



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

ZONING BY-LAW AMENDMENT

Date Received by Municipality: _____

1} APPLICATION INFORMATION

Name of Applicant: E.J. Williams Surveying Limited – Ted Williams

Mailing Address: 387 Muskoka Rd. 3 N., Huntsville, ON P1H 1C5

Telephone Number (Home): 705-789-4171

Fax Number: 705-789-1097

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: Mark and Lila Langford

Mailing Address: Box 44, 200 Langford Ave., Magnetawan, ON P0A 1P0

Telephone Number (Home): 705-387-4214

Fax Number: _____

Correspondence to be sent to:

Owner

Agent

Both

3} MORTGAGES, CHARGES OR OTHER ENCUMBRANCES

Name: None

Mailing Address: _____

Name: _____

Mailing Address: _____

4J SUBJECT LANDS

Geographic Township: Chapman

Concession: 1 Lot: 26

5} OFFICIAL PLAN / ZONING STATUS

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

RURAL

What is the current Zoning? **RURAL**

6} REASONS FOR REQUEST

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

Condition of Consent B007/23 Magnetawan (p) to rezone Part 1 and 2 on 42R-22370 to address non-compliant minimum lot area requirement. Requesting to re-zone to Rural Residential.

7} ACCESS

Are the subject lands accessible by:

- Provincial Highway
- Municipal Road (seasonal maintenance)
- Municipal Road (year round maintenance)
- or Right of Way described as Part 2, 42R-22370
- Unopened Road Allowance
- Water Access
- Other (describe) _____

8} BUILDINGS, STRUCTURES AND USES

What are the existing buildings on the subject land? Vacant Land

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			

Vacant Land

What is the proposed future use of the subject lands: Unknown

Are any buildings or structures to be built on the subject lands? Unknown
 yes no

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			

Vacant Land

When were the subject lands acquired by the current owner? November 22, 2016 by GB97361

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

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"/>

Proposed if Lands are developed

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

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 - See Attached
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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.

Dec 18/23
Date

[Signature]
Mark Langford

Dec 18/23
Date

[Signature]
Lila Langford

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.

Dec 18, 2023
Date

[Signature], Agent
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.

Dec 18/23
Date

[Signature]
Mark Langford

Dec 18/23
Date

[Signature]
Lila Langford

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, E.J. Williams of the Town of Huntsville in the District Municipality of Muskoka 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 Town of Huntsville in the District Municipality of Muskoka of ~~X~~ 18th this 18th day of December, 2023.

Kathryn I. Kujala
Kathryn I. Kujala, A Commissioner Etc.

Kathryn Irene Kujala, A Commissioner etc.,
Province of Ontario for E.J. Williams Surveying
Limited. Expires April 12, 2025.

Dec 18 / 23.
Date

E.J. Williams
Signature of Registered Owner(s) or Agent
E.J. Williams, B.Sc., O.L.S. (Agent)