



**The Corporation of the
Municipality of Magnetawan**

Box 70 4304 Hwy 520

Magnetawan ON POA IPO

Phone 705 387 3947 Fax 705 387 4875

www.magnetawan.com

**APPLICATION FORM
ZONING BY-LAW AMENDMENT**

Date Received by Municipality: _____

1) APPLICATION INFORMATION

Name of Applicant: Denis Lachance

Mailing Address: 219 Victoria St. , Magnetawan , Ont

Telephone Number (Home): 705.499.7896 Fax Number: _____

Telephone Number (Business): _____ Fax Number: _____

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: Pickereel Point LLC

Mailing Address: CT Corporation System , 899 Adams St. , Suite E , St. Helena , CA , USA, 94574

Telephone Number (Home): 707.967.5320 Fax Number: _____

Correspondence to be sent to: ☐ Owner ☒ Agent ☐ Both

3) MORTGAGES, CHARGES OR OTHER ENCUMBRANCES

Name: _____

Mailing Address: no mortgages or charges on property

Name: _____

Mailing Address: _____

4) SUBJECT LANDS

Geographic Township: Magnetawan Concession: 3,4 Lot: 11 pt.1

~~Reference Plan:~~ Parcel # 699 s/s ; roll 494403000406600 Part/Block/Lot: _____

Street Name and Number: #195 , 10th & 11th Side Rd

(If corner lot, please include both Street Names)

Water Access only: _____

(Name of Waterbody)

Area of subject lands (ha): 44.31 Frontage (m): 1405 m Depth (m): 833 m

What is the current Zoning?

RS- shoreline residential

6) REASONS FOR REQUEST

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

asking for relief of width facing lakefront ; the proposed boathouse is located on a point . From one perspective view it conforms to zoning by law for its width, but in the lots entirety the width and length are reversed. If the boathouse faces the direction shown on proposed plans it would be the most favorable for boat storage not facing the open lake which would avoid potential boat damage/boathouse damage.

The property has approx. 1405M (4610ft) of frontage, the proposed BH is approx. in the centre of the property, and would not be seen by any adjacent properties. if we use a ratio of frontage to width facing lake , a typical 2 storey BH is allowed on min. lot frontage of 75m and allowable width of 15m , so 20% of frontage ; in this case we have 1405m of frontage and 24.1m of proposed BH for a 1.7% of frontage

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) _____

8) BUILDINGS, STRUCTURES AND USES

What are the existing buildings on the subject land? _____

see attached site plan A1-00 with all existing structures with size and set backs and uses

What are they used for? _____

Please complete the following for each building or structure:

	Building One	Building Two	Building Three
Type of Building			
Setback from Front Lot Line			
Setback from Rear Lot Line			
Setback from Side Lot Line			
Setback from Side Lot Line	see site plan A1-00		
Height (metres)			
Dimensions			
Floor Area			
Date of Construction			

Are any buildings or structures to be built 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	proposed boathouse	proposed 2nd unit	
Setback from Front Lot Line	0'	20'3"	
Setback from Rear Lot Line	+300'	+300'	
Setback from Side Lot Line	+300'	+300'	
Setback from Side Lot Line	+300'	+300'	
Height (metres)	6.8m ; mid eave to peak	7 m	
Dimensions	14.91m X 10.58m	7.7 m X 8.82 m	
Floor Area	157.75 m.sq.	68 m.sq.	
Date of Construction			

When were the subject lands acquired by the current owner? _____
May 2025

How long have the "existing uses" continued on the subject lands? _____
100+ years (existing cottage built 1913)

9) SERVICING

	<u>Municipal</u>	<u>Private</u>	<u>Other</u>
Water Supply	☐	☒	☐
Sewage Disposal	☐	☒	☐
Frontage on Road	☒	☐	☐
Is storm drainage provided by:	☐ Sewer	☒ Ditch	☐ Swale
	☐ Other (describe) _____		

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: _____

- ☒ the boundaries and dimensions of the subject land;
- ☒ 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

see site plan A1-00

Required Sketch should include the following:

- | | |
|---------------------------|----------------------------|
| / Lot dimensions | / Buildings and Structures |
| / Major Physical Features | / 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.

mar.19. 2026

Date

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.

Mar. 19, 2026

Date

Signature of Registered Owner(s) or Agent

14) PAYMENT OF FEE AND DEPOSIT

- | | |
|---|--|
| ☒ Application Fee | As per the current Fees and Charges By-law |
| ☒ Residential Deposit Fee | As per the current Fees and Charges By-law |
| ☐ Commercial/Industrial Deposit Fee | As per the current Fees and Charges By-law |

The "deposit" shall be used for expenses as defined below. As for 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.

Mar. 19, 2026

Date

DocuSigned by:

Robert Murphy

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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, Robert Murphy (manager) of the Pickerel Point LLC in the state of California 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 St. Helena in the state of California
of USA this 23rd day of March, 2026,

3/23/2026

Date

DocuSigned by:

Robert Murphy

21021B7DE3F542E...

Signature of Registered Owner(s) or Agent