



**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](http://www.magnetawan.com)

**APPLICATION FORM**

**ZONING BY-LAW AMENDMENT**

Date Received by Municipality: \_\_\_\_\_

**1) APPLICATION INFORMATION**

Name of Applicant: Langford Family Investments Inc  
Mailing Address: Box 44, Magnetawan, ON P8A 1P0  
Telephone Number (Home): 705-387-4214 Fax Number: 705-387-0523  
Telephone Number (Business): \_\_\_\_\_ 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: Langford Family Investments Inc  
Mailing Address: Box 44, Magnetawan, ON P8A 1P0  
Telephone Number (Home): 705-387-4214 Fax Number: 705-387-0523

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: \_\_\_\_\_ Concession: \_\_\_\_\_ Lot: \_\_\_\_\_  
Reference Plan: Plan 319 Part/Block/Lot: Lot 20 ELS Miller St.  
Street Name and Number: \_\_\_\_\_  
(If corner lot, please include both Street Names)  
Water Access only: \_\_\_\_\_  
(Name of Waterbody)  
Area of subject lands (ha): \_\_\_\_\_ Frontage (m): \_\_\_\_\_ Depth (m): \_\_\_\_\_

5) **OFFICIAL PLAN / ZONING STATUS**

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

Community Boundary

What is the current Zoning?

Village Residential

6) **REASONS FOR REQUEST**

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

Rezone lot from Village Residential to Village Commercial Exception Zone

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? vacant lot

What are they used for? \_\_\_\_\_

Please complete the following for each building or structure:

|                             | Building One | Building Two | Building Three |
|-----------------------------|--------------|--------------|----------------|
| Type of Building            |              |              |                |
| Setback from Front Lot Line |              |              |                |
| Setback from Rear Lot Line  |              |              |                |
| Setback from Side Lot Line  |              |              |                |
| Setback from Side Lot Line  |              |              |                |
| Height (metres)             |              |              |                |
| Dimensions                  |              |              |                |
| Floor Area                  |              |              |                |
| Date of Construction        |              |              |                |

What is the proposed future use of the subject lands: Parking for boat storage

Are any buildings or structures to be build on the subject lands?  yes  no Maybe a storage shed in future

If yes, please complete the following for each building or structure:

|                             | Building One | Building Two | Building Three |
|-----------------------------|--------------|--------------|----------------|
| Type of Building            |              |              |                |
| Setback from Front Lot Line |              |              |                |
| Setback from Rear Lot Line  |              |              |                |
| Setback from Side Lot Line  |              |              |                |
| Setback from Side Lot Line  |              |              |                |
| Height (metres)             |              |              |                |
| Dimensions                  |              |              |                |
| Floor Area                  |              |              |                |
| Date of Construction        |              |              |                |

When were the subject lands acquired by the current owner? May 1 2023

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

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 | <i>See attached</i> |
|-----------------|---------------------|

**Required Sketch should include the following:**

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

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.

Sept 7, 2023  
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.

Sept 7, 2023  
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
- Residential Deposit Fee As per the current Fees and Charges By-law
- Commercial/Industrial Deposit Fee As per the current Fees and Charges By-law

The "deposit" shall be used for expenses as defined below. As for 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.

Sept 7, 2023  
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, Lila Langford of the Langford Family Investments Inc. 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 \_\_\_\_\_ in the \_\_\_\_\_ of \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_,

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Registered Owner(s) or Agent

Langford Family Investments Inc.  
PO Box 44, 200 Langford Lane  
Magnetawan, Ontario  
P0A 1P0

September 7, 2023

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

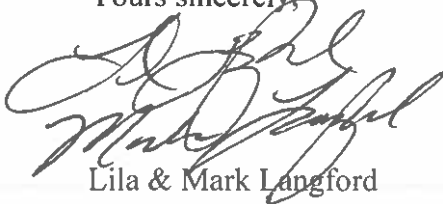
Dear Mayor and Council Members:

Re: Plan 319 Lot 20 E/S Miller St., Plan 319 Lot 19 E/S Miller St., Lots 18 & 19 Plan  
319 W/S Richmond St.

We recently received notification that our deeming by-law application was completed in June and therefore I am now requesting this lot be rezoned from village residential to village commercial exception zone, in order to have the complete parcel be the same zoning. Enclosed is a check in the amount of \$4,000.00, as payment of the 1,000.00 application fee and 3,000.00 as a deposit towards costs.

Thank you for your attention to the above.

Yours sincerely,



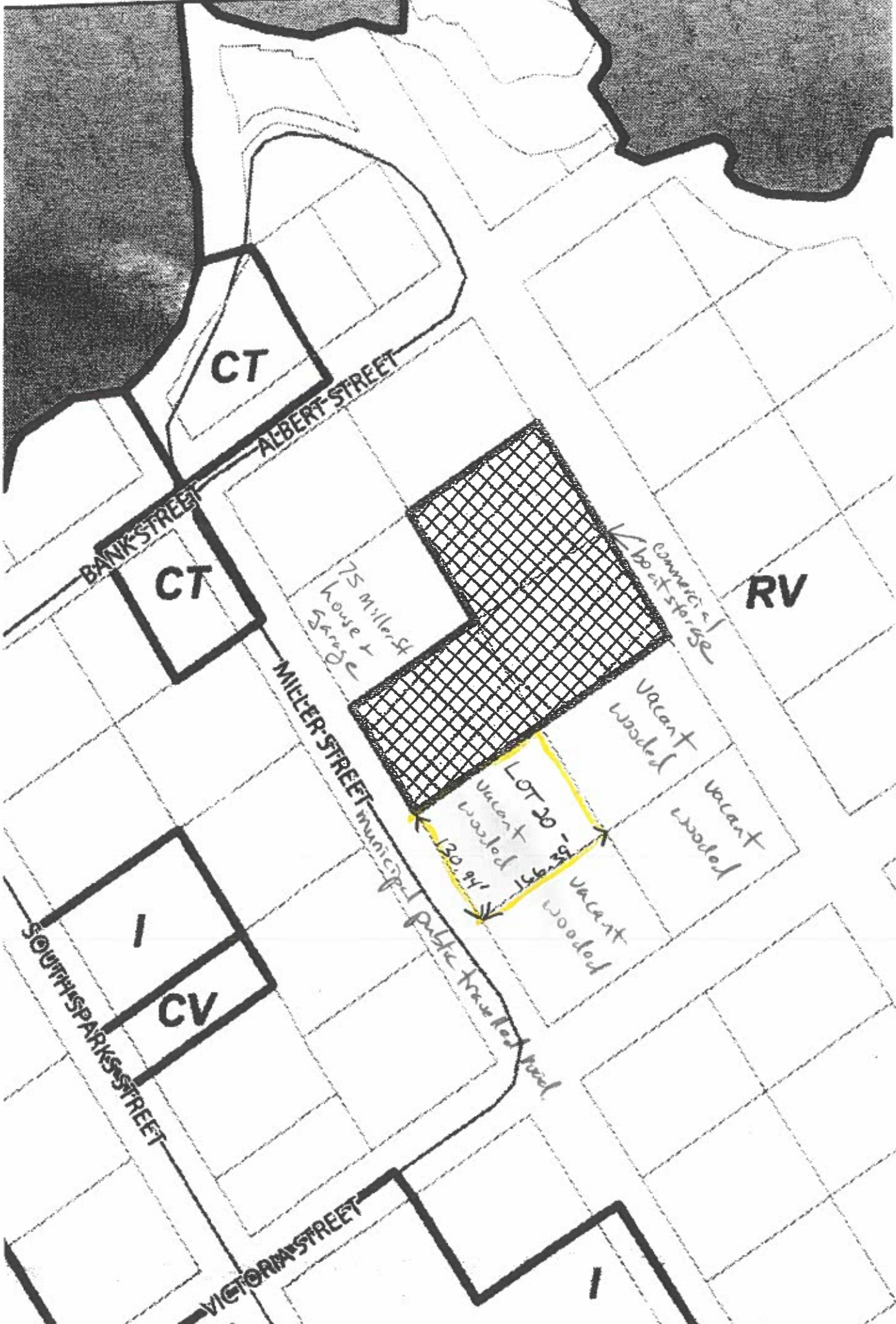
Lila & Mark Langford

RECEIVED

SEP 12 2023

CODE:

DESC:



CT

ALBERT STREET

BANK STREET

CT

75 Miller St  
house +  
garage

MILLER STREET

commercial  
boat storage

RV

Vacant  
wooded

Vacant  
wooded

Lot 20-99  
vacant  
wooded

Vacant  
wooded

SOUTH SPARKS STREET

CV

municipal public transfer trail

VICTORIA STREET

130.94'

156.59'