



**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](http://www.magnetawan.com)

**RECEIVED**  
JAN 22 2024  
CODE:  
DESC:

**APPLICATION FORM**

**MINOR VARIANCE**

Date Received by Municipality: \_\_\_\_\_

**1) APPLICATION INFORMATION**

Name of Applicant: ROBERT : JANET ZWIERSCHKE  
Mailing Address: 155 METLER ROAD RIDGEVILLE LOSIMO  
Telephone Number (Home): 905 373-5138 Fax Number: \_\_\_\_\_  
Telephone Number (~~Business~~): 905 915 2915 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: 0  
Mailing Address: \_\_\_\_\_  
Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_

**4) SUBJECT LANDS**

Geographic Township: MAGNETAWAN Concession: \_\_\_\_\_ Lot: \_\_\_\_\_  
Reference Plan: M230 Part/Block/Lot: Lot 1 & 2  
Street Name and Number: 75 AUDREY SMITH ROAD  
(If corner lot, please include both Street Names)  
Water Access only: \_\_\_\_\_  
(Name of Waterbody)  
Area of subject lands (ha): 405 (ha) Frontage (m): 75.152 m Depth (m): 49 m



5) **OFFICIAL PLAN / ZONING STATUS**

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

RESIDENTIAL SHORELINE

What is the current Zoning?

6) **REASONS FOR REQUEST**

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

LOT LINE ADJUSTMENT BETWEEN 75 AUDREY SMITH ROAD : 85 AUDREY SMITH ROAD  
75 AUDREY SMITH ROAD FRONTAGE 50.932m - AREA 3103 ha DEPTH 49m  
 giving 85 AUDREY SMITH ROAD FRONTAGE 187.22m - AREA 4.247 ha DEPTH 340m

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 : Shed

What are they used for? Residential : Storage

Please complete the following for each building or structure:

	Building One	Building Two	Building Three
Type of Building	COTTAGE	SHED	
Setback from Front Lot Line	+/- 90 ft.	+/- 35 ft.	
Setback from Rear Lot Line	+/- 40 ft.	+/- 200 ft.	
Setback from Side Lot Line	+/- 90 ft.	+/- 150 ft.	
Setback from Side Lot Line	+/- 80 ft.	+/- 50 ft.	
Height (metres)	20 ft.	8 ft.	
Dimensions	20 x 16	10 x 12	
Floor Area	320 sq ft.	120 sq ft.	
Date of Construction	? 1960	? 1960	



What is the proposed future use of the subject lands: Shoreline residential

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? 85 AUDREY SMITH - 2001 75 AUDREY SMITH - 2018

How long have the "existing uses" continued on the subject lands? 7 1960's

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? BOZ1/73 MAGNETAWAN

What is the status of the application? - APPROVED - IN PROCESS OF FILLING CONDITIONS

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**

**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.

JANUARY 18/2024  
Date

[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.

JANUARY 18/2024  
Date

[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
- 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.**

JANUARY 18/2024  
Date

[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, [Signature] of the \_\_\_\_\_ in the \_\_\_\_\_

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 \_\_\_\_\_ in the \_\_\_\_\_ of \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_

JANUARY 18/2024  
Date

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





# Municipality of Magnetawan Community Map

Map Views

Map

Find a Business

Find an Address

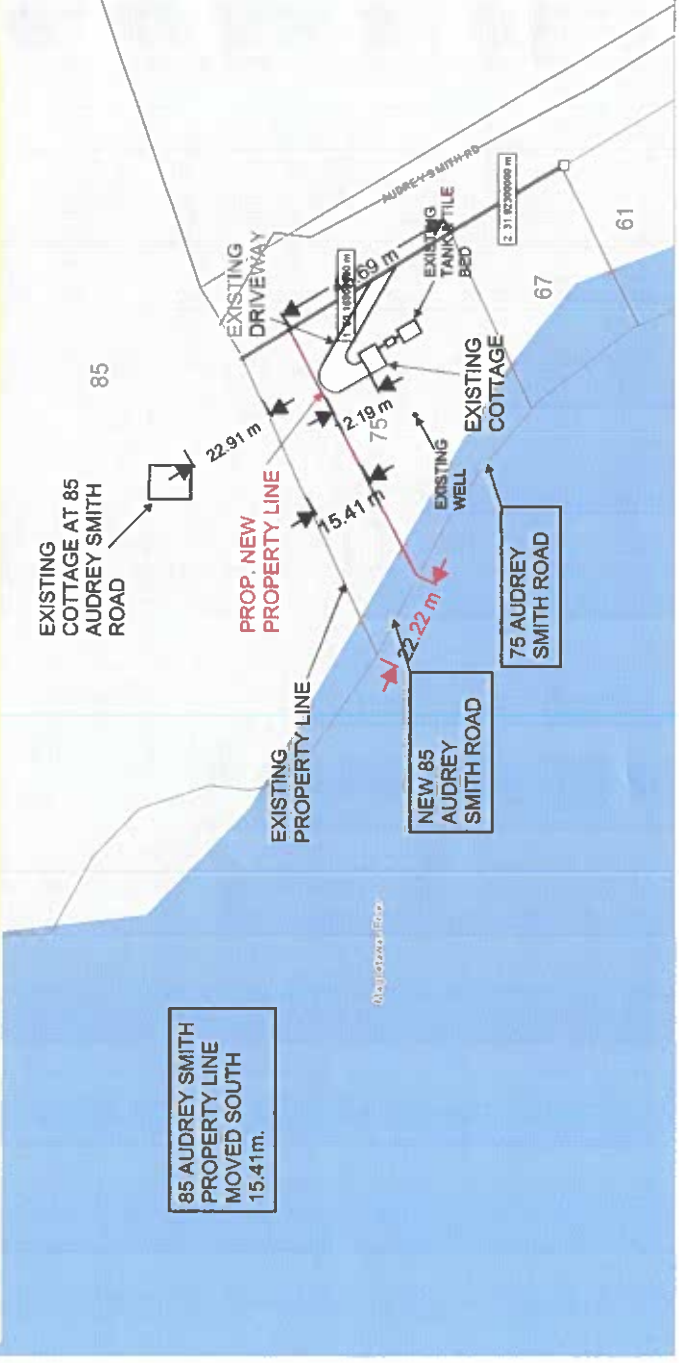
Total 82,000,000.00 m

Measurement is currently in progress. Size



**Layers**

- Crown Land Parcels
- Land Parcels
- Zoning Bylaw
- Cemetery - Ahmic
- Cemetery - Chaplaman
- Cemetery - Spence
- Official Plan Schedule A - Lan
- Official Plan Schedule B - Em
- Official Plan Schedule C - Tra
- Official Plan Schedule D - Adb



x: -79 6050; y: 45 6603

