



**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: _____

1) APPLICATION INFORMATION

Name of Applicant: John Jackson Planner Inc. (Agent)

Mailing Address: 2-1 Mall Drive, Parry Sound, ON P2A 3A9

Telephone Number (Home): _____ Fax Number: _____

Telephone Number (Business): 705-746-5567 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: Zhao Yang & Yiyun Zhang

Mailing Address: 1370 Concession Road 8, Tottenham ON L0G 1W0

Telephone Number (Home): 647-668-1002 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: Magnetawan Concession: 6 Lot: 34

Reference Plan: _____ Part/Block/Lot: _____

Street Name and Number: 597 Fords Road

(If corner lot, please include both Street Names)

Water Access only: Ruebottom Lake

(Name of Waterbody)

Area of subject lands (ha): 15.9 Frontage (m): 413 Depth (m): 329+

5) OFFICIAL PLAN / ZONING STATUS

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

Waterfront

What is the current Zoning?

RS

6) REASONS FOR REQUEST

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

Condition of consent approval - to impliment the recommendations of the scoped environmental impact assessment by Beacon Environmental Limited dated December 2021

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) Fords Road (Private)

8) BUILDINGS, STRUCTURES AND USES

What are the existing buildings on the subject land? None

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			

What is the proposed future use of the subject lands: Cottage / Residential

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

yes no Unknown

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? 2020

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

9) SERVICING

	<u>Municipal</u>	<u>Private</u>	<u>Other</u>
Water Supply	<input type="checkbox"/>	x	<input type="checkbox"/>
Sewage Disposal	<input type="checkbox"/>	x	<input type="checkbox"/>
Frontage on Road	<input type="checkbox"/>	1x	<input type="checkbox"/>

Is storm drainage provided by: Sewer Ditch Swale
x Other (describe) Natural

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? x yes no

If yes, what is the file number? B05-23

What is the status of the application? Provisional Approval

Have the subject lands ever been the subject of an application under Section 34 of *The Planning Act* (rezoning)? yes x 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.

July 4, 2023

Date

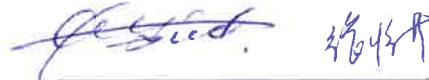

Signature of Registered Owner(s) or Agent

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.

July 4, 2023

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
- 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.

July 4, 2023

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, John Jackson of the Town of Parry Sound 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 Town of Parry Sound in the District

of Parry Sound this 4 day of July

July 4, 2023

Date


Signature of Registered Owner(s) or Agent





ROAD ALLOWANCE BETWEEN CONCESSIONS 6 AND 7

LANDS TO BE REZONED

Ford's Road

52132

LOT 34

LOT 33

LOT 35

Ruebottom Lake

UNPATENTED LAND

152

118

76

46

458

393

SEVER 1

SEVER 2

SEVER 3

RETAIN

329

338

338

97m

111m

110m

95m