



The Corporation of the
Municipality of Magnetawan

Box 70 4304 Hwy 520
Magnetawan ON P0A 1P0

Phone 705 387 3947 Fax 705 387 4875
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RECEIVED
MAY 30 2024
CODE: \$500 fee
DESC: \$2500
deposit

APPLICATION FORM
ZONING BY-LAW AMENDMENT

Date Received by Municipality: _____

1) APPLICATION INFORMATION

Name of Applicant: CARL LORUSSO
Mailing Address: 754 NIPISSING ROAD SOUTH
Telephone Number (Home): 416 992 0439 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: CARL LORUSSO
Mailing Address: 754 NIPISSING ROAD SOUTH
Telephone Number (Home): 416 992 0439 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: CHARMAN Concession: _____ Lot: _____
Reference Plan: 253 Part/Block/Lot: _____
Street Name and Number: 754 NIPISSING RD S.
(If corner lot, please include both Street Names)

Water Access only: _____

(Name of Waterbody)

Area of subject lands (ha): .6531 Frontage (m): 77.29 Depth (m): 107.79
6531 m²

5) OFFICIAL PLAN / ZONING STATUS

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

RS

What is the current Zoning?

SHORELINE RESIDENTIAL

6) REASONS FOR REQUEST

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

TO SEEK RELIEF FROM ZONING BY-LAW
(3.14) MINIMUM OPENING ELEVATION TO A
HABITABLE BUILDING - AHMIC LAKE

FROM 283.16m CGD TO 281.00m

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?

(1) BUILDING 7.71m x 13.72m (APPROX)

What are they used for? DRIVE SHED

Please complete the following for each building or structure:

	Building One	Building Two	Building Three
Type of Building	EXISTING		
Setback from Front Lot Line	23.43m		
Setback from Rear Lot Line	80.89m		
Setback from Side Lot Line	32.77m		
Setback from Side Lot Line	25.89m		
Height (metres)	4.5m +/-		
Dimensions	7.71m x 13.72m		
Floor Area	105.7 m ²		
Date of Construction			

What is the proposed future use of the subject lands: SINGLE FAMILY DWELLING

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	RESIDENCE	GARAGE ATT	
Setback from Front Lot Line	65.69 m	54.74m	
Setback from Rear Lot Line	34.92m	43.65m	
Setback from Side Lot Line	3.51 m	23.82m	
Setback from Side Lot Line	9.62 m	9.62m	
Height (metres)	9.00 m	5.95m	
Dimensions	11.28m x 71.66m	7.63m x 10.98m	
Floor Area	322m ²	92.4m ²	
Date of Construction			

When were the subject lands acquired by the current owner? MARCH 2021

How long have the "existing uses" continued on the subject lands? SINCE 1965

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.

<p>Required Sketch</p> <p>SEE ATTACHED DRAWING.</p>
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Required Sketch should include the following:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Lot dimensions | <input checked="" type="checkbox"/> Buildings and Structures |
| <input checked="" type="checkbox"/> Major Physical Features | <input checked="" type="checkbox"/> Sewage and Water Systems |
| <input checked="" type="checkbox"/> Surrounding Land Uses | |

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.

MAY 30, 2024

Date

x [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.

MAY 30, 2024

Date

x [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.

MAY 30, 2024

Date

x [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, Carl Lorusso 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

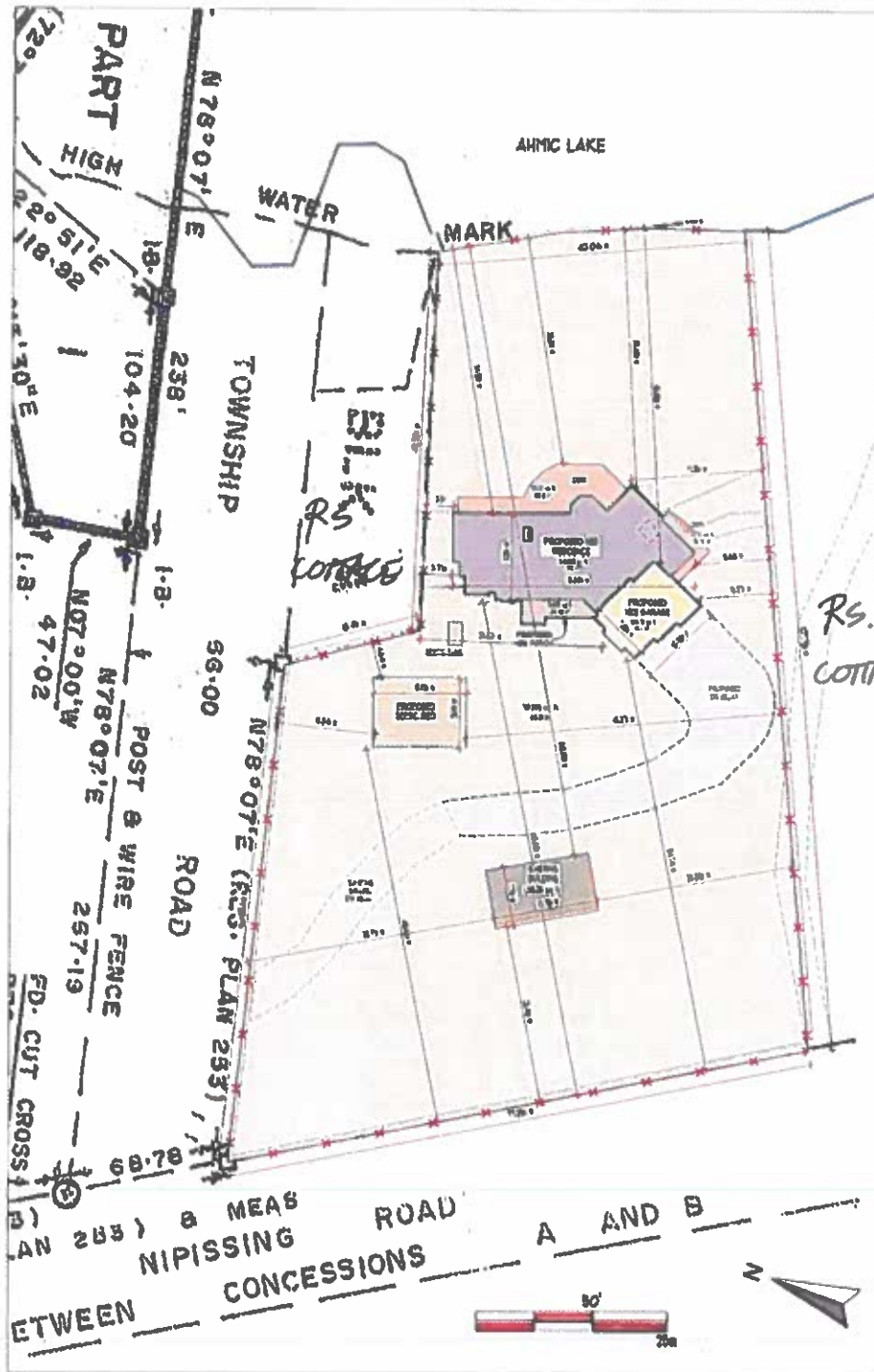
of 30 this 30 day of May, District of Parry Sound

Date

May 30/24.

[Signature] Signature of Registered Owner(s) or Agent

Erica Kellogg, Deputy Clerk Commissioner for taking oaths, Municipality of Magnetawan, District of Parry Sound



4 SITE PLAN - PROPOSED BUILDINGS
 SCALE 1" = 30'