

**MUNICIPALITY OF MAGNETAWAN
COMMITTEE OF ADJUSTMENT
CONSENT APPLICATION**

AUTHORIZED UNDER SECTION 53 OF THE PLANNING Act, R.S.O 1990 c.P13

In Office Use:

Date Received: _____

Fee Paid _____ Deposit _____

Date Deemed Complete _____

1. APPLICANT INFORMATION

Owner/Applicant(s):

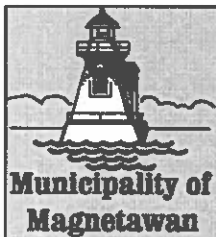
If the applicant is the purchaser, a copy of the portion of the agreement of purchase and sale that authorizes the purchaser to make the application is required to be submitted with the application.

Applicant and Ownership Information		
Name of Legal Owner(s) PAUL, Patricia		Telephone 705-387-4954
Address 643 Miller Road, Sundridge		Postal Code P0A 1Z0
Email plpaul@hotmail.com		
Contact Information, if different than owner (this may be a person/firm acting on behalf of the owner)		
Name of Contact Skye @ Oldham Law		Telephone 705-382-3730
Address Ontario Street, Burk's Falls		Postal Code P0A 1C0
Email skye@oldhamlaw.ca		
Mortgage, Line of Credit, Charges or other encumbrances in respect of the subject land		
Name Royal Bank of Canada		Address 10 York Mills, Toronto
DC#	Telephone	Email

2. Location of the subject lands:

Concession 10 Chapman		Lot 21 and 22	Registered Plan /Lot/Block
Street No.	Street/Road	Survey No.	Part Number(s)

IMPORTANT: If there are existing easements or restrictive covenants affecting the subject land, provide the legal description and its effect to the subject land. Attach a copy of relevant documentation.



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3. PURPOSE OF THE APPLICATION:

3.1 Type/Purpose of proposed Consent:

☒ Create a new lot (or re-establish an existing parcel)

☐ Lot Addition

☐ Easement Other: Charge ☐ / Release a Mortgage ☐ Lease ☐

3.2 If the application is a lot addition, identify which parcel of land will be the benefiting lands:

3.3 Mortgage, Charges or other Encumbrances: Name

Mailing Address 643 MILLER RD. SUNDRIDGE POA 120

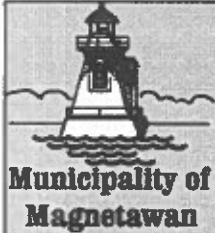
3.4 Name of party(s), if known, to whom the land or interest in land is to be transferred, leased or charged:

4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

Description / Size	SEVERED LOT 1	RETAINED	RETAINED (Original Lands)
Frontage (m)	190.5 m.	190.5 m.	H
Depth (m)	1005.84 m.	1005.84 m.	
Area (ha)	20.23 ha.	20.23 ha.	
Existing Use of Property:	HAY FIELD	HAY FIELD	
Existing Building or Structures and date of construction	N/A	N/A	
Proposed Use of the Severed and Retained Parcels	HOME BUILDING	HOME BUILDING	
Road Access If by Provincial Highway provide written comments from MTO	MUNICIPAL ROAD	MUNICIPAL ROAD	
Municipal road, maintained all year	YES	YES	
Municipal Road, seasonally maintained.			
Other Public Road (e.g. Local Roads Board)			

Municipality of Magnetawan Planning Department 430 HWY 520, Box 70 Magnetawan, ON P0A 1P0 (705)-387-3947
planning@magnetawan.com

3300 x 1250

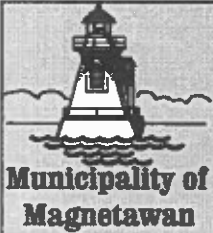


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Environment Conservation and Parks (MOECP) to be at capacity for phosphorus load? **1-800-461- 6290 for enquiries			
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4.2 Sewage Disposal	SEVERED LOT 1	SEVERED LOT 2	RETAINED (Original Lands)
Publicly owned and operated sanitary sewage system			
Privately owned and operated individual septic tank <i>Attach documentation of the results of the review by the North Bay Mattawa Conservation Authority</i>	✓	✓	✓
Privately owned and operated communal septic tank			
Privy			
Other Means (e.g. Advanced Treatment System) <i>** (Septic System over 10,000 litres requires Ministry of the Environment Conservation and Parks study and permit. 1-800-461-6290 for enquiries)</i>			



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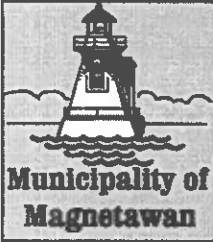
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Right of Way / Easement*(IF
ACCESS TO THE SUBJECT LAND IS
BY PRIVATE ROAD OR OTHER
PUBLIC ROAD OR RIGHT OF WAY
advise the status of the easement
(permanent registered or
prescriptive), name who owns the
land or road, who is responsible
for its maintenance and whether
it is seasonal or year-round.

MNRF Road Allowance [Written
report from the MNRF if an MNRF
road allowance is used for access
to the subject land. North Bay
Office: 705-475-5550]

Water Access Lots shall provide confirmation from a commercial business showcasing sufficient mainland docking and parking is available for proposed severed and retained lots.

4.1 Water Supply	SEVERED	SEVERED	RETAINED (Original Lands)
Publicly owned and operated piped water system			
Privately owned and operated individual well	✓	✓	✓
Privately owned and operated communal well			
Lake or other water body			
Other means			
Does your property abut a lake?	no	no	no
[Is the lake deemed by the Ministry of the			



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4.3 Other Services (indicate which service(s) are available)	SEVERED LOT 2	SEVERED LOT 2	RETAINED (Original Lands)
Electricity	✓	✓	✓
School Bussing	✓	✓	✓
Garbage Collection	X	X	X

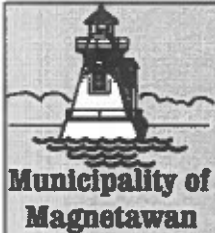
4.4 If access to the subject land is by private road or right of way was indicated in section 4.4, indicate who owns the land or the road, who is responsible for its maintenance and whether it is maintained seasonally or all year.

5. LAND USE

5.1 What is the existing Official Plan designation(s)? (Not applicable to lands in unorganized township)

5.2 What is the Zoning, if any, on the subject land? (Not applicable to lands in unorganized township)

If the subject land covered by a Minister’s Zoning Order, what is the Plan and registration number?



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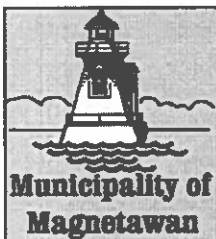
5.3 Are any of the following uses or features on the subject land or within 500 meters of the subject land, unless otherwise specified? Please check the boxes that apply.

Use or Feature	On the Subject Land	Within 500 meters of subject land, unless otherwise specified by the applicable agency, then indicate approximate distance.
An agricultural operation including livestock facility or stockyard [MANDATORY: Attach MDS work sheets from OMAFRA]	no	N/A
A landfill	no	N/A
A sewage treatment plant or waste stabilization plant	no	N/A
A provincially significant wetland [North Bay Mattawa Conservation Authority or the Ministry of the Environment Conservation and Parks]	no	N/A
A provincially significant wetland within 120 meters of the subject land [North Bay Mattawa Conservation Authority or the Ministry of the Environment Conservation and Parks]	no	N/A
Flood Plain	no	N/A
A rehabilitated mine site	no	N/A
A non-operating mine site within one kilometer of the subject land	no	N/A
An active mine site	no	N/A
An industrial or commercial use, and specify the use (e.g. gravel pit)	no	N/A
An active railway line	no	N/A
Utility corridors (Natural Gas / Hydro)	no	N/A
A municipal or federal airport	no	N/A

6. HISTORY OF SUBJECT LAND

6.1 Has the subject land ever been the subject of an application for approval of a Plan of Subdivision or Consent under the Planning Act? ☒ NO ☐ YES ☐ UNKNOWN

If yes, and if known, please provide the application file number and the decision made on the application.



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Year the property was created? (if known) _____

6.2 If this application is a re-submission of a previous consent application, what is the original consent application number and how has it been changed from the original application?

7. CURRENT APPLICATION

7.1 Is the subject land currently the subject land of a proposed Official Plan or Official Plan Amendment that has been submitted to the Ministry of Municipal Affairs and Housing for approval?

☒ NO YES UNKNOWN

If yes and if known, specify the file number and status of the application

7.2 Is the subject land the subjection of an application for a Zoning By-law Amendment, Minister's Zoning Order amendment, Minor Variance, Consent or approval of a Plan of Subdivision?

☒ NO YES UNKNOWN

If yes and if known, specify the file number and status of the application.



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AUTHORIZATION, DECLARATIONS AND ACKNOWLEDGEMENTS

I, Patricia Paul, the owner of the lands subject to this application hereby agree to the following:

1. Municipal Staff or their representatives are authorized to enter my property for the purposes of evaluating this application.
2. I acknowledge and agree to pay all costs associated with the processing and evaluation of this application, including any peer reviews and consulting fees. These costs may be deducted from the deposit or invoiced directly, at the discretion of the Municipality. Should this application be appealed to the Ontario Land Tribunal, I am aware that I will be responsible and agree to pay all fees related to the Ontario Land Tribunal process.
3. For the purpose of the Freedom of Information and protection privacy act, I authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the planning act for the purposes of processing this application, and further I authorized my agent for this application to provide any of my personal information that will be included in the application or collected during the processing of this application.
4. I Patricia Paul authorized any representative from Oldham Law Firm to make this application my behalf.

Date July 30, 2026

Signature of Owner Patricia Paul

Date _____

Signature of Owner _____

Sworn Declaration of Applicant

I, Patricia Paul of the Municipality of Magnetawan in the District of Parry Sound

_____ make oath and say (or do solemnly declare) that the information contained in this application is true and that the information contained in the documents that accompany this application is true. Sworn (or declared) before me at the Village of Burk's Falls in the District of Parry Sound

this 30 day of ~~April~~ July 2026.

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

Erica Kellogg

Applicant _____

Applicant _____

Municipality of Magnetawan Planning Department 430 HWY 520, Box 70 Magnetawan, ON P0A 1P0 (705)-387-3947
planning@magnetawan.com

SKETCH OF PROPERTY LOT 21 C 10 NORTH

MILLER RD

NOAH'S RD

190.5 m.

190.5 m

PATRICIA PAUL
643 MILLER RD.MUNICIPALITY OF
MAGNETAWAN

P02-MAG-26

