



**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: Russell & Diane Longhurst
Mailing Address: 28 River Rd Sundridge ON POA 1Z0
Telephone Number (Home): 705-387-4793 Fax Number: _____
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: _____
Mailing Address: _____
Telephone Number (Home): _____ Fax Number: _____

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: Chapman Concession: 8 Lot: 26
Reference Plan: Reg 989C FRD Part/Block/Lot: 26
Street Name and Number: 28 River Rd.
(If corner lot, please include both Street Names)

Water Access only: _____
(Name of Waterbody)

Area of subject lands (ha): one (1) Frontage (m): 175m Depth (m): 98m

5) **OFFICIAL PLAN / ZONING STATUS**

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

Rural

What is the current Zoning?

Rural / EP

6) **REASONS FOR REQUEST**

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

That a zoning By-law Amendment be submitted to rezone the proposed retained lot for the Residential Zone within 2 years of March 5, 2025.

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? House (Residence)

Shop/Shed, Garden storage, wood storage.

What are they used for? House - Residence; Garden shed - garden tools/equipment
Shop/Shed - insulated workshop/equipment storage; wood shed - wood storage.

Please complete the following for each building or structure:

	Building One	Building Two	Building Three	Fourth.
Type of Building	bungal brick	steel clad	shed.	open shed.
Setback from Front Lot Line	29.3 m	25.6 m	13.7 m	30.2 m
Setback from Rear Lot Line	57 m	46. m	84 m	48 m
Setback from Side Lot Line	48 m	25 m	2.2 m	41 m
Setback from Side Lot Line	42 m	90 m	100 m	81 m
Height (metres)	Back 4.9 m Front 6.1 m	7.0 m	3.0 m	2.7 m
Dimensions	16.5 x 9.1 m	20.7 x 8.5 m	3.7 x 2.4 m	4.6 x 2.7 m
Floor Area	148 m ²	176 m ²	8.9 m ²	12.4 m ²
Date of Construction	1985-86	2011-12	1990	2003.

Approx.
 Approx - nearest
 S Approx - Nearest
 N

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

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
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? 1986

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

Residence - 38½ years Garden Shed - 35 years
Shop/Shed - 13 years Wood storage - 21½ 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) _____

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? B004/2025 Longhurst

What is the status of the application? Approved - March 5/25

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

See Sketch A.

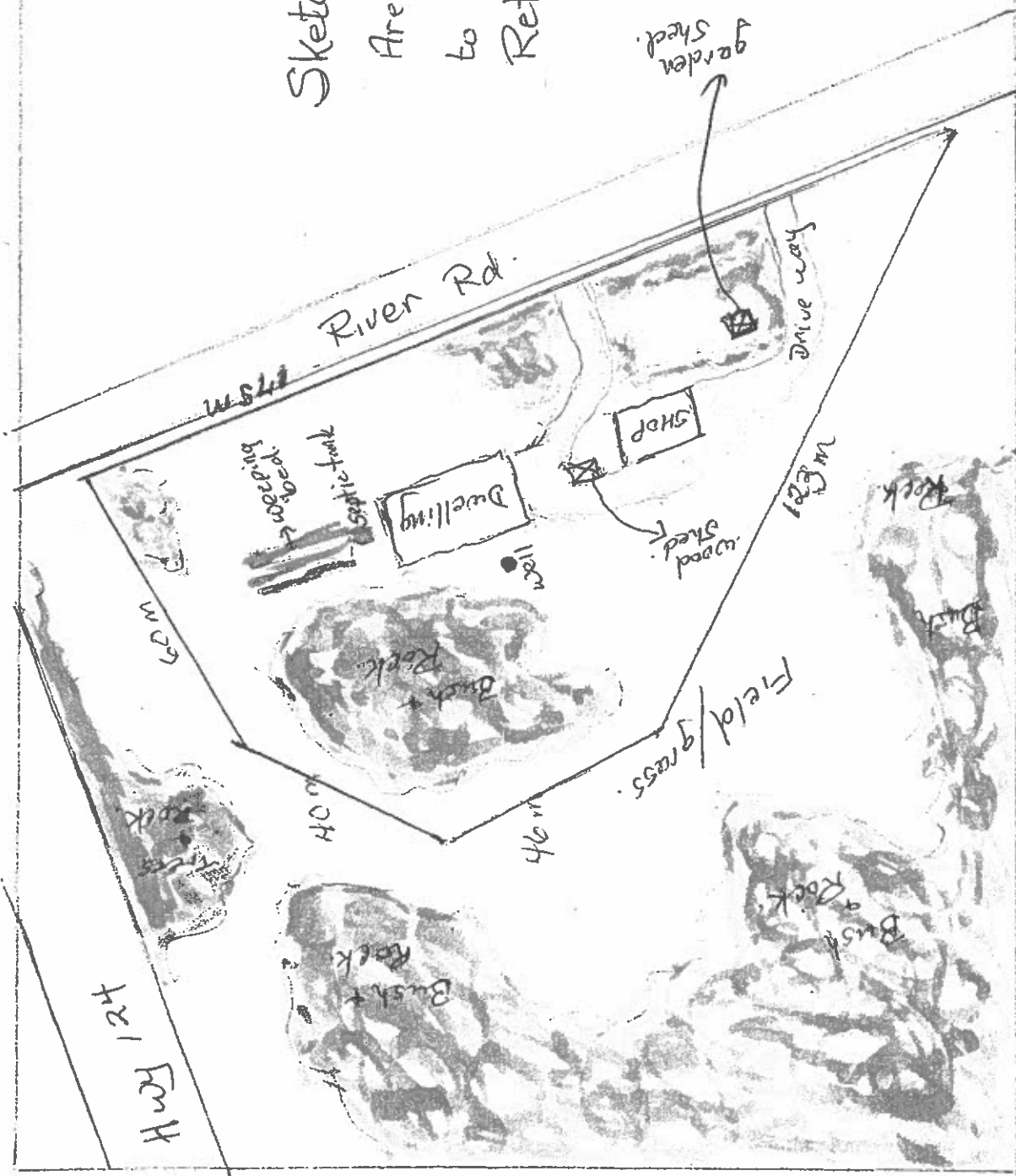
Required Sketch should include the following:

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

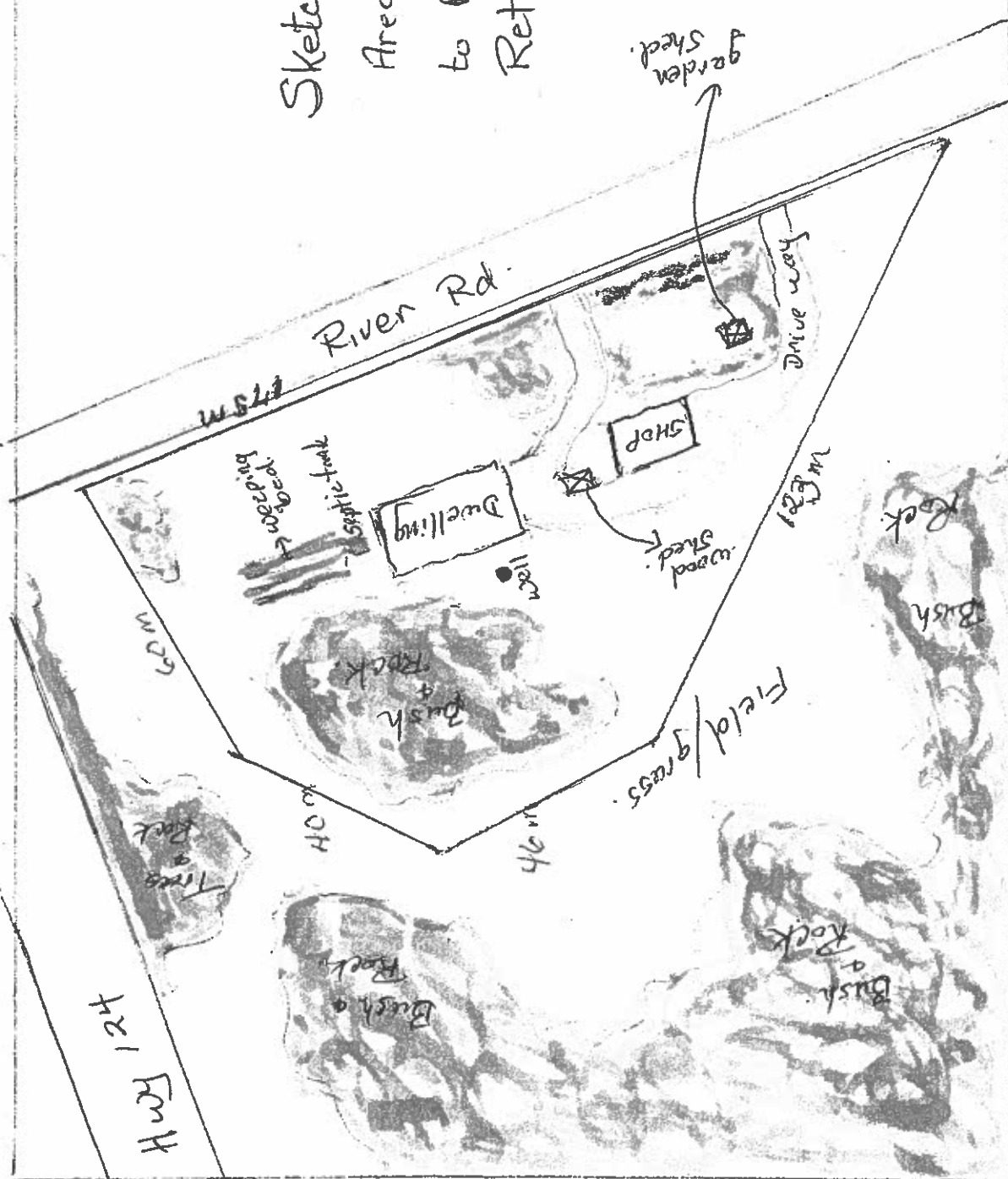
Sketch A

Area: 1 ha

to be
Retained



Sketch B
Area: 1 ha
to be
Retained



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.

March 10/25
Date

Russell Longhurst
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.

Date

Russell Longhurst
Diane Longhurst
Signature of Registered Owner(s) or Agent

14) PAYMENT OF FEE AND DEPOSIT

- | | | |
|-------------------------------------|-----------------------------------|--|
| <input type="checkbox"/> | Application Fee | As per the current Fees and Charges By-law |
| <input checked="" type="checkbox"/> | Residential Deposit Fee | As per the current Fees and Charges By-law |
| <input type="checkbox"/> | 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.

Date

Russell Longhurst
Diane Longhurst
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, Russ + Diane Longhurst of the Municipality of Magnetawan in the District of Parry Sound 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 the municipal office in the Municipality of Magnetawan of District of Parry Sound this 10 day of March,

March 10/25
Date

Diane Longhurst
Signature of Registered Owner(s) or Agent

