



**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):

Marszewski – Retained 1,
Severed 1 and Severed 2

In Office Use:

Date Received: _____

Fee Paid _____ Deposit _____

Date Deemed Complete _____

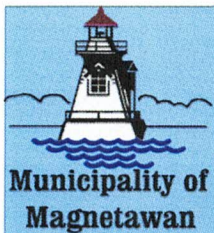
If the applicant is the purchaser, a copy of the portion of the agreement of purchase and sale that authorizes the purchaser to make the application is required to be submitted with the application.

Applicant and Ownership Information		
Name of Legal Owner(s) Eva Marszewski		Telephone 416-708-1820
Address 13 Maple Ave., Toronto, ON		Postal Code M4W 2T5
Email eva@marszewski.ca		
Contact Information, if different than owner (this may be a person/firm acting on behalf of the owner)		
Name of Contact E.J. Williams Surveying Limited		Telephone 705-789-4171
Address 387 Muskoka Rd. 3 N., Huntsville		Postal Code P1H 1C5
Email kathy@ejwilliamssurveying.com		ted@ejwilliamssurveying.com
Mortgage, Line of Credit, Charges or other encumbrances in respect of the subject land		
Name NONE		Address
DC#	Telephone	Email

2. Location of the subject lands:

Concession 3 and 4		Lot 26 and 27	Registered Plan /Lot/Block
Street No. 3363	Street/Road Hwy 520	Survey No. This PIN not described by R-Plan	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 None

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)	695±m SLF Hwy 520	108± Lake Cecebe Rd.	1360±m SLF Wurm Rd. 374±m Lake Cecebe Rd
Depth (m)	320±m Irregular	190±m – 200±m	430±m Irregular
Area (ha)	18.2±ha	2.11±ha	37.6±ha
Existing Use of Property:	Residential	Vacant	Vacant
Existing Building or Structures and date of construction	Original farmhouse with garage and Barn built 1875. Original Granary 1875 -12' x 25'	Vacant	Vacant
Proposed Use of the Severed and Retained Parcels	Same – Rural Lands	Vacant/Residential	Vacant - Residential
Road Access If by Provincial Highway provide written comments from MTO	Hwy 520 (Existing entrance, no new entrance proposed)	Lake Cecebe Road	Wurm Road
Municipal road, maintained all year		X	X
Municipal Road, seasonally maintained.			
Other Public Road (e.g. Local Roads Board)	X – MTO		

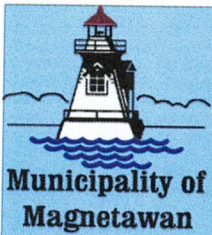


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<p>Right of Way / Easement*(IF ACCESS TO THE SUBJECT LAND IS BY PRIVATE ROAD OR OTHER PUBLIC ROAD OR RIGHT OF WAY advise the status of the easement (permanent registered or prescriptive), name who owns the land or road, who is responsible for its maintenance and whether it is seasonal or year-round.</p>	<p align="center">NOT APPLICABLE</p>		
<p>MNRF Road Allowance [Written report from the MNRF if an MNRF road allowance is used for access to the subject land. North Bay Office: 705-475-5550]</p>			
<p>Water Access Lots shall provide confirmation from a commercial business showcasing sufficient mainland docking and parking is available for proposed severed and retained lots.</p>			

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

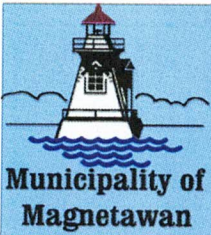


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Environment Conservation and Parks (MOECP) to be at capacity for phosphorus load? **1-800-461- 6290 for enquiries			
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4.2 Sewage Disposal	SEVERED LOT 1	SEVERED LOT 2	RETAINED (Original Lands)
Publicly owned and operated sanitary sewage system			
Privately owned and operated individual septic tank Attach documentation of the results of the review by the North Bay Mattawa Conservation Authority	X – NBMCA not available	X – If Developed	X – If Developed
Privately owned and operated communal septic tank			
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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4.3 Other Services (indicate which service(s) are available)	SEVERED LOT 1	SEVERED LOT 2	RETAINED (Original Lands)
Electricity	X	X	X
School Bussing	X	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.

5. LAND USE

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

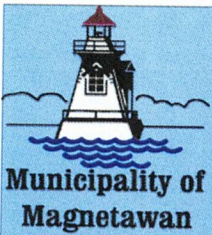
Shoreline; Rural; Aggregate and Mineral Resources

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

Shoreline Residential; Rural; Environmental Protection

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

Not Applicable



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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]	No	No
A landfill	No	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	Gravel Pit – approx 725±m from north extent of subject land
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.

M-230 was taken off original parcel of land by the Marszewski family in 1963; Leaving the piece we are severing at this time. Plan 42R-19138 represents the cemetery and laneway that was transferred to the Corporation of the Municipality of Magnetawan on December 8th, 2010.



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AUTHORIZATION, DECLARATIONS AND ACKNOWLEDGEMENTS

I, Eva Marszewski, 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 Eva Marszewski, _____ authorizes E.J. Williams, B.Sc., O.L.S. _____ to make this application my behalf.

Date January 16, 2025

Signature of Owner Eva Marszewski
Eva Marszewski

Sworn Declaration of Applicant

I, E.J. Williams, B.Sc., O.L.S. _____ of the Town of Huntsville _____ in
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 the

District Municipality of Muskoka

this 17th day of January 2025.

Commissioner of Oaths Kathryn Kujala

Applicant E.J. Williams

Applicant Agent

E.J. Williams, B.Sc., O.L.S.

Municipality of Magnetawan Planning Department 430 HWY 520, Box 70 Magnetawan, ON P0A 1P0 (705)-387-3947
planning@magnetawan.com