



**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

MINOR VARIANCE

Date Received by Municipality August 28/20

1) APPLICATION INFORMATION

Name of Applicant: RICHARD DURLING

Mailing Address: 63 GARRISON SQ. GEORGETOWN ON L7G 6C1

Telephone Number (Home): 416 587 3986

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: SAME

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: MUN. OF MAGNETAWAN Concession: _____ Lot: 14

Reference Plan: M230 LOT 14 Part/Block/Lot: PCL 27560

Street Name and Number: 118 WURM RD.

(If corner lot, please include both Street Names)

Water Access only: _____

(Name of Waterbody)

Area of subject lands (ha): _____ Frontage (m): _____ Depth (m): _____

5) **OFFICIAL PLAN / ZONING STATUS**

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

What is the current Zoning?

6) **REASONS FOR REQUEST**

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

CONSTRUCTION OF GARAGE - NO ROOM TO MOVE GARAGE AWAY FROM ROADWAY THUS A CORNER OF IT IS WITHIN THE 32'-10" SETBACK. SEPTIC SETBACK IS MAIN PROBLEM TO MOVE IT AND THE SLOPED TERRAIN ALSO DICTATES LOCATION.

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? COTTAGE

What are they used for? RECREATION, POSSIBLE FUTURE YEAR ROUND.

Please complete the following for each building or structure:

	Building One	Building Two	Building Three
Type of Building	COTTAGE		
Setback from Front Lot Line	64'		
Setback from Rear Lot Line	78'		
Setback from Side Lot Line	22'		
Setback from Side Lot Line	81'		
Height (metres)	7.6m		
Dimensions	APPROX 26'x30'		
Floor Area	1408 SQ. FT.		
Date of Construction	2005/2006		

What is the proposed future use of the subject lands: NO CHANGE -
COTTAGE, RECREATIONAL.

Are any buildings or structures to be built 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	Garage		
Setback from Front Lot Line	APPROX 90'		
Setback from Rear Lot Line	25' MIN TO 35' MAX.		
Setback from Side Lot Line	10'		
Setback from Side Lot Line	APPROX 100'		
Height (metres)	9.6m MAX. ON WALKOUT LEVEL		
Dimensions	28x32'		
Floor Area	896 SQ. FT.		
Date of Construction	2026/2027		

When were the subject lands acquired by the current owner? 2003 -

How long have the "existing uses" continued on the subject lands? 23 YEARS -

9) SERVICING

	Municipal	Private	Other
Water Supply	☐	☒	☐
Sewage Disposal	☐	☒	☐
Frontage on Road	☒	☐	☐

Is storm drainage provided by: ☐ Sewer ☒ Ditch ☐ Swale
☐ Other (describe) SLOPED CONTROLLED RUNOFF.

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.

Required Sketch

SEE ATTACHED SITE PLAN

Required Sketch should include the following:

- | | |
|---------------------------|----------------------------|
| ✓ Lot dimensions | ✓ Buildings and Structures |
| ✓ Major Physical Features | ✓ Sewage and Water Systems |
| ✓ 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.

AUGUST 28th, 2026
Date


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.

AUGUST 28th, 2026
Date


Signature of Registered Owner(s) or Agent

14) **PAYMENT OF FEE AND DEPOSIT**

- ☐ Application Fee As per the current fees and charges By-law
☐ Deposit Fee As per the current fees and charges By-law
(By-law 2004-09)

The 'deposit' shall be used for expenses as defined below. As of 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.

AUGUST 28th, 2026
Date


Signature of Registered Owner(s)

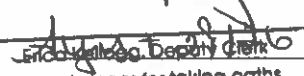
Note: All Invoices for payment shall be sent to the person(s) indicated in Section 2) Owner of this application, unless otherwise requested.

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, RICHARD DURLING 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 Municipal Office in the Municipality of Magnetawan this 28 day of August, 2026.

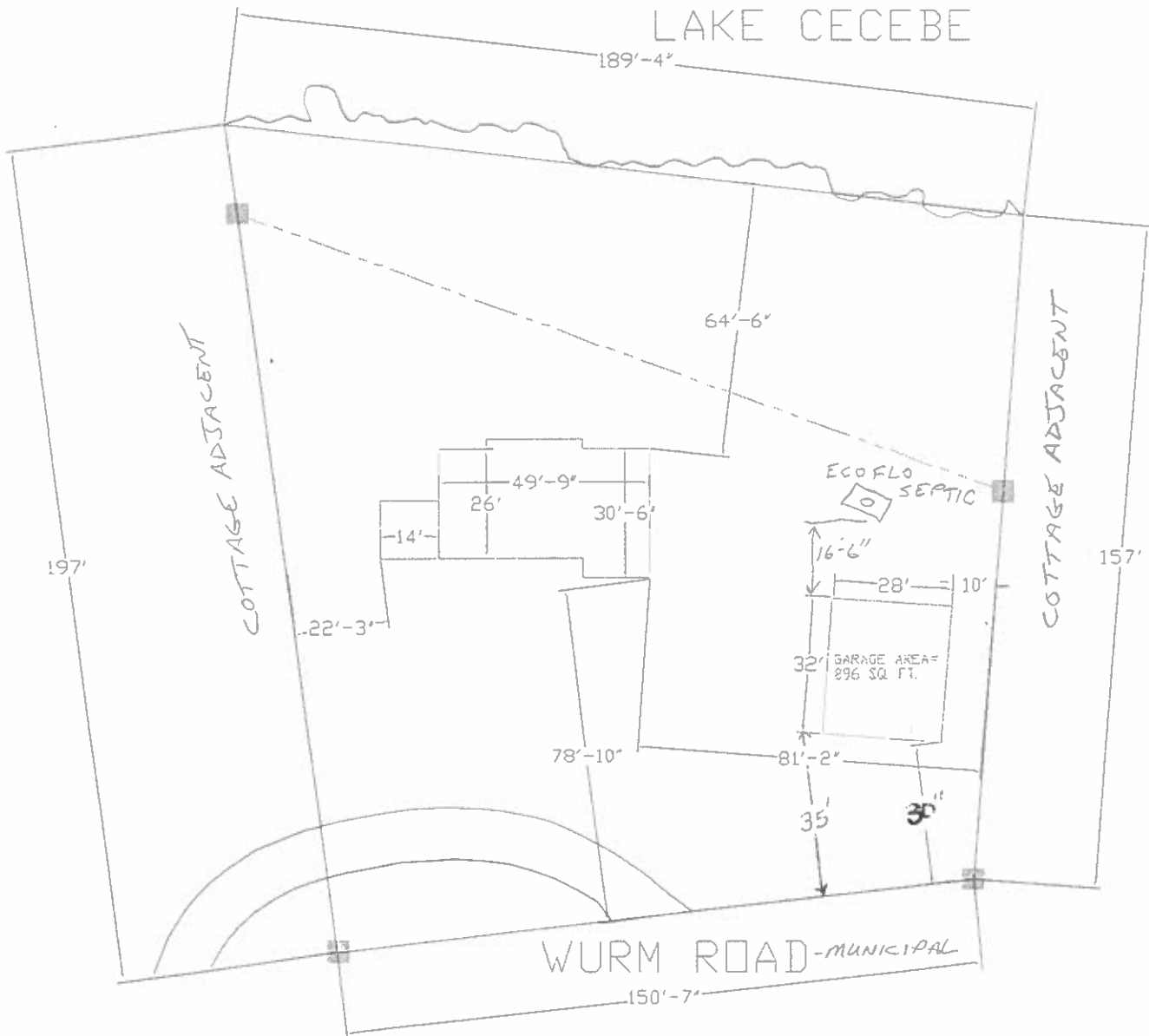

Commissioner for taking oaths,
Municipality of Magnetawan,
District of Parry Sound


Signature of Registered Owner(s) or Agent

SITE PLAN

118 WURM RD.
PLAN M230 LOT 14
PCL 27560
LAKE CECEBE

LAKE CECEBE



HOUSE: 1408 SQ. FT.
SCREENED PORCH: 196 SQ. FT.
LOT AREA: 29682 SQ. FT.

PERMIT APPLICATION FOR GARAGE.









vdurling 007@gmail.com.







mv

9.6 Height

7.6 permitted

32ft setback
(10m required.)

wants 24" and 35"



