



**The Corporation of the Municipality of Magnetawan**

Box 70 4304 Hwy 520  
Magnetawan ON P0A 1P0

Phone 705 387 3947 Fax 705 387 4875  
www.magnetawan.com

**APPLICATION FORM  
ZONING BY-LAW AMENDMENT**

Date Received by Municipality: Jan 15/26

**1) APPLICATION INFORMATION**

Name of Applicant: E.J. Williams Surveying Limited  
Mailing Address: 387 Muskoka Rd. 3 N., Huntsville,  
ON P1H 1C5  
Telephone Number (Home): 705-789-4171 Fax Number: \_\_\_\_\_  
Telephone Number (Business): \_\_\_\_\_ Fax Number: \_\_\_\_\_  
Email: kathy@ejwilliamssurveying.com or Ted@ejwilliamssurveying.com

**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: Eva Marszewski  
Mailing Address: 13 Maple Ave., Toronto, ON M4W 2T5  
Telephone Number (Home): \_\_\_\_\_ Fax Number: \_\_\_\_\_

Correspondence to be sent to:  Owner  Agent  Both

**3) MORTGAGES, CHARGES OR OTHER ENCUMBRANCES**

Name: None  
Mailing Address: \_\_\_\_\_  
Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_

**4) SUBJECT LANDS**

Geographic Township: Chapman Concession: 3 Lot: 26  
Reference Plan: 42R-22894 Part/Block/Lot: 2  
Street Name and Number: 3363 Hwy 520 (Part 1);  
Lake Ceebe Road (Part 2 - Subject to Rezoning)  
(If corner lot, please include both Street Names)  
Water Access only: \_\_\_\_\_

Area of subject lands (ha): 2.1119ha Frontage (m): 108.303m .Depth (m): 190.016m

**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

**6) REASONS FOR REQUEST**

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

Consent Application B05/2025 requires a zoning amendment to rezone the subject lands to Rural Residential (RR) to recognize the reduced lot area of rural lands.

**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

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			

Not Applicable

What is the proposed future use of the subject lands: Rural Residential

Are any buildings or structures to be build on the subject lands?

yes       no – Not in the near 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			

Not Applicable

When were the subject lands acquired by the current owner? Dec 22, 2008; however has been in Marszewski family for 50 years

How long have the "existing uses" continued on the subject lands? 100+ years

9) **SERVICING**

	<u>Municipal</u>	<b>Private</b>	<b><u>Other</u></b>
Water Supply	0	X – if developed	0
Sewage Disposal	0	X – if developed	0
Frontage on Road	108.33m	0	0

Is storm drainage provided by:    0 Sewer       Ditch      0 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

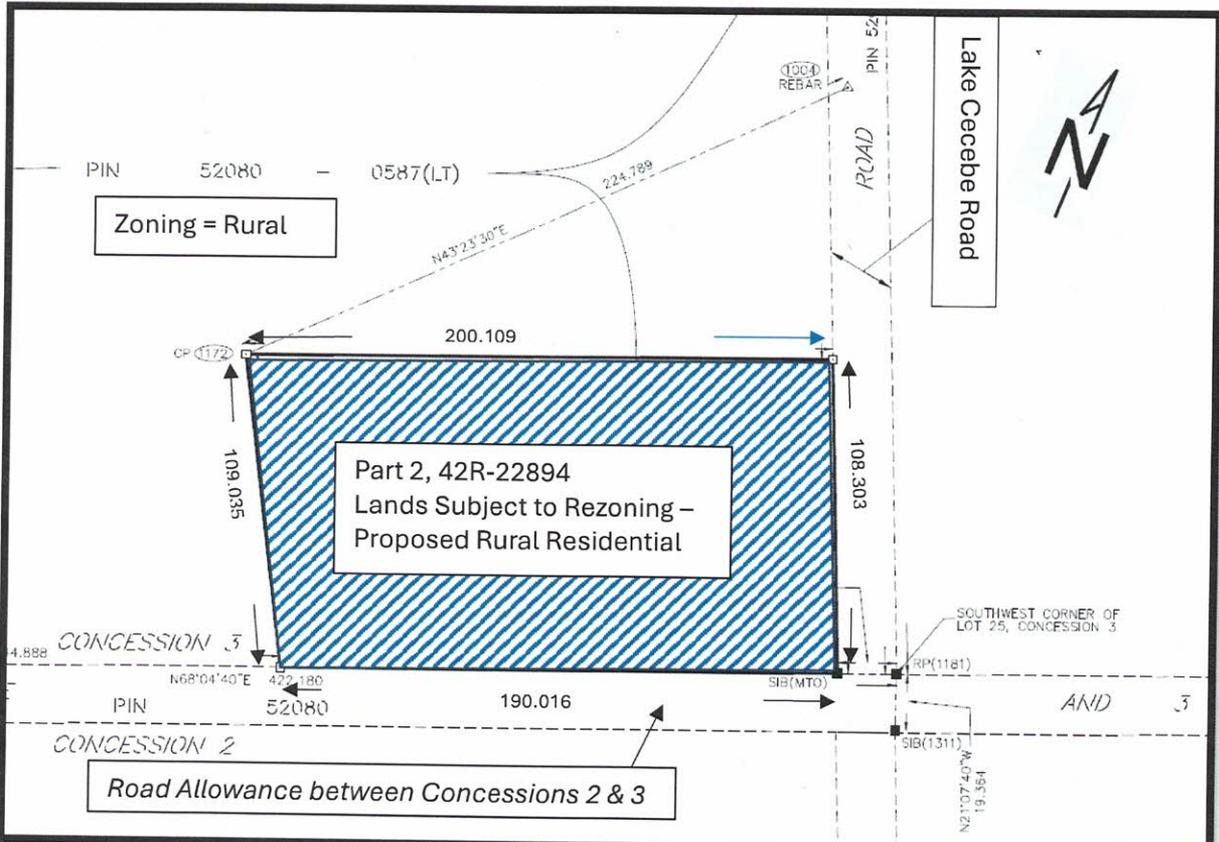
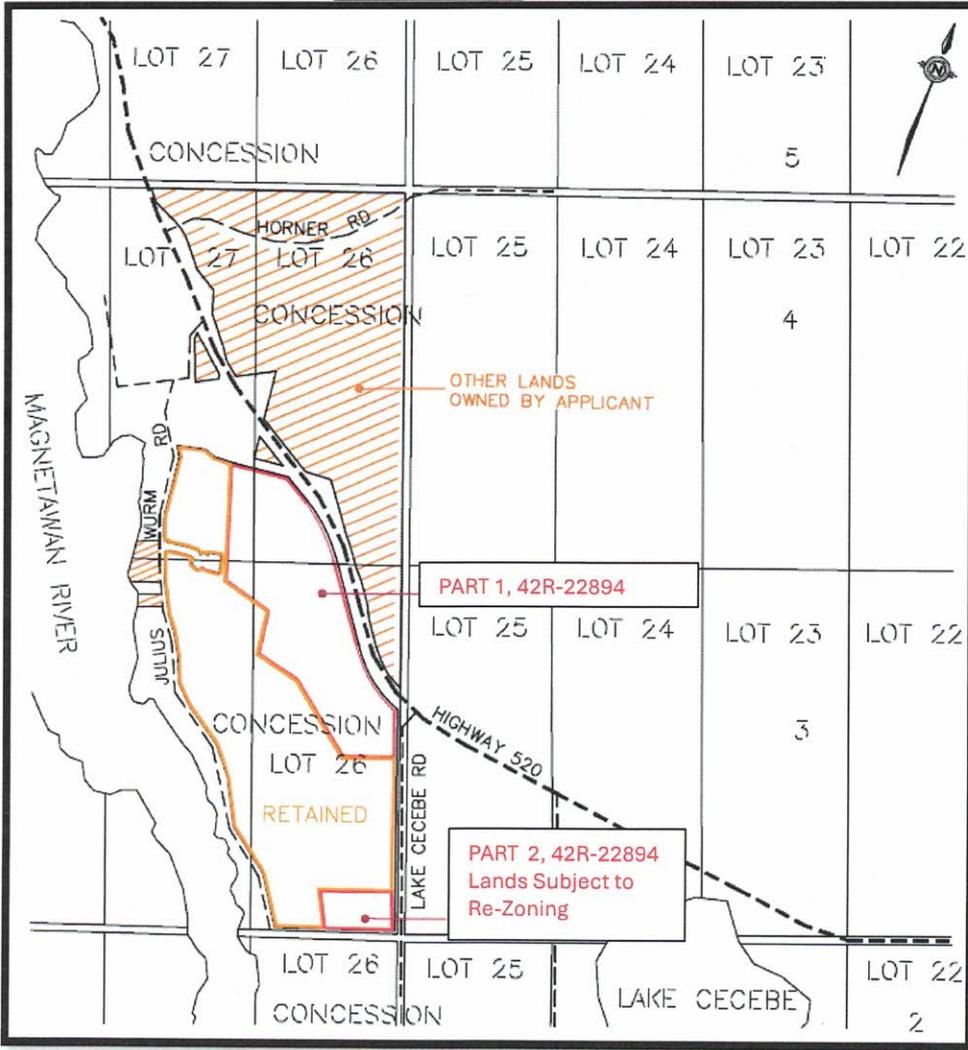
If yes, what is the file number?    B/05/2025

What is the status of the application? Approved

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: \_\_\_\_\_

KEY PLAN



Sketch for Re-Zoning Purposes  
 Part of Lot 26, Concession 2  
 Geographic Township of Chapman  
 Now in the Municipality of Magnetawan  
 District of Parry Sound  
 Scale 1:2500 Approximate

File 1661-21bf (Marszewski)



**EJ WILLIAMS**  
**SURVEYING LIMITED**

ONTARIO LAND SURVEYORS  
 PLANNERS  
 HUNTSVILLE & SOUTH RIVER  
 Main Office: 387 Muskoka Rd 3N P1H 1C5  
 Huntsville, Ontario  
 Phone: 705-789-4171  
 Fax: 705-789-1097  
 Email: info@ejwilliamssurveying.com

**11) DRAWINGS**

Please include a sketch showing the following:

- 0 the boundaries and dimensions of the subject land;
- 0 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;
- 0 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;
- 0 the current uses on land that is adjacent to the subject land;
- 0 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;
- 0 if access to the subject land is by water only, the location of the parking and docking facilities to be used; and
- 0 the location and nature of any easement affecting the subject land.

**Required Sketch should include the following:**

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

Sketch – See Attached.

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.

December 9, 2025  
Date

Eva Marszewski  
Signature of Registered Owner, Eva Marszewski

\_\_\_\_\_  
Date

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.

December 9, 2025  
Date

Eva Marszewski  
Signature of Registered Owner, Eva Marszewski

\_\_\_\_\_  
Date

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.

December 9, 2025  
Date

Eva Marszewski  
Signature of Registered Owner, Eva Marszewski

\_\_\_\_\_  
Date

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, Edward J. Williams, B.Sc., O.L.S. 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 this 9th day of December, 2025

December 9, 2025  
Date

  
Signature of Agent, E.J. Williams, B.Sc., O.L.S.

  
Kathryn Irene Kujala, a Commissioner, etc.,  
Province of Ontario for E.J. Williams  
Surveying Limited. Expires April 12, 2028