

fee
deposit



**The Corporation of the
Municipality of Magnetawan**

Box 70 4304 Hwy 520

Magnetawan ON P0A 1P0

Phone 705 387 3947 Fax 705 387 4875

www.magnetawan.com

APPLICATION FORM

MINOR VARIANCE

Date Received by Municipality: July 4, 2025

1) APPLICATION INFORMATION

Name of Applicant: Liscombe Construction Inc.
Mailing Address: 2015 Hwy 141 Utherson, ON P0B 1M0
Telephone Number (Home): 705-644-3378 Fax Number: -
Telephone Number (Business): 705-385-0638 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: Garry & Cathy Duck
Mailing Address: Box 176 Port Carling, ON P0B 1J0
Telephone Number (Home): 705-645-7126 Fax Number: -

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

3) MORTGAGES, CHARGES OR OTHER ENCUMBRANCES

Name: _____
Mailing Address: _____
Name: _____
Mailing Address: _____

4) SUBJECT LANDS

Geographic Township: Spence Concession: 14 Lot: 3
Reference Plan: 42M552 Part/Block/Lot: 23.174.55
Street Name and Number: 3213 Annie Lake Rd.
(If corner lot, please include both Street Names)

Water Access only: _____

Area of subject lands (ha): .179 (Name of Waterbody) Road
Frontage (m): 71.495 Depth (m): 48.360

Lake
Frontage (m) 42.64
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5) **OFFICIAL PLAN / ZONING STATUS**

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

Shoreline fish habitat, aggregate & mineral resources & deer
What is the current Zoning? Shoreline Residential (SR) & Environmental
Protection (EP) ^{wintering area.}

6) **REASONS FOR REQUEST**

Please describe the reasons for and extent of the request:

To allow for a mudroom/entryway to be constructed
where the current entry porch is located. This space
encroaches on the road allowance setback. Also the
building will be raised 3ft. when the foundation is constructed
which may require approval as well.

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? seasonal use building

What are they used for? seasonal residence

Please complete the following for each building or structure:

	Building One	Building Two	Building Three
Type of Building	seasonal building		
Setback from Front Lot Line	53.8'		
Setback from Rear Lot Line	27.9'		
Setback from Side Lot Line	65.10'		
Setback from Side Lot Line	54.2'		
Height (metres)	3.87 m		
Dimensions	62' x 62'		
Floor Area	744 sq./ft		
Date of Construction	unknown		

What is the proposed future use of the subject lands: Seasonal residence

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	Mudroom	Deck	Foundation
Setback from Front Lot Line	/	49.8'	53.8'
Setback from Rear Lot Line	21.1'	/	21.1'
Setback from Side Lot Line	approx 69'	approx 85'	65.10'
Setback from Side Lot Line	approx 72.5'	approx 48'	54.2'
Height (metres)	4.75 m	1.8 m	approx 8ft.
Dimensions	15.8' x 8'	14' x 35'	12' x 62' / 15.8' x 8'
Floor Area	126.4 sq/ft	490 sq/ft	859 sq/ft
Date of Construction	TO BE DETERMINED		

When were the subject lands acquired by the current owner? October 2016

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

9) **SERVICING**

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

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: _____

11) DRAWINGS

Please include a sketch showing the following:

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

Please see site plan
attached.

Concept drawings also
provided for your
review if
needed.

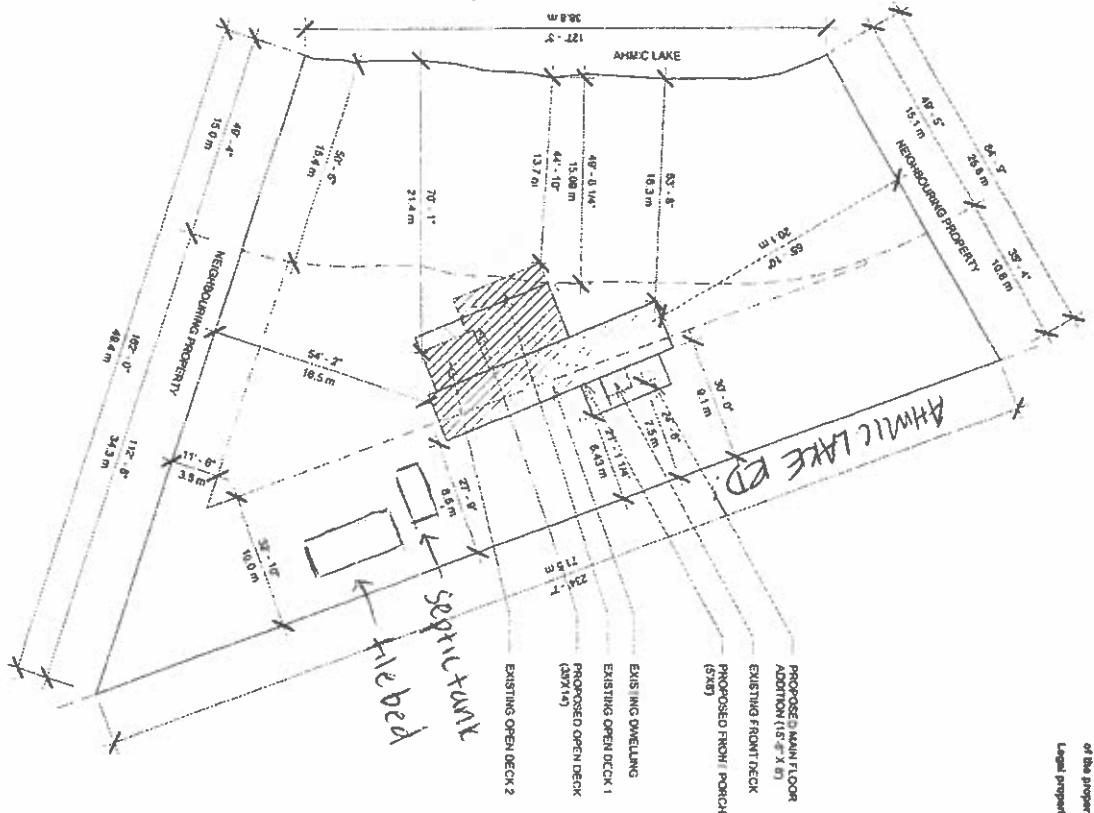
Required Sketch should include the following:

- | | |
|---------------------------|----------------------------|
| ✓ Lot dimensions | ✓ Buildings and Structures |
| ✓ Major Physical Features | ✓ Sewage and Water Systems |
| ✓ Surrounding Land Uses | |

EXISTING LOT AREA:	19102.21 sf / 1771.5 sq m
EXISTING DWELLING:	715 sf / 66.20 sq m
EXISTING DWELLING DECK 1:	47 sf / 4.35 sq m
EXISTING DWELLING DECK 2:	147 sf / 13.55 sq m
EXISTING PORCH:	36 sf / 3.34 sq m
EXISTING LOT COVERAGE:	1305 sf / 120.00 sq m
PROPOSED LOT COVERAGE:	1707 %
EXISTING DWELLING:	715 sqft / 66.20 sq m
MAIN FLOOR ADDITION:	124 sqft
PROPOSED PORCH:	40 sqft
PROPOSED OPEN DECK:	480 sqft
EXISTING LOT COVERAGE:	1407 sqft
PROPOSED LOT COVERAGE:	1737 %

- ☐ EXISTING DWELLING, MAIN FLOOR
- ☐ RAISED, BASEMENT ADDED BELOW
- ☐ EXISTING DECKS TO BE REMOVED
- ☐ PROPOSED DWELLING ADDITION
- ☐ AND PROPOSED DECK

front - Lake



Please note: Flow Drawings & Design Inc. is not an OLG, drawings are for informational purposes only. Using public documents on behalf of the property owner and for visual purposes only.
Legal property address: 3213 Ahmic Lake Road, Magnetawan

Back-Road



Flow Drawings & Design Inc. is a professional design firm specializing in site planning, landscape architecture, and civil engineering. We provide comprehensive services for residential, commercial, and industrial projects. Our team is experienced and dedicated to delivering high-quality designs that meet our clients' needs.

No.	Description	Date

Liscombe Construction - Duck House Raise

Site Plan	
3213 Ahmic Lake Rd, Magnetawan	
Date	2025-06-17
Contractor	Liscombe Construction
Owner	Gary Duck
Drafted by	Nathan Geddes
Designer Review	Victoria Hoffmann
Designer BCIN	47130
Company BCIN	104360

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.

July 1st 2025
Date

x Cathy Duck Harry Duck
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.

July 1st 2025
Date

x Cathy Duck Harry Duck
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.

July 1st 2025
Date

x Cathy Duck Harry Duck
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, Garry & Cathy Duck of the District of Parry Sound in the Municipality of Magnetawan 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 the municipal office in the Municipality of Magnetawan this 4 day of July, 2025

July 4/25
Date

Cathy Duck Harry Duck
Signature of Registered Owner(s) or Agent

Erica Kellogg, Deputy Clerk
Commissioner for Taking Oaths,
Municipality of Magnetawan,
District of Parry Sound