

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

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

1. APPLICANT INFORMATION

Owner/Applicant(s):

In Office Use:

Date Received: Feb 3, 26

Fee Paid ☒ X Deposit ☐ _____

Date Deemed Complete _____

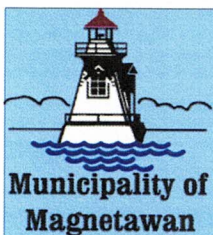
If the applicant is the purchaser, a copy of the portion of the agreement of purchase and sale that authorizes the purchaser to make the application is required to be submitted with the application.

Applicant and Ownership Information		
Name of Legal Owner(s) <u>1001292033 Ontario Inc.</u>		Telephone <u>705-783-1513</u>
Address		Postal Code
Email <u>elangford1513@gmail.com</u>		
Contact Information, if different than owner (this may be a person/firm acting on behalf of the owner)		
Name of Contact <u>E.J. Williams Surveying Limited</u>		Telephone <u>705-789-4171</u>
Address <u>387 Muskoka Rd. 3 N., Huntsville, ON</u>		Postal Code <u>P1H 1C5</u>
Email <u>kathy@ejwilliamssurveying.com</u> or		<u>ted@ejwilliamssurveying.com</u>
Mortgage, Line of Credit, Charges or other encumbrances in respect of the subject land		
Name		Address
DC#	Telephone	Email

2. Location of the subject lands:

Concession: <u>6</u>		Lot: <u>1 - Croft Twp</u>	Registered Plan /Lot/Block
Street No. <u>67</u>	Street/Road <u>Bittschwamms Rd</u>	Survey No. <u>No Survey</u>	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:

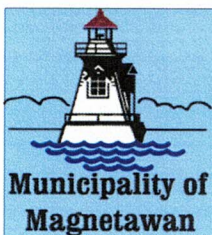
3.3 Mortgage, Charges or other Encumbrances: Name _____

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: _____

4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

Description / Size	SEVERED LOT 1	SEVERED LOT 2	RETAINED (Original Lands)
Frontage (m)	159±m- Bittschwamm Rd		220± Bittschwamm Rd 425±m Jackson's Rd.
Depth (m)	270± Irregular		1085±m
Area (ha)	1.7± ha		37.5±ha
Existing Use of Property:	Residential		Cash Crops only ie. Hay – No Livestock
Existing Building or Structures and date of construction	See - Attached		See - Attached
Proposed Use of the Severed and Retained Parcels	Residential		Vacant Rural
Road Access If by Provincial Highway provide written comments from MTO			
Municipal road, maintained all year	X - Bittschwamm Rd		X - Bittschwamm Rd
Municipal Road, seasonally maintained.			
Other Public Road (e.g. Local Roads Board)			



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Right of Way / Easement* (IF ACCESS TO THE SUBJECT LAND IS BY PRIVATE ROAD OR OTHER PUBLIC ROAD OR RIGHT OF WAY 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.	Not Applicable		Not Applicable
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>	Not Applicable		Not Applicable
Water Access Lots shall provide confirmation from a commercial business showcasing sufficient mainland docking and parking is available for proposed severed and retained lots. Not Applicable			

4.1 Water Supply	SEVERED 1	SEVERED 2	RETAINED (Original Lands)
Publicly owned and operated piped water system			
Privately owned and operated individual well	X		No
Privately owned and operated communal well			
Lake or other water body			
Other means			
Does your property abut a lake?			
<i>[Is the lake deemed by the Ministry of the</i>			

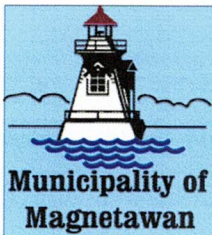


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<i>Environment Conservation and Parks (MOECP) to be at capacity for phosphorus load? **1-800-461-6290 for enquiries</i>	Not Applicable		Not Applicable
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4.2 Sewage Disposal	SEVERED LOT 1	SEVERED LOT 2	RETAINED (Original Lands)
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>	X		None Proposed
Privately owned and operated communal septic tank			
Privy			
Other Means (e.g. Advanced Treatment System) <i>** (Septic System over 10,000 litres requires Ministry of the Environment Conservation and Parks study and permit. 1-800-461-6290 for enquiries)</i>			



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4.3 Other Services (indicate which service(s) are available)	SEVERED LOT 1	SEVERED LOT 2	RETAINED (Original Lands)
Electricity	X		X
School Bussing	X		X
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.

Not Applicable – However, we propose to create a Part, 20m wide with a turnaround for that part of Bittschwamm Rd that is situate on the subject lands to transfer to the Municipality.

5. LAND USE

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

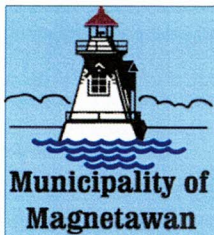
Rural

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

Rural

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

No



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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.

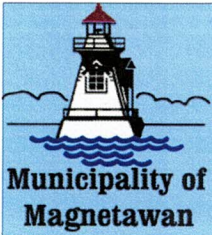
Use or Feature	On the Subject Land	Within 500 meters of subject land, unless otherwise specified by the applicable agency, then indicate approximate distance.
An agricultural operation including livestock facility or stockyard [MANDATORY: Attach MDS work sheets from OMAFRA]	Cash Crop – Hay on Retained Lands	No
A landfill	OP Shows Landfill – Client advised that mapping is incorrect	NO
A sewage treatment plant or waste stabilization plant	NO	NO
A provincially significant wetland [North Bay Mattawa Conservation Authority or the Ministry of the Environment Conservation and Parks]	NO	NO
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]	NO	NO
Flood Plain	NO	NO
A rehabilitated mine site	NO	NO
A non-operating mine site within one kilometer of the subject land	NO	NO
An active mine site	NO	NO
An industrial or commercial use, and specify the use (e.g. gravel pit)	NO	See Attached MNR Pits/Quarries Mapping
An active railway line	NO	NO
Utility corridors (Natural Gas / Hydro)	NO	NO
A municipal or federal airport	NO	NO

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 ☒ YES UNKNOWN

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

___Sliver taken off the subject lands and added to the lands in Lot 2, Concession 6 by deposited plan 42R-18761___



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Year the property was created? (if known) ____ Original Township Lot

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?
____ Not Applicable

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 ____ Not Applicable

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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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 - Key Plan – See attached Sketch for Discussion Purposes



AUTHORIZATION, DECLARATIONS AND ACKNOWLEDGEMENTS

1001292033 Ontario Inc. , is 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 authorize 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, Eric Langford (I have authority to bind the Corporation) authorizes E.J. Williams Surveying Limited to make this application my behalf.

Date October 26/25

Signature of Owner [Signature]
Eric Langford, I have authority to bind the Corporation, 1001292033 Ontario Inc.

Date _____

Signature of Owner _____

Sworn Declaration of Applicant

I, Edward J. Williams, B.Sc., O.L. S. of the Town of Huntsville 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 Town of Huntsville in the District of Muskoka

this 11th day of November 2025.

Applicant [Signature]
E.J. Williams, B.Sc., O.L.S.

Commissioner of Oaths

[Signature]

Kathryn Irene Kujala, a Commissioner, etc.,
Province of Ontario for E.J. Williams
Surveying Limited. Expires April 12, 2028

Attachment to Application for Consent – 1001292033 Ontario Inc.

Section 4.

Existing Building or Structures
And Date of Construction:

Severed 1

House – 2 Storey approx.. 2000sq. ft
Built 1917

Shed – 120sq. ft. Age unknown

Shed – 96 sq. ft. Age unknown

Retained

Shed – 300 sq. ft. Age unknown

Shed – 1300 sq. ft. – Age unknown

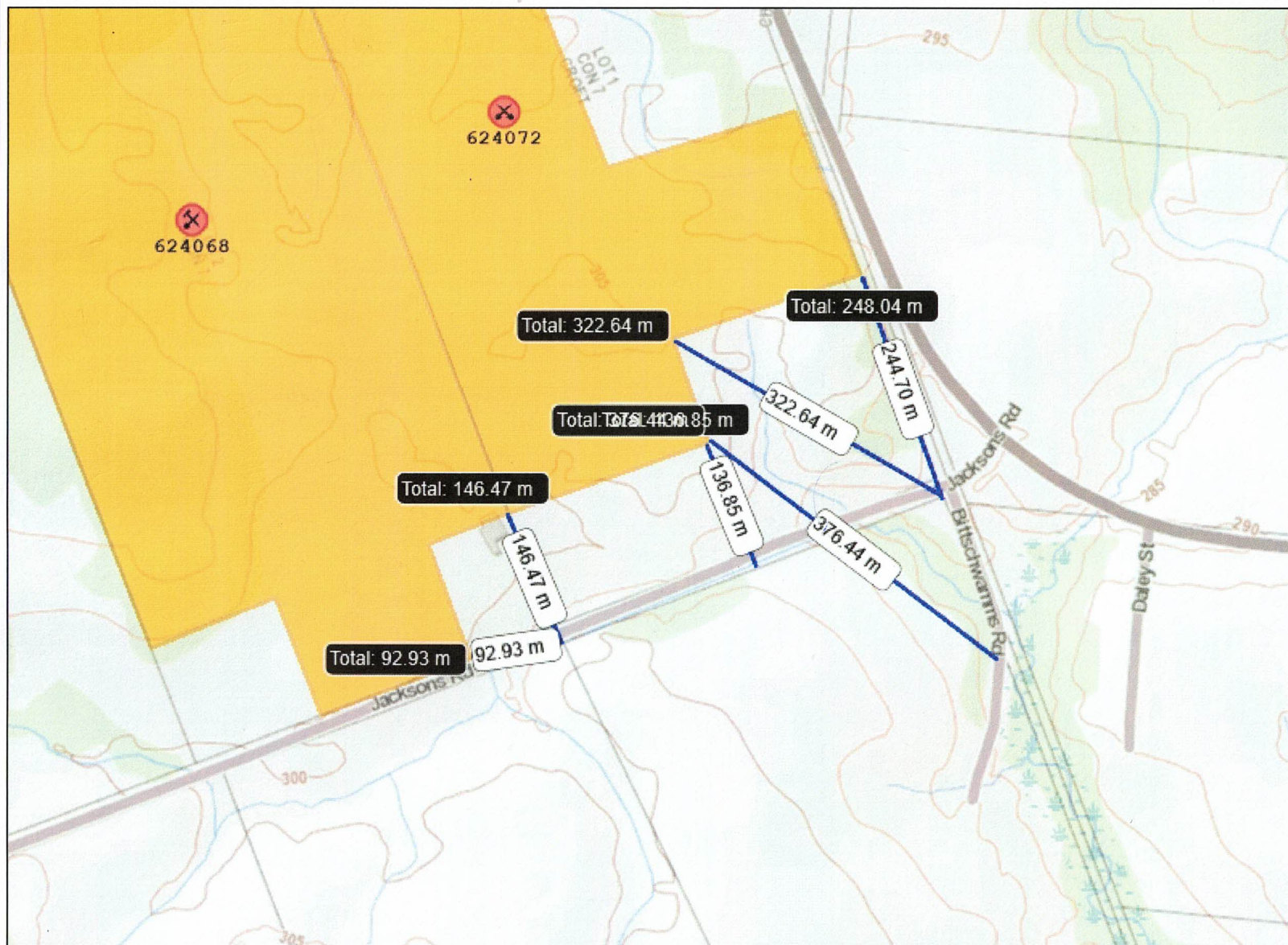
Barn – 1800 sq. ft – c. 1917



Legend

ALPS ID Label

Aggregate Site Authorized



0 0.32 km



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