



**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):

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.

In Office Use:

Date Received: _____

Fee Paid _____ Deposit _____

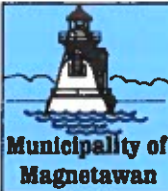
Date Deemed Complete _____

Applicant and Ownership Information		
Name of Legal Owner(s) Lee Davison et al (see PIN Re	Telephone 905 630 0552	
Address 2084 Number One Side Road Burlington	Postal Code L7P 0S1	
Email ldavison@cogeco.ca		
Contact Information, if different than owner (this may be a person/firm acting on behalf of the owner)		
Name of Contact TULLOCH c/o Graeme Huizinga	Telephone 416 562 6905	
Address 80 Main St W Huntsville ON	Postal Code P1H 1W9	
Email graeme.huizinga@tulloch.ca		
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 g		Lot 2-3	Registered Plan /Lot/Block Plan 256
Street No. 79	Street/Road W Whalley Lake Rd	Survey No. Plan 256	Part Number(s) see parcel register

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:

unknown

4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

Description / Size	SEVERED LOT 1	SEVERED LOT 2	RETAINED (Original Lands)
Frontage (m)	90+-	91+- , 90+- (S3)	190+-
Depth (m)	340+-	370+-, 410+- (S3)	>800m +- irregular
Area (ha)	3.1ha+-	3.4ha+-, 3.6ha+- (S3)	>20ha
Existing Use of Property:	vacant	vacant	seasonal residential
Existing Building or Structures and date of construction	n/a	n/a	unknown
Proposed Use of the Severed and Retained Parcels	shoreline residential	shoreline residential	seasonal residential (continued)
Road Access If by Provincial Highway provide written comments from MTO			
Municipal road, maintained all year			
Municipal Road, seasonally maintained.			
Other Public Road (e.g. Local Roads Board)			

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



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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.	Proposed rights-of-way to be granted over private road known locally as West Whalley Lake Road except Severed Lot #3 which will own the first section of the private road currently		Existing ROW over private road known locally as W Whalley Lake Rd to be retained
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>			
Water Access Lots shall provide confirmation from a commercial business showcasing sufficient mainland docking and parking is available for proposed severed and retained lots.			

4.1 Water Supply	SEVERED	SEVERED	RETAINED (Original Lands)
Publicly owned and operated piped water system			
Privately owned and operated individual well	Possible, if owner chooses	Possible, if owner chooses	Yes
Privately owned and operated communal well			
Lake or other water body	Yes	Yes	Possible, if owner chooses
Other means			
Does your property abut a lake?	Yes	Yes	Yes
<i>[Is the lake deemed by the Ministry of the</i>			

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 planning@magnetawan.com



**Municipality of
Magnetawan**

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Environment Conservation and Parks (MOECP) to be at capacity for phosphorus load? **1-800-461- 6290 for enquiries	no	no	no
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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	yes (NBMCA review completed for first submission)	yes (NBMCA review completed for first submission)	yes - existing
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 2	SEVERED LOT 2	RETAINED (Original Lands)
Electricity	Yes	Yes	Yes
School Bussing	No	No	No
Garbage Collection	No	No	No

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.

Existing private road owned by the Applicant and cooperatively maintained

5. LAND USE

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

Rural, Shoreline

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

Rural (RU), Residential Shoreline (RS) and Environmental Protection (EP), in part

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

n/a



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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]		
A landfill		
A sewage treatment plant or waste stabilization plant		
A provincially significant wetland [North Bay Mattawa Conservation Authority or the Ministry of the Environment Conservation and Parks]		
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]		
Flood Plain		
A rehabilitated mine site		
A non-operating mine site within one kilometer of the subject land		
An active mine site		
An industrial or commercial use, and specify the use (e.g. gravel pit)		
An active railway line		
Utility corridors (Natural Gas / Hydro)		
A municipal or federal airport		

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.

Yes, Consent B001/2024 Magnetawan was provisionally approved and lapsed as conditions were not fulfilled within prescribed time



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Year the property was created? (if known) 1965

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?

B001/2024 Magnetawan. application is largely the same except that the survey work done after the prior approval provided more clarity on the complex

title of the subject lands; as a result the resubmission has more accurate limits for the proposed severed and retained lots.

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

n/a

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.

n/a



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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



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AUTHORIZATION, DECLARATIONS AND ACKNOWLEDGEMENTS

I, Leo Davidson, 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, Leo Davidson authorized TULLOCH c/o Graeme Hurlings to make this application my behalf.

Date MAY 18 2026

Signature of Owner [Signature]

Date MAY 18 2026

Signature of Owner [Signature]

Sworn Declaration of Applicant

I, Graeme Hurlings of the Town of Hurlville 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 (or declare) before me at the Town of Hurlville in the District of Muskoka this 18th day of May 2026.

DAWN MICHELE MCKNIGHT
a Commissioner, etc., Province of Ontario,
for TULLOCH Engineering Inc.
Expires November 5, 2028.

Applicant [Signature]

Commissioner of Oaths [Signature]

Applicant [Signature]