

STAFF REPORT

TO: Erica Kellogg, Deputy Clerk – Planning & Development
Municipality of Magnetawan

FROM: Patrick Townes, BA, BEd and Jamie Robinson, BES, MCIP, RPP
MHBC Planning Limited

DATE: September 17, 2025

SUBJECT: Zoning By-law Amendment Application
Longhurst - 28 River Road

Recommendation

Based on the land use planning analysis contained in this Planning Report, MHBC Planning Limited recommends:

THAT Council receives the Planning Report dated September 17, 2025 respecting the Zoning By-law Amendment application for the subject property located at 28 River Road (Longhurst); and,

THAT Council approves the Zoning By-law Amendment and passes a By-law.

Proposal /Background

A Zoning By-law Amendment application has been submitted for the subject property that is legally described as Lot 26, Concession 8, Chapman, and is known locally as 28 River Road. The owners of the subject property are Russell and Diane Longhurst. The subject property is shown on Figure 1.

The purpose and effect of the Zoning By-law Amendment application is to rezone a portion of the subject property from Rural (RU) Zone to the Rural Residential (RR) Zone to satisfy a condition of provisional Consent Application (B004/25). The Retained Lot #2 that was provisionally approved by the Committee of Adjustment for the Municipality of Magnetawan does not meet the minimum lot area of the Rural (RU) Zone, and therefore a rezoning is required.

The Consent application that was provisionally approved was the create two new lots on the subject property, for a total of three lots. The proposed configuration for the subject property is shown on Figure 2. The portion of the subject property that is subject to the Zoning By-law Amendment is the Retained Lot #2 which is outlined in green on Figure 2. The Retained Lot #2 does not meet the minimum lot area required in the Rural (RU) Zone; and therefore a rezoning to the Rural Residential (RR) Zone is required in order for the minimum lot area to comply to the Zoning By-law. The Retained Lot #2 has a lot area of 1 hectare and a lot frontage of 175 metres on River Road.

Figure 1: Location of Subject Property

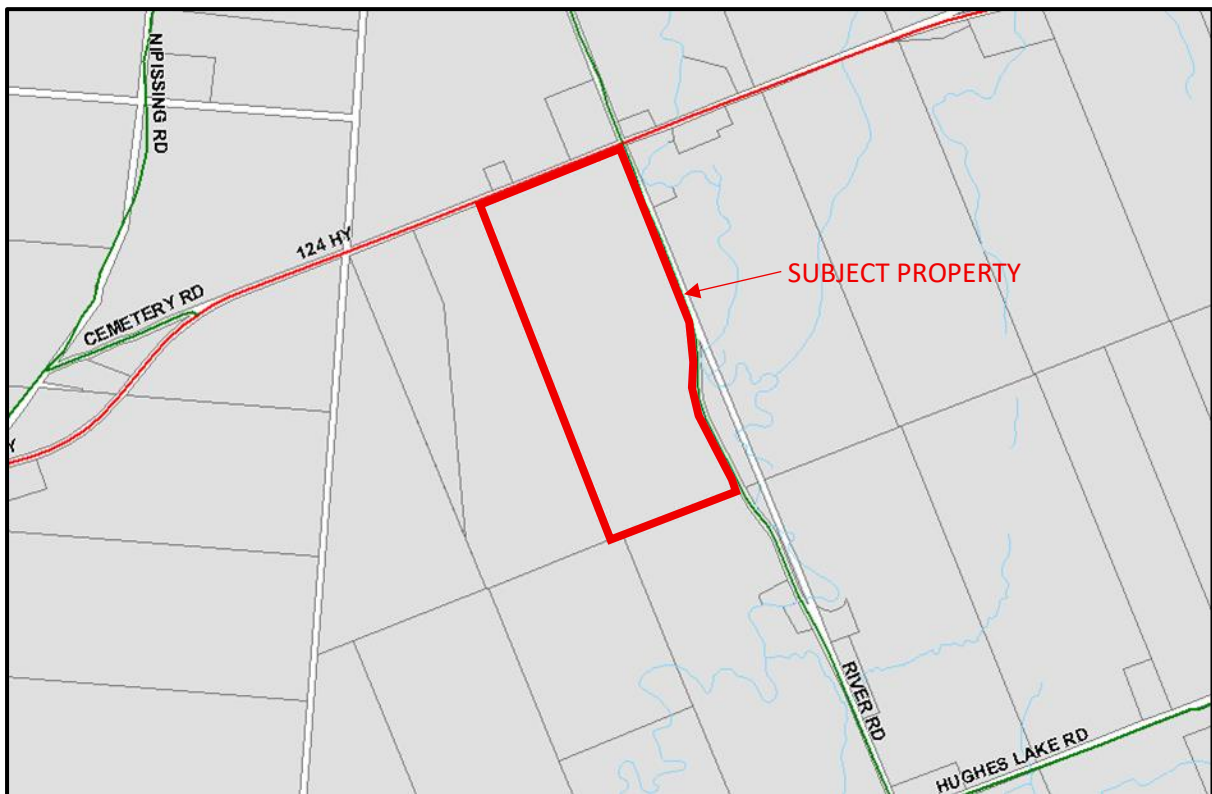


Figure 2: Proposed Lot Configuration Sketch



The Retained Lot #2 is to contain the existing dwelling and accessory building. The surrounding land uses include rural residential, rural, agricultural, institutional (church) and a public works yard.

Policy Analysis

Provincial Planning Statement

The Provincial Planning Statement (PPS) is a document that provides policy direction on matters of Provincial interest concerning land use planning. Ontario has a policy-led planning system, and the PPS sets the foundation for regulating the development and use of land in the Province. Policies are set out to provide for appropriate development while also protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment. When making land use planning decisions, Planning Authorities must ensure that all planning decisions are consistent with the PPS.

The subject property is located outside of a Settlement Area and are considered Rural Lands in the context of the PPS. Section 2.6 of the PPS outlines policies for Rural Lands, which includes resource-based recreational uses; and residential development, including lot creation that is locally appropriate. The existing development located on the Retained Lot #2 is permitted in the context of the PPS.

Section 3.6.4 of the PPS states that individual on-site sewage services and individual on-site water services may be used for a new development provided that site conditions are suitable for the long-term provision of such services with no negative impacts. The Retained Lot #2 is already developed, and the existing development is serviced by an existing well and septic system.

Chapter 4 of the PPS contains policies related to the wise use and management of resources. Chapter 4.1.8 of the PPS contains policies regarding development adjacent to natural heritage features and areas. There are no natural heritage features identified on the subject lands or on adjacent lands (within 120 metres of the subject lands).

Chapter 5 of the PPS contains policies related to protecting public health and safety. In accordance with section 5.2, the Retained Lot #2 is located outside of hazardous lands and hazardous sites and not effected by a dynamic beach hazard, flooding hazard or erosion hazard.

The Zoning By-law Amendment application is consistent with the PPS.

Municipality of Magnetawan Official Plan

The Municipality's Official Plan provides policy direction on growth and development within Magnetawan. The policies in the Plan address the environment, cultural and built heritage, natural resources and servicing and transportation. In accordance with the schedules of the Official Plan, the subject property and the Retained Lot #2 is designated as Rural.

Section 4 of the Official Plan includes general land use policies, including policies regarding wetlands and other natural heritage features and areas. There are no

significant natural heritage features located on the subject property or within 120 metres of the lands to be rezoned. Further, no new buildings or structures are proposed as a result of this application.

Section 5.2.1 of the Official Plan includes the permitted uses for the Rural designation, and the existing residential use is a permitted use.

The Zoning By-law includes provisions for both Rural and Rural Residential lots in terms of lot size and lot areas. The Retained Lot #2 does not meet the minimum lot area for a lot within the Rural (RU) Zone however it does meet the minimum lot area for the Rural Residential (RR) Zone. Both Rural and Rural Residential lots are appropriate and permitted within the Rural designation.

The Zoning By-law Amendment application conforms to the Official Plan.

Municipality of Magnetawan Zoning By-law

The purpose and effect of the proposed Zoning By-law Amendment application is to rezone a portion of the subject property from the Rural (RU) Zone to the Rural Residential (RR) Zone to satisfy a condition of provisional Consent (B004/25). The Retained Lot #2 that was provisionally approved by the Committee of Adjustment for the Municipality of Magnetawan does not meet the minimum lot area of the RU Zone, and therefore a rezoning is required.

The Retained Lot #2 has a lot area of 1 hectare and has a lot frontage of 175 metres. The minimum lot area for the RU Zone is 10 hectares and the minimum lot area for the RR Zone is 1 hectare. The Retained Lot #2 meets the minimum lot frontage requirement for both the RU and RR Zone.

The existing development on Retained Lot #2 is representative of Rural Residential development and the lot size of 1 hectare is appropriate for the existing uses.

The Draft Zoning By-law Amendment is included as Attachment 1 to this Report.

Comments from Departments

Please note that no comments were received at the time this Staff Report was prepared.

Road Department: Entrance permits will be required for severed lands.

Fire Chief: No concerns

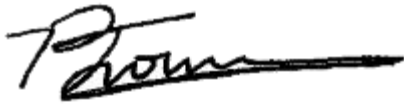
Building Department: No concerns

By-law Department: No concerns

Summary

The proposed Zoning By-law Amendment is consistent with the PPS and conforms to the Municipality's Official Plan. The proposed lot area of 1 hectare is appropriate for the proposed Rural Residential lot and represents good planning. It is recommended that the application be approved and the Draft Zoning By-law Amendment be passed.

Respectfully submitted,

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Patrick Townes, BA, BEd
Planning Consultant
MHBC Planning

A handwritten signature in black ink, appearing to read 'J. Robinson', with a long horizontal flourish extending to the right.

Jamie Robinson, BES, MCIP, RPP
Planning Consultant
MHBC Planning