



The Corporation of the  
Municipality of Magnetawan

Box 70 4304 Hwy 520

Magnetawan ON POA 1P0

Phone 705 387 3947 Fax 705 387 4875

www.magnetawan.com

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APPLICATION FORM

MINOR VARIANCE

Date Received by Municipality:

April 14, 2021

1) APPLICATION INFORMATION

Name of Applicant: Michael Black

Mailing Address: 3014 Alps Road, Ayr, ON N0B 1E0

Telephone Number (Home): 519-580-7099 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: Michael and Tracy Black

Mailing Address: 3014 Alps Road, Ayr, ON N0B 1E0

Telephone Number (Home): 519-580-7099 Fax Number:

Correspondence to be sent to:  Owner  Agent  Both

3) MORTGAGES, CHARGES OR OTHER ENCUMBRANCES

Name: Manulife Bank

Mailing Address: 100 University Avenue, Suite 700, North Tower, Toronto, ON M5J 1V6

Name:

Mailing Address:

4) SUBJECT LANDS

Geographic Township: Magnetawan Concession: 5 Lot: 16

Reference Plan: P11J 16 CON 5 CROFT Part/Block/Lot: PT 1 42R19096

Together with an Easement Over PT 3  
42R19096 as in GB36547 PIN 520860543

Street Name and Number: 510B 15<sup>th</sup> & 16<sup>th</sup> Sideroad N, Magnetawan, ON P0A 1P0  
(If corner lot, please include both Street Names)

Water Access only:

Area of subject lands (ha): 1.195 Frontage (m): 194 Depth (m): Irregular 112.75 - 131.73

5) **OFFICIAL PLAN/ ZONING STATUS**

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

RS/EP

What is the current Zoning?

RS/EP

6) **REASONS FOR REQUEST**

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

Guest (sleep) cabin exceeding maximum of 430 sq feet. Total square footage requested is 577 sq feet.

(21'2" x 27' 3")

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)---Easement-----

8) **BUILDINGS, STRUCTURES AND USES**

What are the existing buildings on the subject land? Dwelling, shed, garden shed

What are they used for? Residential use and residential storage

Please complete the following for each building or structure:

	Building One	Building Two	Building Three
Type of Building	Dwelling	Shed	Garden Shed
Setback from Front Lot Line			
Setback from Rear Lot Line			
Setback from Side Lot Line			
Height (metres)	14'	14'	8'
Dimensions	28' x 29'	14' x 20'	8' x 10'
Floor Area	824 sq ft	280 sq ft	80 sq ft
Date of Construction	Approx 1992	Approx 1992	Approx 1992

← BEING REMOVED.

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

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	Guest (sleep cabin)		
Setback from Front Lot Line			
Setback from Rear Lot Line			
Setback from Side Lot Line			
Setback from Side Lot Line			
Height (metres)	15' 6"		
Dimensions	21'2" x 27'3"		
Floor Area	577 sq ft		
Date of Construction	Summer 2021		

When were the subject lands acquired by the current owner? April 1, 2021

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

9) SERVICING

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

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? Dyes  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: Not aware of an re-zoning

**11) DRAWINGS**

Please include a sketch showing the following:

- O the boundaries and dimensions of the subject land;
- O 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;
- O 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;
- O the current uses on land that is adjacent to the subject land;
- O 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;
- U if access to the subject land is by water only, the location of the parking and docking facilities to be used; and
- O the location and nature of any easement affecting the subject land.

**Required Sketch**



**Required Sketch should include the following:**

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

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.

4/13/2021  
Date

Joey Black  
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.

4/13/2021  
Date

Joey Black  
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.

4/13/2021  
Date

Joey Black  
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, Tracy Michael Black of the Township of North Dumfries 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 Township of North Dumfries in the Province of Ontario this 13 day of April, 2021

4/13/2021  
Date

Joey Black  
Signature of Registered Owner(s) or Agent



HICKY LAKE

(B) IB(DEM)

(N) 595' LL M 09' 11" 22' 01" N

N 61°01'20" E

414.085

16.31

WATER'S

(1942)

LOCAL BENCH MARK  
ELEVATION 200.89 DSD

PART  
(1.195 ha)

1772.0

10M

CROWN

1000

IB(LUM)

76M

PROPOSED  
SLEEP CABIN  
N 74°40'10" E

215.48

84M

123±

42,580

39,455

82,035

10,270

SSIB

228,008 (P)

131,730

(42R-7762 & M)

LOTS 15 AND 16

40'

W SIB

PART  
(1.083)

38,940 (N) 0-6' 8"

41.89

37.34

N 28°32'

515



# SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 13TH DAY OF APRIL, 2010.

APRIL 23, 2010

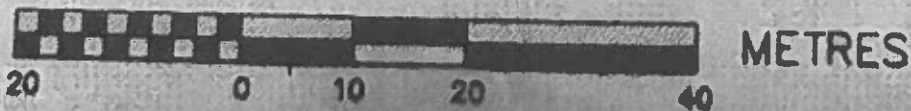
PARRY SOUND, ONTARIO



R.C. HAWKINS  
ONTARIO LAND SURVEYOR

PLAN OF SURVEY OF  
PART OF LOT 16, CONCESSION 5  
GEOGRAPHIC TOWNSHIP OF CROFT  
NOW IN THE

**MUNICIPALITY OF MAGNETAWAN**  
DISTRICT OF PARRY SOUND  
SCALE 1:1000



L.U. MAUGHAN COMPANY LIMITED  
ONTARIO LAND SURVEYORS  
5 McMURRAY STREET, PARRY SOUND ONTARIO  
P2A 1E6 (705)-748-5805 FAX 746-7276

PROJECT  
09095  
PROJECT

PLAN No.  
CRD - 595

FIELD NOTES  
CRD - 131

PROPERTY LAND REGISTRY  
OFFICE PARRY SOUND

PLAN 42R - 19096

RECEIVED AND DEPOSITED

MAY 4, 2010

Shirley Thompson - Asst. Deputy

LAND REGISTRAR FOR THE LAND TITLES  
DIVISION OF PARRY SOUND

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE  
LAND TITLES ACT.

APRIL 23, 2010

R.C. Hawkins

R.C. HAWKINS O.L.S.