of the subject lands: shoreline residential

Are any buildings or structures to be build on the subject lands?

yes no

If yes, please complete the following for each building or structure:

	Building One	Building Two	Building Three
Type of Building	Cottage	Boathouse	Garage
Setback from Front Lot Line	14.74m	0	compliant
Setback from Rear Lot Line	compliant	compliant	31.59m
Setback from Side Lot Line	3.6 m	6.06 m	3.6 m
Setback from Side Lot Line	3.86 m	compliant	7.3m
Height (metres)	9.7m	5.0m	6.5m
Dimensions	24.38m x 17.07m	9.14m x 6.1m	9.14m x 7.32m
Floor Area	3,354 sq ft	600 sq ft	720 sq ft
Date of Construction			

When were the subject lands acquired by the current owner? inherited

How long have the "existing uses" continued on the subject lands? 1960s

9) SERVICING

	<u>Municipal</u>	<u>Private</u>	<u>Other</u>
Water Supply	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sewage Disposal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Frontage on Road	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Is storm drainage provided by: Sewer Ditch Swale
 Other (describe) natural

10) OTHER APPLICATIONS

Are the subject lands also the subject of an application under the Planning Act for approval of a Plan of Subdivision or a Consent? yes no

If yes, what is the file number? _____

What is the status of the application? _____

Have the subject lands ever been the subject of an application under Section 34 of *The Planning Act* (rezoning)? yes no

If yes, please provide a brief explanation: unknown

11) DRAWINGS

Please include a sketch showing the following:

- the boundaries and dimensions of the subject land;
- the location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the building or structures from the front yard lot line, rear yard lot line and side yard lot lines;
- the approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include: buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks;
- the current uses on land that is adjacent to the subject land;
- the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right-of-way;
- if access to the subject land is by water only, the location of the parking and docking facilities to be used; and
- the location and nature of any easement affecting the subject land.

Required Sketch

Required Sketch should include the following:

- ✓ Lot dimensions
- ✓ Major Physical Features
- ✓ Surrounding Land Uses
- ✓ Buildings and Structures
- ✓ Sewage and Water Systems

12) PERMISSION TO ENTER

I hereby authorize, the Members of Staff and/or Elected Members of the Council of the Municipality of Magnetawan, to enter upon the subject lands and premises for the limited purpose of evaluating the merits of this application. This is their authority for doing so.

02 JULY 2024
Date

[Signature] X
Signature of Registered Owner(s) or Agent

13) FREEDOM OF INFORMATION

I hereby provide authority for any information contained in this application, to be released in accordance with the Freedom of Information Act.

02 JULY 2024
Date

[Signature] X
Signature of Registered Owner(s) or Agent

14) PAYMENT OF FEE AND DEPOSIT

- Application Fee As per the current fees and charges By-law
- Deposit Fee As per the current fees and charges By-law
(By-law 2004-09)

The 'deposit' shall be used for expenses as defined below. As of the date of this application, I further hereby agree to pay for and bear the entire cost and expense for any engineering, legal, landscape, architectural and/or planning consulting expenses incurred by the Municipality of Magnetawan during the processing of this Application, in addition to the Application Fee set by the Municipality of Magnetawan.

An additional deposit shall be required if the deposit is insufficient to complete the Application.

02 JULY 2024
Date

[Signature] X
Signature of Registered Owner(s)

Note: All Invoices for payment shall be sent to the person(s) indicated in Section 2) Owner of this application, unless otherwise requested.

If the Applicant/Owner is a Corporation, the Applicant/Owner shall provide certification that he/she has the authority to Bind the Corporation

15) AFFIDAVIT

I, PANDRE EDWARDS of the city of Toronto in the Province of Ontario solemnly declare that all of the above statements contained herein and in all exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of "The Canada Evidence Act".

DECLARED BEFORE ME at Magnetawan 80 Oaklane in the town of Magnetawan this 02 day of July, 2024

02 JULY 2024
Date

[Signature]
Signature of Registered Owner(s) or Agent

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15) AFFIDAVIT

I, Rian Allen of the Town of Bracebridge in the District of Muskoka solemnly declare that all of the above statements contained herein and in all exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of "The Canada Evidence Act".

DECLARED BEFORE ME at Town of Bracebridge in the District of Muskoka this 9th day of August, 2024.

Aug 9/2024
Date Wanda Roloso

[Signature]
Signature of Registered Owner(s) or Agent

**Wanda Adriana Roloso,
a Commissioner, etc., Province of
Ontario, for Planscape Inc.
Expires April 17, 2026.**

OWNER'S AUTHORIZATION

I, Andre Ryan Edelbrock, owning property described as:

Part of Lots 84 & 85, Concession B, former Township of Chapman, now in the Village of Magnetawan, in the District of Parry Sound,

Civic Address: 80 Oak Lane

PIN Number: 52080-0584 and -0111

hereby appoint **PLANSCAPE INC**, 104 Kimberley Avenue, Bracebridge, Ontario, P1L 1Z8 to act as agent in all planning matters for the property described above.

Date: 02 JULY 2024



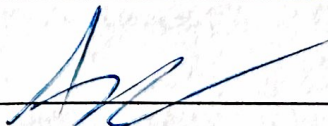
ANDRE EDELBROCK

FREEDOM OF INFORMATION AND PRIVACY

Personal information contained in this form, collected and maintained pursuant to The Planning Act, will be used for the purpose of responding to the Application and creating a public record. The Owner's Signature acknowledges that "personal information [is] collected and maintained specifically for the purpose of creating a record available to the general public;" per Section 14(1)(c) of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56.

The applicant acknowledges that the Municipality considers the application forms and all supporting materials, including studies and drawings, filed with this application to be public information and to form part of the public record. With the filing of an application, the applicant consents to the Township photocopying and releasing the application and any supporting material either for its own use in processing the application or at the request of a third party, without further notification to or permission from the applicant. The applicant also hereby states that it has authority to bind its consultants to the terms of this acknowledgement.

Date: 02 JULY 2024



ANDRE EDELBROCK

Properties

PIN 52080 - 0630 LT *Interest/Estate* Fee Simple

Description PART LOT 85 CONCESSION B CHAPMAN PART 13 PSR1959 & PART 2 42R22000;
MUNICIPALITY OF MAGNETAWAN

Address MAGNETAWAN

PIN 52080 - 0631 LT *Interest/Estate* Fee Simple

Description FIRSTLY: PART LOT 84 CONCESSION B CHAPMAN, PART 13 PSR2008;
TOGETHER WITH THE LANDS LYING BETWEEN THE ORIGINAL HIGH WATER
MARK AND THE FLOODED OR CONTROLLED HIGH WATER MARK OF AHMIC LAKE
BOUNDED BY THE CONTIGUOUS BOUNDARIES OF THE PARCEL; TOGETHER
WITH AN EASEMENT OVER PART 8 PSR703 AS IN LT72744; SECONDLY: PART
LOT 84 CONCESSION B CHAPMAN, PART 1 42R22000; PLAN BA-2691 REGISTERED
SEPTEMBER 23, 2020 AS GB134219 CONFIRMS PART OF THE WESTERN LIMIT OF
THIS PIN; MUNICIPALITY OF MAGNETAWAN

Address MAGNETAWAN

Consideration

Consideration \$0.00

Transferor(s)

The transferor(s) hereby transfers the land to the transferee(s).

Name EDELBROCK, ANDRE RYAN
Address for Service 704-65 Harbour Square, Toronto, ON,
M5J 2L4

I am at least 18 years of age.

The property is not ordinarily occupied by me and my spouse, who is not separated from me, as our family residence.

This document is not authorized under Power of Attorney by this party.

Transferee(s)

Capacity

Share

Name EDELBROCK, ANDRE RYAN *Registered Owner*
Date of Birth 1974 10 13
Address for Service 704-65 Harbour Square, Toronto, ON, M5J 2L4

Signed By

David Andrew Ryan 395 Centre St. North, Unit 301 acting for Signed 2024 06 26
Huntsville Transferor(s)
P1H 2P9

Tel 705-788-7077

Fax 705-789-6309

I am the solicitor for the transferor(s). The transferor(s) and the transferee(s) are one and the same, and the transfer is being made to effect a change in legal tenure.

I have the authority to sign and register the document on behalf of all parties to the document.

David Andrew Ryan 395 Centre St. North, Unit 301 acting for Signed 2024 06 26
Huntsville Transferee(s)
P1H 2P9

Tel 705-788-7077

Fax 705-789-6309

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I have the authority to sign and register the document on behalf of all parties to the document.

Submitted By

RYAN & LEWIS PROFESSIONAL CORPORATION 395 Centre St. North, Unit 301
Huntsville
P1H 2P9

2024 06 26

Tel 705-788-7077

Fax 705-789-6309

Fees/Taxes/Payment

Statutory Registration Fee	\$69.95
Provincial Land Transfer Tax	\$0.00
Total Paid	\$69.95

File Number

Transferor Client File Number : 162642
Transferee Client File Number : 162642

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 52080 - 0630 PART LOT 85 CONCESSION B CHAPMAN PART 13 PSR1959 & PART 2 42R22000; MUNICIPALITY OF MAGNETAWAN

52080 - 0631 FIRSTLY: PART LOT 84 CONCESSION B CHAPMAN, PART 13 PSR2008; TOGETHER WITH THE LANDS LYING BETWEEN THE ORIGINAL HIGH WATER MARK AND THE FLOODED OR CONTROLLED HIGH WATER MARK OF AHMIC LAKE BOUNDED BY THE CONTIGUOUS BOUNDARIES OF THE PARCEL; TOGETHER WITH AN EASEMENT OVER PART 8 PSR703 AS IN LT72744; SECONDLY: PART LOT 84 CONCESSION B CHAPMAN, PART 1 42R22000; PLAN BA-2691 REGISTERED SEPTEMBER 23, 2020 AS GB134219 CONFIRMS PART OF THE WESTERN LIMIT OF THIS PIN; MUNICIPALITY OF MAGNETAWAN

BY: EDELBROCK, ANDRE RYAN

TO: EDELBROCK, ANDRE RYAN

Registered Owner

1. EDELBROCK, ANDRE RYAN

I am

- (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
- (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
- (c) A transferee named in the above-described conveyance;
- (d) The authorized agent or solicitor acting in this transaction for _____ described in paragraph(s) () above.
- (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for _____ described in paragraph(s) () above.
- (f) A transferee described in paragraph () and am making these statements on my own behalf and on behalf of _____ who is my spouse described in paragraph () and as such, I have personal knowledge of the facts herein deposited to.

3. The total consideration for this transaction is allocated as follows:

(a) Monies paid or to be paid in cash	\$0.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	\$0.00
(ii) Given Back to Vendor	\$0.00
(c) Property transferred in exchange (detail below)	\$0.00
(d) Fair market value of the land(s)	\$0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	\$0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	\$0.00
(h) VALUE OF ALL CHATTELS -items of tangible personal property	\$0.00
(i) Other considerations for transaction not included in (g) or (h) above	\$0.00
(j) Total consideration	\$0.00

4.

Explanation for nominal considerations:

s) other: This is a Transfer from the current owner to himself to consolidate the legal description of the property after a lot addition.

5.

The land is not subject to an encumbrance

6. Other remarks and explanations, if necessary.

- The information prescribed for purposes of section 5.0.1 of the Land Transfer Tax Act is not required to be provided for this conveyance.
- The transferee(s) has read and considered the definitions of "designated land", "foreign corporation", "foreign entity", "foreign national", "Greater Golden Horseshoe Region", "specified region", "spouse" and "taxable trustee" as set out in subsection 1(1) of the Land Transfer Tax Act and O. Reg 182/17. The transferee(s) declare that this conveyance is not subject to additional tax as set out in subsection 2(2.1) of the Act because:
- (c) The transferee(s) is not a "foreign entity" or a "taxable trustee".
- The transferee(s) declare that they will keep at their place of residence in Ontario (or at their principal place of business in Ontario) such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act for a period of at least seven years.
- The transferee(s) agree that they or the designated custodian will provide such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act, to the Ministry of Finance upon request.
- I acknowledge that the personal information collected in the provincial land transfer tax statements provided in this conveyance is being collected by the Ministry of Finance under the authority of the Land Transfer Tax Act, R.S.O. 1990, c. L.6, as amended ("the Act"), and that the personal information may be used for purposes of the administration or enforcement of the Act, other tax statutes, and for purposes of compiling statistical information and of developing and evaluating economic, tax and fiscal policy. (Note: Personal information collected under section 5.0.1 of the Act that accompanies this conveyance can be used only to administer and enforce the Act. De-identified data collected under section 5.0.1 can be used to compile statistical information and develop and evaluate economic, tax and fiscal policy.)

PROPERTY Information Record

A. Nature of Instrument:	Transfer	Registration No.	GB173935	Date:	2024/06/26
	LRO 42				
B. Property(s):	PIN 52080 - 0630	Address	MAGNETAWAN	Assessment	-
	PIN 52080 - 0631	Address	MAGNETAWAN	Roll No	
				Assessment	-
				Roll No	

LAND TRANSFER TAX STATEMENTS

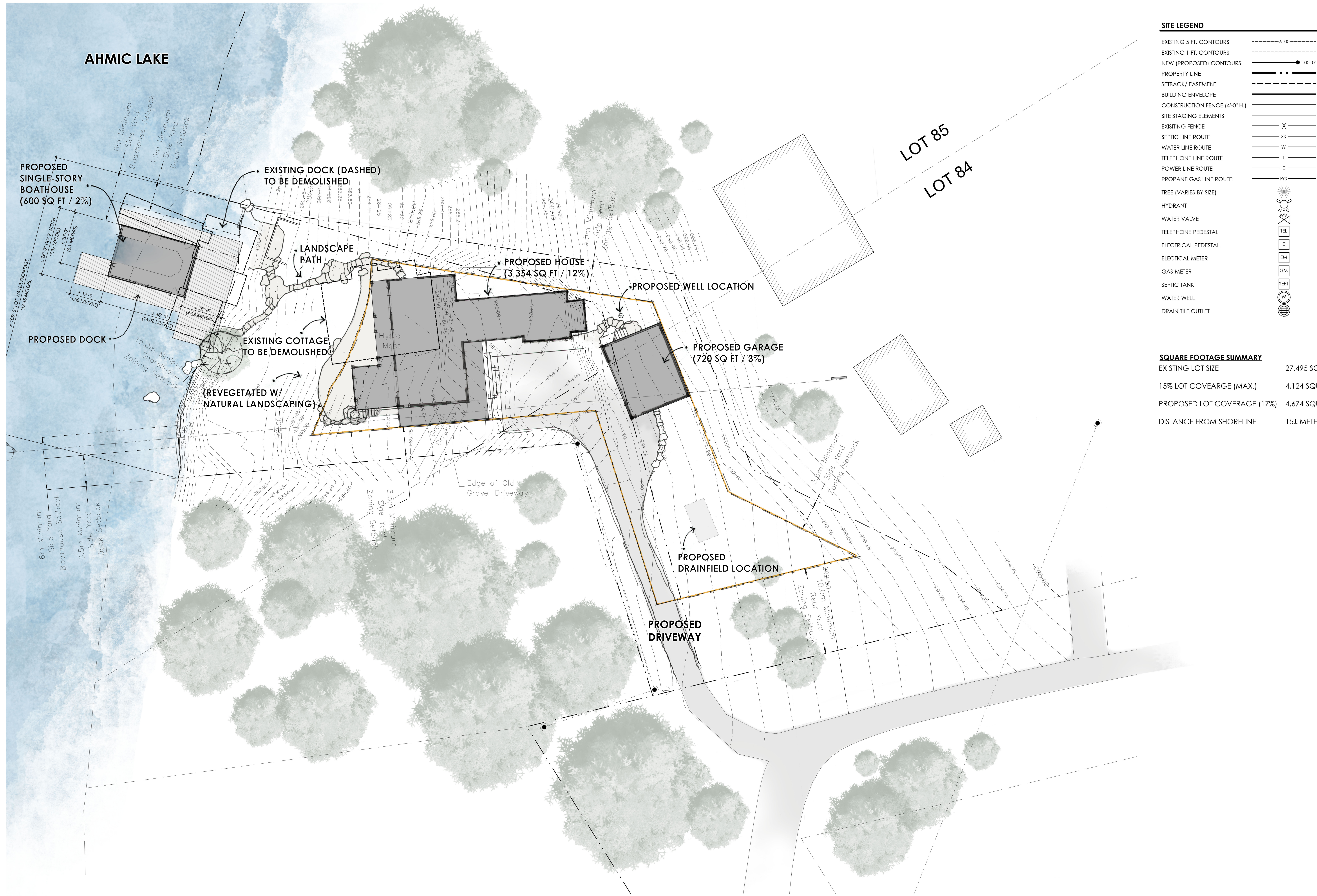
C. Address for Service: 704-65 Harbour Square, Toronto, ON, M5J 2L4

D. (i) Last Conveyance(s): PIN 52080 - 0630 Registration No. GB164541

PIN 52080 - 0631 Registration No. GB164541

(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes No Not known

E. Tax Statements Prepared By: David Andrew Ryan
395 Centre St. North, Unit 301
Huntsville P1H 2P9



SITE LEGEND

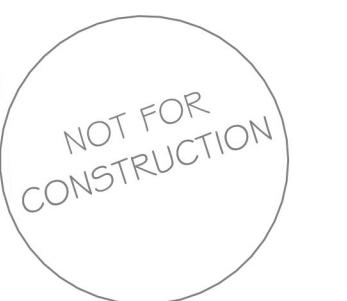
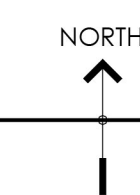
EXISTING 5 FT. CONTOURS	-----6100-----
EXISTING 1 FT. CONTOURS	-----
NEW (PROPOSED) CONTOURS	-----
PROPERTY LINE	-----
SETBACK/ EASEMENT	-----
BUILDING ENVELOPE	-----
CONSTRUCTION FENCE (4'-0" H.)	-----
SITE STAGING ELEMENTS	-----
EXISTING FENCE	X
SEPTIC LINE ROUTE	SS
WATER LINE ROUTE	W
TELEPHONE LINE ROUTE	T
POWER LINE ROUTE	E
PROPANE GAS LINE ROUTE	PG
TREE (VARIES BY SIZE)	(Tree Symbol)
HYDRANT	(Hydrant Symbol)
WATER VALVE	(Water Valve Symbol)
TELEPHONE PEDESTAL	(TEL)
ELECTRICAL PEDESTAL	(E)
ELECTRICAL METER	(EM)
GAS METER	(GM)
SEPTIC TANK	(SEPT)
WATER WELL	(W)
DRAIN TILE OUTLET	(D)

SQUARE FOOTAGE SUMMARY

EXISTING LOT SIZE	27,495 SQUARE FEET
15% LOT COVERAGE (MAX.)	4,124 SQUARE FEET
PROPOSED LOT COVERAGE (17%)	4,674 SQUARE FEET
DISTANCE FROM SHORELINE	15± METERS

AHMIC LAKE

LOT 85
LOT 84



EDELBROCK BARBATO RESIDENCE
AHMIC LAKE, ONTARIO