



**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			T.P. Stockdale	W.R. Stockdale	R.N. Coombs
Name of Legal Owner(s)	William Richard Stockdale	Randy William Coombs	Telephone	(705) 816-4148	(289) 680-5591 (647) 852-5292
Address	94 Mountbatten Dr. Hamilton, Ont.	137c Cedar Court Bar Magnetwan	Postal Code	L4N 5E3	L9C 3V5 POA 1P0
Email	stockdale.t@yahoo.ca	stockdale.rick@gmail.com			
Contact Information, if different than owner (this may be a person/firm acting on behalf of the owner)					
Name of Contact			Telephone		
Address			Postal Code		
Email					
Mortgage, Line of Credit, Charges or other encumbrances in respect of the subject land <i>Not Applicable</i>					
Name			Address		
DC#			Telephone		Email

**2. Location of the subject lands:**

Concession	5	Lot	15	Registered Plan /Lot/Block	PIN # 52084-0073
Street No.		Street/Road	Survey No.	Part Number(s)	PIN # 52084-0073

**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.

- ① There is a Hydro 1, hydro line going through property [SE corner - follows parallel to 15th Concession] - Services most of Area
- ② Bell Canada has "Service Connection Box" beside con. 15-16 N Rd. - Services most of Area



Municipality of  
Magnetawan

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

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

**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 - NA -

Mailing Address \_\_\_\_\_

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

Thomas Peter Stockdale

**4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION**

Description / Size	SEVERED LOT 1	SEVERED LOT 2	RETAINED (Original Lands)
Frontage (m)	<u>169,987 m</u>		Original <u>509,961 m</u> - <u>169,987 m</u> = Remaining <u>339,974 m</u>
Depth (m)	<u>401.260 m</u>		<u>401.260 (m)</u>
Area (ha) $\frac{L \times W}{10,000} = \text{ha}$	<u>6.821 (ha)</u>		Original <u>20,463 ha</u> - <u>6.821 ha</u> = Remaining <u>13,642 ha</u>
Existing Use of Property:	<u>Wood lot Family Use</u>		<u>- Wood lot - Family Use</u>
Existing Building or Structures and date of construction	<u>NA</u>		<u>NA</u>
Proposed Use of the Severed and Retained Parcels	<u>Keep in Family Name - Lot near other land owned</u>		<u>- Family Use - ?</u>
Road Access If by Provincial Highway provide written comments from MTO	<u>NA</u>		<u>NA</u>
Municipal road, maintained all year	<u>Maintained all Year [15-16 Concession N]</u>		<u>Maintained all Year [15-16 Concession N]</u>
Municipal Road, seasonally maintained.	<u>NA</u>		<u>"Hicory Lane" -&gt; seasonal rd to "Internet Tower"</u>
Other Public Road (e.g. Local Roads Board)	<u>N</u>		<u>NA</u>



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

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

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.	<del>NA</del> Township municipality of magnetawan concession 15-16 N		<del>NA</del> Township municipality magnetawan concession 15-16 N
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. <i>NA</i>			

4.1 Water Supply	SEVERED	SEVERED	RETAINED (Original Lands)
Publicly owned and operated piped water system	<i>Not Applicable</i>		<i>Not Applicable</i>
Privately owned and operated individual well	<i>NA</i>		<i>NA</i>
Privately owned and operated communal well	<i>NA</i>		<i>NA</i>
Lake or other water body	<i>NO</i>		<i>NO</i>
Other means	<i>NO</i>		<i>NO</i>
Does your property abut a lake?	<i>NO</i>		<i>NO</i>
[Is the lake deemed by the Ministry of the	<i>NA</i>		<i>NA</i>



**Municipality of  
Magnetawan**

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

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

Environment Conservation and Parks (MOECP) to be at capacity for phosphorus load? **1-800-461- 6290 for enquiries	NA		NA
----------------------------------------------------------------------------------------------------------------------------------	----	--	----

4.2 Sewage Disposal	SEVERED LOT 1	SEVERED LOT 2	RETAINED (Original Lands)
Publicly owned and operated sanitary sewage system	Not Applicable		Not Applicable
Privately owned and operated individual septic tank Attach documentation of the results of the review by the North Bay Mattawa Conservation Authority	NA		NA
Privately owned and operated communal septic tank	NA		NA
Privy	NA		NA
Other Means (e.g. Advanced Treatment System) ** (Septic System over 10,000 litres requires Ministry of the Environment Conservation and Parks study and permit. 1-800-461-6290 for enquiries)	NA		NA



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

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

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]		
A landfill		
A sewage treatment plant or waste stabilization plant		
A provincially significant wetland [North Bay Mattawa Conservation Authority or the Ministry of the Environment Conservation and Parks]		
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]		
Flood Plain		
A rehabilitated mine site		
A non-operating mine site within one kilometer of the subject land		
An active mine site		
An industrial or commercial use, and specify the use (e.g. gravel pit)		
An active railway line		
Utility corridors (Natural Gas / Hydro)	<i>Hydro 1 through land ✓</i>	
A municipal or federal airport		

**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 *"NO"*

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

---



---



---



---



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

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

4.3 Other Services (indicate which service(s) are available)	SEVERED LOT 2	SEVERED LOT 2	RETAINED (Original Lands)
Electricity	<i>through Hydro / Line</i>		<i>through Hydro / Line</i>
School Bussing	<i>✓?</i>		<i>✓?</i>
Garbage Collection	<i>NO</i>		<i>NO</i>

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.

*Public Road "Municipality of Magnetawan"*

**5. LAND USE**

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

*Rural*

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?





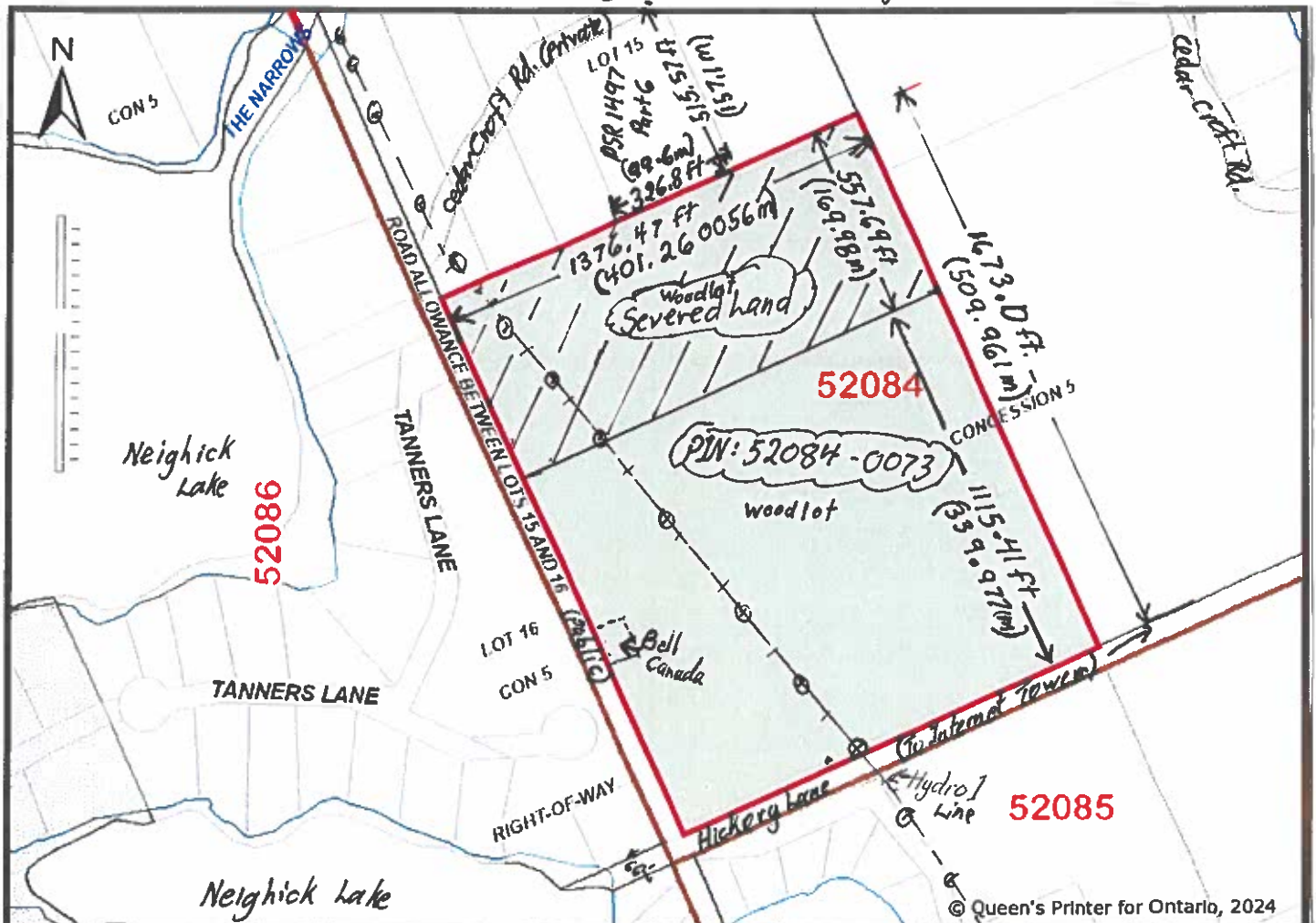
**MUNICIPALITY OF MAGNETAWAN  
COMMITTEE OF ADJUSTMENT  
CONSENT APPLICATION**

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

**8. SKETCH: The application MUST BE ACCOMPANIED BY A SITE SKETCH showing the following:**

- The boundaries and dimensions of the subject land proposed to be severed as well as the parcel to be retained, including the location of existing structures and driveway(s), other permanent features.
- The boundaries and dimensions of any land owned by the owner of the subject land and that abuts the subject land, the distance between the subject land and the nearest township lot line or landmark, such as a railway crossing or bridge
- The location of all land previously severed from the parcel originally acquired by the current owner of the subject land
- The approximate location of all natural and artificial features on the subject land and adjacent lands that in the opinion of the applicant may affect the application, such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tank.
- The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or right of way
- If access to the subject land is by water only, location of the parking and boat docking facilities to be used
- The location and nature of any easement affecting the subject land

Site Sketch Distances used are from "Survey - Plan PSR 1497 [May 2, 1969] John Bradbury Ontario Land Survey



Map - Copy from "Onland"-Ontario Land Registry - PIN# 52084 0073



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

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

Year the property was created? (if known)

*Until 1976 Belonged to Stockdale Family - Ruth Stockdale*

*Thomas Stockdale  
Richard Stockdale  
Ellen Stockdale*

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?

*Not Applicable*

**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.





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

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

**AUTHORIZATION, DECLARATIONS AND ACKNOWLEDGEMENTS**

I, Thomas Peter Stockdale, 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 \_\_\_\_\_ authorized \_\_\_\_\_ to make this application my behalf.

Date Oct 28, 2024

Signature of Owner Thomas Peter Stockdale  
on behalf of myself, William Richard Stockdale  
and Randy William Coombs

Date \_\_\_\_\_

Signature of Owner \_\_\_\_\_

**Sworn Declaration of Applicant**

I, Thomas Peter Stockdale of the City of Barrie in the County  
of Simcoe 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 Simcoe County in the City of Barrie  
this 28<sup>th</sup> day of October 2024.

Commissioner of Oaths

Robert Galloway  
Lawyer

Applicant Thomas Peter Stockdale

Applicant \_\_\_\_\_

Municipality of Magnetawan Planning Department

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

November, 2024

Attn. Erica Kellogg  
(Deputy Clerk-Planning and Development)  
Committee of Adjustment for,  
the Corporation of the  
Municipality of Magnetawan

Dear Committee Members ,

Since January of 1976, the stated parcel of land "CROFT CON 5 S PT Lot 15 PCL...: 8462 S/S REM." [Roll # 4944 030 0041] has been in joint ownership by my cousin Ellen Coombs (ne. Stockdale), my brother Richard Stockdale, and myself Thomas Stockdale. This parcel of land was part of our family's Cedar Croft and was given to us through the official Last Will and Testament of our Aunt Ruth Smith (ne. Stockdale). Since then we have jointly taken care of the land (paying taxes, upkeep, etc.).

We have always talked about doing something with this land (ie., officially dividing the land into 3 separate lots) in order to make it easier for future generations, but nothing was done. Last year my cousin Ellen passed away and her husband Randy Coombs, my brother Rick and I knew that it was time to do something with this parcel of land.

After rather extensive consultation with Randy Coombs, Richard Stockdale and myself, Thomas Stockdale we have decided to do the following: I would like to keep my portion of the land (ie. 1/3<sup>rd</sup>) for my next generation, and Randy and Richard will try to sell their 2/3<sup>rd</sup> section.

We would like to officially divide this property in order that I obtain the said 1/3<sup>rd</sup> section that is adjacent to our existing land.

The property in question is designated "Rural" and has:

- a] NO buildings/structures on it with,
- b] NO Lake Frontage
- or, c] No Water Access.

It is my intention to try to keep this land as part of the "Stockdale Family Legacy" for as long as possible, and to pass it down to future generations of my family.

Therefore, I would like permission to have said Lot 15 divided through official survey in order that I can obtain my 1/3<sup>rd</sup> portion of the land. This would allow my Brother and cousin to do what they wish with their portions of the land.

Please also find enclosed copies of : a) Parcel Register for Property Identification

- b) Copies of permission letters from the co-owners of the land
- and c) required cheque

Thank you for your kind attention to this matter.

Sincerely,



Tom Stockdale  
55 Pepler Place  
Barrie, Ont. L4N 5E3

(705) 816-4148

stockdalet@yahoo.ca

Oct. 21, 2024

Attn. : Municipality of Magnetawan  
Committee of Adjustment  
c/o Erica Kellogg, Deputy Clerk Planning and Development

To Whom It May Concern,

Whereas I, **RANDY WILLIAM COOMBS**, am one of the three (3) joint owners, along with WILLIAM RICHARD STOCKDALE and THOMAS PETER STOCKDALE, of those lands legally designated as:

- PCL 8462 SEC 55 SRO; PT LT 145 CON 5 CROFT SOUTH OF SOUTHERLY SHORE OF AHMIC LAKE EXCEPT THE RIGHT OF WAY OF THE AHMIC LAKE COLONIZATION ROAD & EXCEPT PSR1497, S/T THE DEBTS, IF ANY, OF THE SAID THOMAS NATHANIEL STOCKDALE, DECEASED & S/T THE DOWER, OR OTHER RIGHTS OF THE WIDOW OF THOMAS NATHANIEL STOCKDALE, DECEASED & S/T THE DEBTS, IF ANY, OWING BY THE ESTATE OF MARY RUTH STOCKDALE, DECEASED & S/T LT43074, T/W LT43074; S/T LT168020; MAGNETAWAN (the "Lands")

I, **RANDY WILLIAM COOMBS**, give THOMAS PETER STOCKDALE permission and the legal authority to work and act on my behalf concerning applying for a severance of the above-mentioned Lands through the Municipality of Magnetawan Committee of Adjustment. The severance in question would concern Thomas Stockdale applying to the Municipality of Magnetawan Committee of Adjustments to sever a one-third [1/3<sup>rd</sup>] portion of the above mentioned Lands, being his interest in the Lands, and transferring same to him. Such severed portion of the Lands would be adjacent to the property currently owned by Thomas Stockdale, being PSR – 1497.

I am in agreement with the above proposed plan to sever the Lands.

Thank you for your kind attention to these matters.

Sincerely,

Randy Coombs.  
(Signature)

B. Stockdale  
(Witness Signature)

Oct 29/2024  
(Date)

Oct. 28/2024  
(Date)

(Lggy)

Oct. 21, 2024

Attn. : Municipality of Magnetawan  
Committee of Adjustment  
c/o Erica Kellogg, Deputy Clerk Planning and Development

To Whom It May Concern,

Whereas I, **WILLIAM RICHARD STOCKDALE**, am one of the three (3) joint owners, along with RANDY WILLIAM COOMBS and THOMAS PETER STOCKDALE, of those lands legally designated as:

- PCL 8462 SEC SS SRO; PT LT 145 CON 5 CROFT SOUTH OF SOUTHERLY SHORE OF AHMIC LAKE EXCEPT THE RIGHT OF WAY OF THE AHMIC LAKE COLONIZATION ROAD & EXCEPT PSR1497, S/T THE DEBTS, IF ANY, OF THE SAID THOMAS NATHANIEL STOCKDALE, DECEASED & S/T THE DOWER, OR OTHER RIGHTS OF THE WIDOW OF THOMAS NATHANIEL STOCKDALE, DECEASED & S/T THE DEBTS, IF ANY, OWING BY THE ESTATE OF MARY RUTH STOCKDALE, DECEASED & S/T LT43074, T/W LT43074; S/T LT168020; MAGNETAWAN (the "Lands")

I, **WILLIAM RICHARD STOCKDALE**, give THOMAS PETER STOCKDALE permission and the legal authority to work and act on my behalf concerning applying for a severance of the above-mentioned Lands through the Municipality of Magnetawan Committee of Adjustment. The severance in question would concern Thomas Stockdale applying to the Municipality of Magnetawan Committee of Adjustments to sever a one-third [ $1/3^{\text{rd}}$ ] portion of the above mentioned Lands, being his interest in the Lands, and transferring same to him. Such severed portion of the Lands would be adjacent to the property currently owned by Thomas Stockdale, being PSR – 1497.


I am in agreement with the above proposed plan to sever the Lands.

Thank you for your kind attention to these matters.

Sincerely,

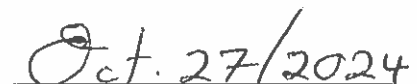


(Signature)

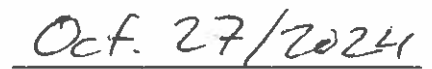


(Witness Signature)

(Liam Stockdale)



(Date)



(Date)