

**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: 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

**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: Nancy and William Woodruff

Mailing Address: Box 269 Magnetawan, ON P0A 1P0

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: 10 Lot: 24

Area of subject lands (ha): 4.05± Frontage (m): 91±m Miller Rd. Depth (m): 70±m

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 B01/2025 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			

What is the proposed future use of the subject lands: Vacant Recreational Use

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

0 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? January 8th, 1990

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

9) **SERVICING**

	Municipal	Private	Other
Water Supply	0	X – if developed	0
Sewage Disposal	0	X – if developed	0
Frontage on Road	91±m Miller Rd	0	0

Is storm drainage provided by: 0 Sewer ☒ Ditch 0 Swale

0 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

# 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.

Feb 10, 2025  
Date

Nancy Woodruff  
Signature of Registered Owner, Nancy Woodruff

Feb 10, 2025  
Date

William Woodruff  
Signature of Registered Owner, William Woodruff

**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.

Feb 10, 2025  
Date

Nancy Woodruff  
Signature of Registered Owner, Nancy Woodruff

Feb 10, 2025  
Date

William Woodruff  
Signature of Registered Owner, William Woodruff

**14) PAYMENT OF FEE AND DEPOSIT**

- |  |  |
|--|--|
| <input type="checkbox"/> Application Fee                   | As per the current Fees and Charges By-law |
| <input type="checkbox"/> Residential Deposit Fee           | As per the current Fees and Charges By-law |
| <input type="checkbox"/> 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.**

Feb 10, 2025  
Date

Nancy Woodruff  
Signature of Registered Owner, Nancy Woodruff

Feb 10, 2025  
Date

William Woodruff  
Signature of Registered Owner, William Woodruff

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  
of Muskoka this 14~~th~~ day of February, 2025.

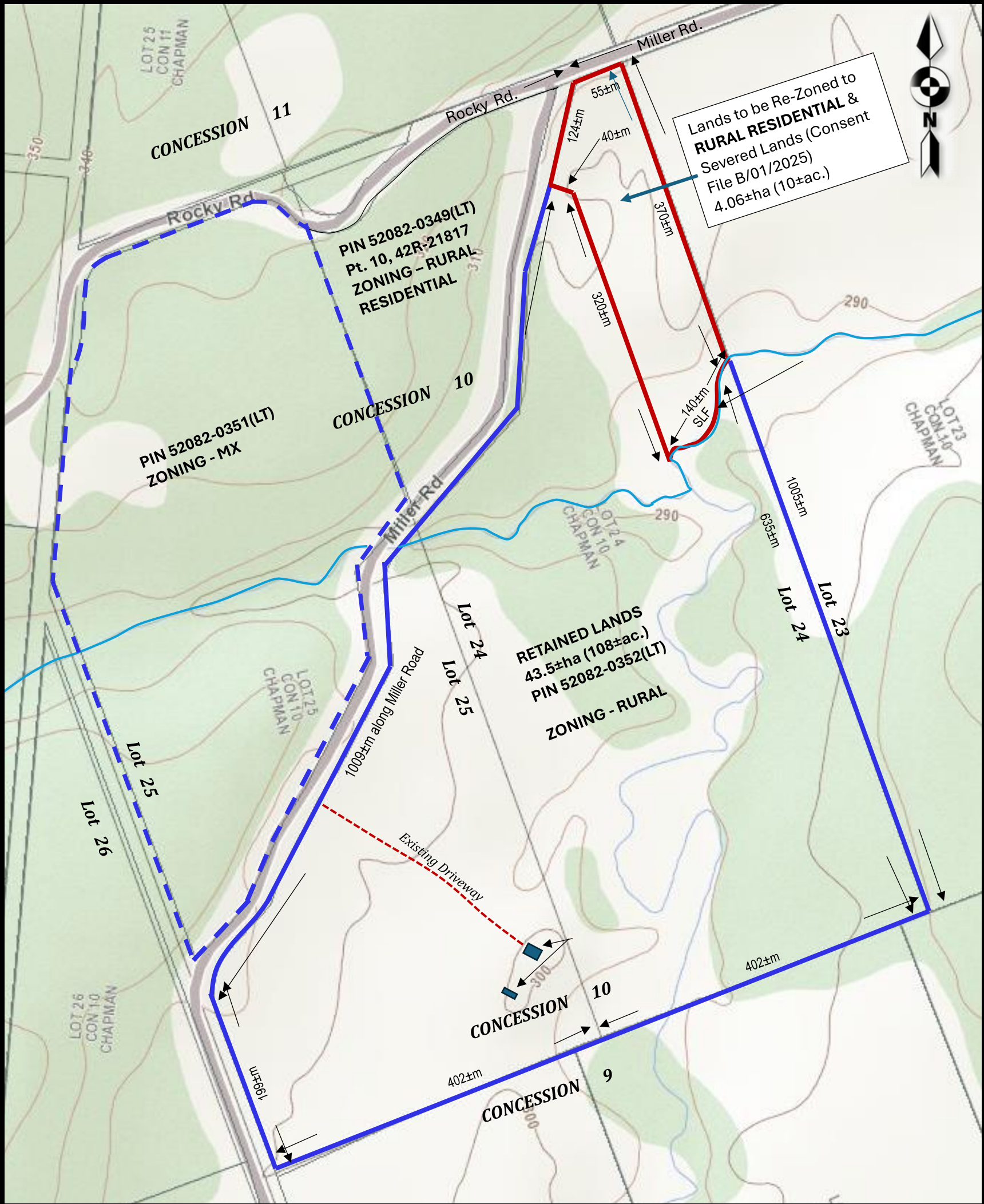
February 14 / 2025  
Date

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

Kathryn Irene Kujala

Kathryn Irene Kujala, A Commissioner etc.,  
Province of Ontario for E.J. Williams Surveying  
Limited. Expires April 12, 2025.








**LEGAL DESCRIPTION: PIN: 52082-0352 (LT);** Part of Lots 24 and 25, Concession 10, Geographic Township of Chapman now in the Municipality of Magnetawan. Municipally known as 309 Miller Road.

**METRIC:** Distances shown on this sketch are in metres and can be converted to feet by dividing by 0.3048. Distances and areas shown on this plan have been derived from underlying plans of survey. NO field measurement has been completed to verify accuracy.

**CAUTION:** This is not a plan of survey and shall be used only for the purposes indicated hereon.

File 1793-24bf

**SKETCH FOR Re-Zoning Purposes**  
Prepared for  
**William and Nancy Woodruff**  
Scale 1:5000 (Approximate)

-  Denotes Retained Land
-  Denotes Lands to be Re-Zoned from RU (Rural) to RR (Rural Residential) & Severed Land
-  Denotes Other Lands owned by Applicant

Mar 20, 2025	Revise Severed Configuration	EJW
Feb 14, 2025	Released for Comment	EJW
Date	Description	Approved



**EJWILLIAMS**  
SURVEYING LIMITED

ONTARIO LAND SURVEYORS  
PLANNERS

BRIDGE FALLS    HUNTSVILLE    SOUTH BAY

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