

MUNICIPALITY OF  
MAGNETAWAN

APPLICATION FOR CONSENT  
Under Section 53 of the Planning Act

FILE #B.....

FEB 24 2023

RECEIVED

**Note to Applicants:** This application form is to be used if the CENTRAL ALMAGUIN PLANNING BOARD is the consent granting authority. In this form the term "subject" land means the land to be severed and the land to be retained.

**Completeness of the Application**

The information in this form that must be provided by the applicant is indicated by black arrows on the left side of the section numbers. This information is prescribed in the Schedule to Ontario Regulation 197/96 made under the Planning Act. The mandatory information must be provided with the appropriate fee. If the mandatory information and fee are not provided, the CAPB will return the application or refuse to further consider the application until the information and fee have been provided.

The application form also sets out other information that will assist the CAPB and others in their planning evaluation of the consent application. To ensure the quickest and most complete review, this information should be submitted at the time of application. In the absence of this information, it may not be possible to do a complete review within the legislated time frame for making a decision. As a result, the application may be refused.

**Submission of the Application**

- One application form is required for each parcel to be severed.
- A complete application form MUST include a council resolution from the organized municipality stating the pre-consult requirements have been met to its satisfaction and be accompanied by a list of conditions the municipality requires.

- The applicable fee is \$675 per lot created, per Lot Addition or per Right of Way – effective January 1, 2017
- 10 copies of the completed application form and 10 copies of the sketch are required by the CAPB. The copies may be used to consult with other ministries or agencies that may have an interest in the application.
- Please remember to include your property roll number

**Measurements are to be in metric units.**  
1 ft = .3048 meters; 1 acre = 0.404686 hectare

**For Help**

To help you understand the consent process and information needed to make a planning decision on the application, refer to the Guide.

You can also call:  
Susan L. Arnold, Secretary - Treasurer  
Central Almaguin Planning Board  
63 Marie St, P. O. Box 310  
South River, On POA 1X0 705 386 - 2573  
e-mail: centralalmaguinplan@hotmail.com  
Web Page for forms: www.strongtownship.com  
Office hours: Wednesdays- 9:00 a.m. to 2:00 p.m.

→ Please Print and Complete Appropriate Box(es)

1. Application Information – MUNICIPAL TAX - ROLL # 4-944-010-00121600.0000

→ 1.1 Name of Owner(s). An owner's authorization is required in Section 11.1, if the applicant is not the owner.

Name of Owner(s) MARK + LILA LANGFORD	Home Telephone No. 705-387-4214	Business Telephone No. 705-783-6229
Address Box 44, 200 LANGFORD LANE, MAGNETAWAN ON	Postal Code POA 1P0	

1.2 Agent/Applicant: Name of the person who is to be contacted about the application, if different than the owner.  
(This may be a person or firm acting on behalf of the owner.) e-mail -

Name of Contact Person/Agent	Home Telephone No.	Business Telephone No.
Address	Postal Code	Fax No.

2. Location of the Subject Land (Complete applicable boxes in 2.1)

2.1 District PARRY SOUND	Local Municipality/Unorganized Township MAGNETAWAN	Former Municipality CHAPMAN	Section or Mining Location No.
Concession Number(s) CON 1	Lot Number(s) PT LOTS 26+27	Registered Plan No.	Lot(s)/Block(s)
Reference Plan No.	Part Number(s)	Municipal Address 499 ROSSKOPF RD	Parcel Number
2.2 Are there any easements or restrictive covenants affecting the subject land? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes    If Yes, describe the easement or covenant and its effect.			

**3. Purpose of this Application**

3.1 Type and purpose of proposed transaction (check appropriate box)

Transfer	Creation of a new lot <input checked="" type="checkbox"/>	Addition to a lot	An easement	Other purpose
Other	A charge	A lease	A correction of title	

3.2 Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged

3.3 If a lot addition, identify the lands to which the parcel will be added.

**4. Description of Subject Land and Servicing Information (Complete each subsection.)**

4.1 Description	Frontage (m.)	#1 Severed 145 ±	#2 Severed 90 ±	Retained 933 ±
	Depth (m.)	120 ±	120 ±	900 ± irregular
	Area (ha.)	1 ± ha	1 ± ha	57 ±
4.2 Use of Property	Existing Use(s)	vacant	residential	residential/extractive
	Proposed Use(s)	residential	residential	residential/extractive
4.3 Buildings or Structures	Existing (Date of Construction)			
	Proposed			
4.4 Access (check appropriate space)	Provincial Highway			
	Municipal road, maintained all year	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
	Municipal road, seasonally maintained	Rosskopf Rd		Rosskopf Rd
	Other public road (e.g. LRB)			
	Right of way			
	Water Access (if so, describe below)		<input checked="" type="checkbox"/>	
	Describe in section 9.1, the parking and docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road.			
4.5 Water Supply	Publicly owned and operated piped water system			
	Privately owned and operated individual well	N/A	<input checked="" type="checkbox"/>	N/A
	Privately owned and operated communal well			
	Lake or other water body			
	Other means			
4.6 Sewage Disposal (Check appropriate space)	Publicly owned and operated sanitary sewage system			
	Privately owned and operated individual septic tank <sup>1</sup>	N/A	<input checked="" type="checkbox"/>	N/A
	Privately owned and operated communal septic system			
	Privy			
	Other means			
	(1) A certificate of approval from the North Bay Mattawa Conservation Authority submitted with this application will facilitate the review.			
4.7 Other Services (Check if the service is available)	Electricity	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	School Bussing	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
	Garbage Collection			
4.8	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 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), if any, of the subject land?

Shoreline residential, Rural Environmental Protection, Existing ARA Licence

5.2 What is the zoning, if any, of the subject land? If the subject land is covered by a Minister's zoning order, what is the regulation number?

Rural, Extractive Industrial, Shoreline Residential, Environmental Protection

5.3 Are any of the following uses or features on the subject land or within 500 metres of the subject land, unless otherwise specified. Please check the appropriate boxes, if any apply.

Use or Feature	On the Subject Land	Within 500 Metres of Subject Land, unless otherwise specified (indicate approximate distance)
<input type="checkbox"/> An agricultural operation including livestock facility or stockyard		
<input type="checkbox"/> A landfill		
<input type="checkbox"/> A sewage treatment plant or waste stabilization plant		
<input type="checkbox"/> A provincially significant wetland (Class 1, 2 or 3 wetland)		
<input type="checkbox"/> A provincially significant wetland within 120 metres of the subject land	N/A	
<input type="checkbox"/> Flood plain		
<input type="checkbox"/> A rehabilitated mine site		
<input type="checkbox"/> A non-operating mine site within 1 kilometre of the subject land		
<input type="checkbox"/> An active mine site		
<input type="checkbox"/> An industrial or commercial use, and specify the use(s)		
<input type="checkbox"/> An active railway line		
<input type="checkbox"/> A municipal or federal airport		
<input type="checkbox"/> Utility corridors		

**6. History of the 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, provide the Ministry's application file number and the decision made on the application.

No consents under the Planning Act under current owner

6.2 If this application is a re-submission of a previous consent application, describe how it has been changed from the original application

Severed Lot #2 is applying via water access

6.3 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 If Yes, provide for each parcel severed, the date of transfer, the name of the transferee and the land use.

**7. Current Applications**

7.1 Is the subject land currently the subject of a proposed official plan or official plan amendment that has been submitted to the Minister for approval?  No  Yes  Unknown If Yes and if Known, specify the Ministry file number and status of the application.

7.2 Is the subject land the subject 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 appropriate file number and status of the application.

8. Sketch (Use the attached Sketch Sheet) To help you prepare the sketch, refer to the attached Sample Sketch.

The application shall be accompanied by a sketch showing the following:

- N/A  the boundaries and dimensions of the subject land, the part that is to be severed and the part that is to be retained
- N/A  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
- N/A  the location of all land previously severed from the parcel originally acquired by the current owner of the subject land
- 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 tanks
- the existing use(s) on adjacent lands
- 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 boat docking facilities to be used
- N/A  the location and nature of any easement affecting the subject land

9. Other Information

Is there any other information that you think may be useful to the CAPB or other agencies in reviewing this application? If so, explain below or attach on a separate page.

Attached letter giving parking and docking facilities for severed lot #2

Parking and docking facilities located at 52 Bay St which is a public road, a distance of 2 miles up the Magnetawan River to the site

10. Affidavit or Sworn Declaration

<sup>w/e</sup>  Mark & Lila Langford of the Municipality of Magnetawan in the District of Parry Sound make oath and say (or 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 District of Parry Sound  
 in the Municipality of Magnetawan  
 this 24<sup>th</sup> day of February 2023

Kerstin Vroom  
 Commissioner of Oaths

[Signature]  
 Applicant

Kerstin Vroom, CAO Clerk  
 Commissioner for taking Oaths,  
 Municipality of Magnetawan  
 District of Parry Sound

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**11. Authorizations**

- **11.1** If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form or the authorization set out below must be completed.

**Authorization of Owner for Agent to Make the Application**

I, \_\_\_\_\_, am the owner of the land that is the subject of this application for a consent and I authorize \_\_\_\_\_ to make this application on my behalf.

\_\_\_\_\_ Date \_\_\_\_\_ Signature of Owner

- 11.2** If the applicant is not the owner of the land that is the subject of this application, complete the authorization of the owner concerning personal information set out below.

**Authorization of Owner for Agent to Provide Personal Information**

I, \_\_\_\_\_, am the owner of the land that is the subject of this application for a consent and for the purposes of the **Freedom of Information and Protection of Privacy Act**, I authorize \_\_\_\_\_ as my agent for this application, to provide any of my personal information that will be included in this application or collected during the processing of the application.

\_\_\_\_\_ Date \_\_\_\_\_ Signature of Owner

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**12. Consent of the Owner**

- Complete the consent of the owner concerning personal information set out below.

**Consent of the Owner to the Use and Disclosure of Personal Information**

I, \_\_\_\_\_, am the owner of the land that is the subject of this consent application and for the purposes of the **Freedom of Information and Protection of 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.

\_\_\_\_\_ Date \_\_\_\_\_ Signature of Owner

- The CAPB will assign a File Number for complete applications and this should be used in all communications.

- Applicant's Checklist:** Have you remembered to attach:
- 10 copies of the completed application form?
  - 10 copies of the sketch?
  - 1 copies of the North Bay Mattawa Conservation Authority comments regarding Septic system
  - The required fee payable to the Central Almaguin Planning Board

**Forward to:** CENTRAL ALMAGUIN PLANNING BOARD, P.O.Box 310, South River, ON POA 1X0

**Sketch Sheet**

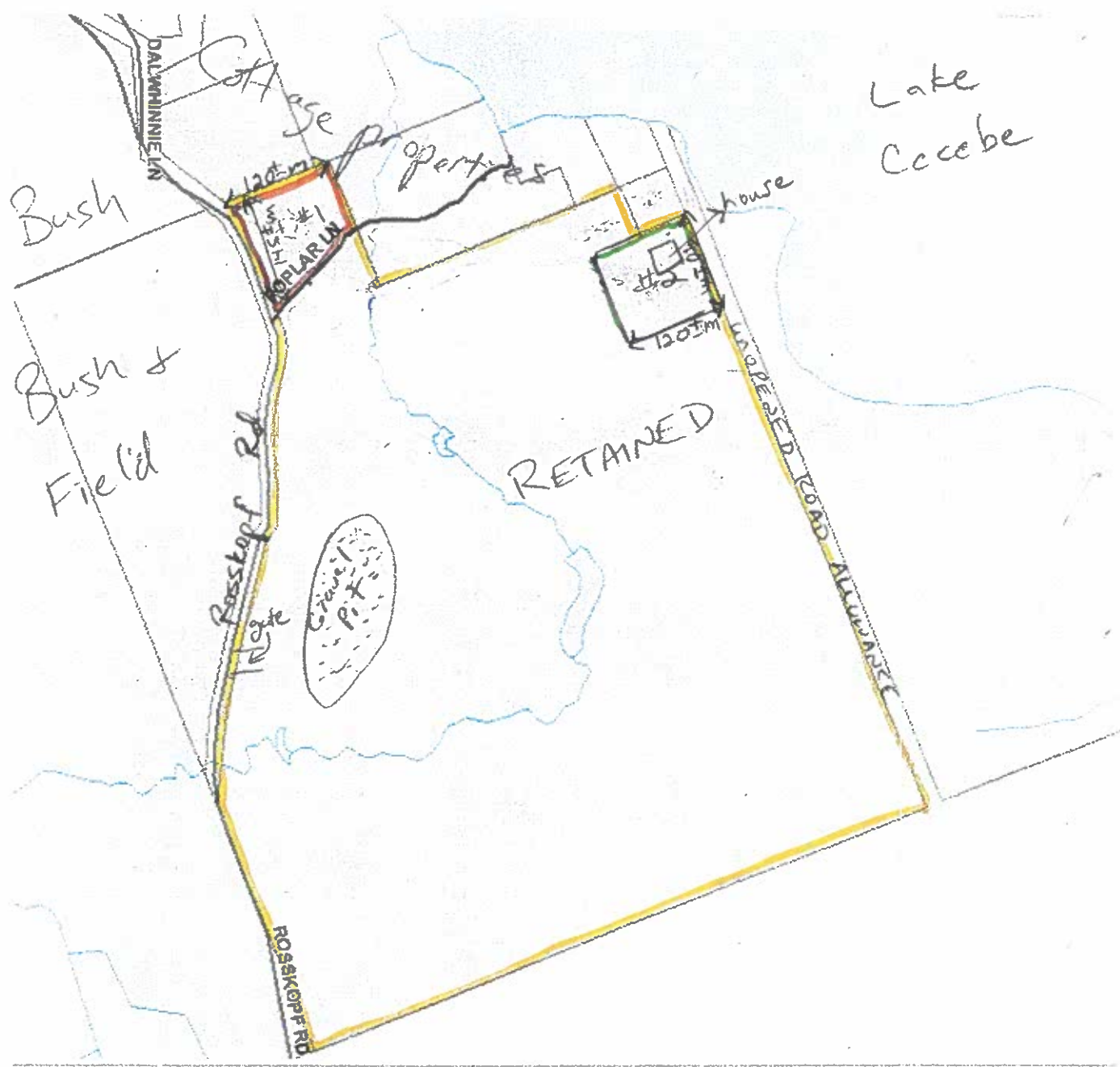
**Sketch Accompanying Application. (Please Use Metric Units)  
(See Section 8)**

**Key Plan N**

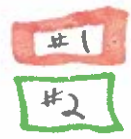


*Sketch attached*

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Disclaimer: the distances and areas have been derived from MNRF mapping and are approximate; they have not been verified by survey or field measurement



Severed lot #1  
 Severed lot #2

**AHMIC MAINTENANCE & STORAGE LTD.  
BOX 44, 200 LANGFORD LANE  
MAGNETAWAN, ONTARIO P0A 1P0  
Telephone: 705-387-4214  
Fax: 705-387-0523**

February 23, 2023

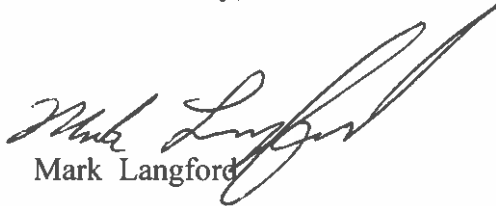
Corporation of the Municipality of Magnetawan  
Box 70  
Magnetawan, Ontario  
P0A 1P0

Mayor and Council

Re: Application for Consent -499 Rosskopf Road

As the owner of the property located at 52 Bay St, Magnetawan we agree to provide parking and docking facilities for access to severed lot#2 on the consent application submitted by Mark & Lila Langford on the above named property.

Yours sincerely,



Mark Langford

Ahmic Maintenance & Storage Ltd.