



**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

APPLICATION FORM

MINOR VARIANCE

Date Received by Municipality: _____

1) APPLICATION INFORMATION

Name of Applicant: Jessica Coker

Mailing Address: 5 River House Lane Huntsville ON P1H 2J3

Telephone Number (Home): _____ Fax Number: _____

Telephone Number (Business): 705 783 7045 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: Todd Lanfer & Tammi Goldstein

Mailing Address: 83 Ridge Hill Dr. Toronto ON M6C 2J7

Telephone Number (Home): 416 560 7667 Fax Number: _____

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

3) MORTGAGES, CHARGES OR OTHER ENCUMBRANCES

Name: NA

Mailing Address: _____

Name: _____

Mailing Address: _____

4) SUBJECT LANDS

20 Kings Cove Rd

Geographic Township: Chapman Concession: 2 Lot: 26

Reference Plan: _____ Part/Block/Lot: _____

5) **OFFICIAL PLAN / ZONING STATUS**

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

Shoreline

What is the current Zoning?

Shoreline Residential

6) **REASONS FOR REQUEST**

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

Does not comply with front yard setback. (min 15m)

Proposed dwelling: 13.4m

Proposed deck: 11.4m

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 dwelling,
bunkie, boathouse, 2 sheds

What are they used for? recreational / personal use

Please complete the following for each building or structure:

	Building One	Building Two	Building Three
Type of Building	Dwelling	Boat house	Bunkie
Setback from Front Lot Line	14.5m	NA	23.2m
Setback from Rear Lot Line		NA	65.4m
Setback from Side Lot Line	16.8m	0.9m	8.8m

New location
of bunkie:
27.7m
52.8m
4.3m

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

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		
Garage	Type of Building	Addition	Sunroom	Covered Deck	Deck 1 Deck 2
21.6m	Setback from Front Lot Line	19.8m	13.4m	13.8m	12.5 11.4
51.7m	Setback from Rear Lot Line	65.1m	74.0m	NA	NA NA
1.9m	Setback from Side Lot Line	22.1m	18.2m	24.7m	16.4 18.2
14.1m	Setback from Side Lot Line	26.9m	NA	23.0m	/ /
4.2m	Height (metres)	4.7	4.0	4.7	1.2 1.2
7.3x7.3	Dimensions	7.3x 8.5	4.3x 5.5	3.0x 7.3	3.0x 4.3x 8.5 4.9
53.5m ²	Floor Area	62.4 m ²	23.4 m ²	22.3 m ²	26.0 20.8
	Date of Construction				

When were the subject lands acquired by the current owner? Nov. 3 2020

How long have the "existing uses" continued on the subject lands? 30 years + (?)

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Is storm drainage provided by: ☐ Sewer ☐ Ditch ☐ Swale
☒ Other (describe) natural towards lake

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

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.

Feb. 21/21
Date

[Signature]
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.

Feb. 21/21
Date

[Signature]
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.

Feb. 21/21
Date

[Signature]
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, Todd Lantz of the City of Toronto 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".