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DESC:



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.

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

Telephone Number (Home): JJPlan@vianet.ca

Fax Number:

Telephone Number (Business): 705-746-5667

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: Paul Woods

Mailing Address: 528 arbor rd Mississauga On L5G2j4

Telephone Number (Home):

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: Croft

Concession: 9

Lot: 24

Reference Plan:

Part/Block/Lot:

Street Name and Number: 6502 Highway No. 124

(If corner lot, please include both Street Names)

Water Access only:

(Name of Waterbody)

Area of subject lands (ha): 0.04

Frontage (m): 25

Depth (m): 17

**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?

Village Residential (RV)

**6) REASONS FOR REQUEST**

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

Site-specific rezoning to allow an existing trailer to be located on the property. Owner will apply for a trailer license once the zoning is approved

**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? \_\_\_\_\_

Existing trailer (has existed on the lot 10 + years)

What are they used for? Residential

Please complete the following for each building or structure:

	Building One	Building Two	Building Three
Type of Building	Trailer		
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: 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? 2013

How long have the "existing uses" continued on the subject lands? 10+ years

**9) SERVICING**

	Municipal	Private	Other
Water Supply	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sewage Disposal	<input type="checkbox"/>	<input 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? \_\_\_\_\_

What is the status of the application? \_\_\_\_\_

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.

<b>Required Sketch</b>

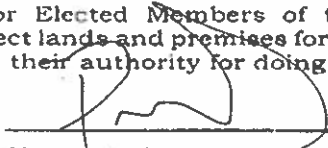
**Required Sketch should include the following:**

- Lot dimensions
- Major Physical Features
- Surrounding Land Uses
- Buildings and Structures
- Sewage and Water Systems

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.


June 3, 2022  
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.

June 3, 2022  
Date

  
Signature of Registered Owner(s) or Agent

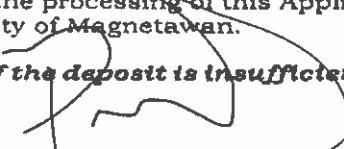
14) PAYMENT OF FEE AND DEPOSIT

- Application Fee \$ 700.00
- Residential Deposit Fee (By-law 2004-09) \$ 1,000.00
- Commercial/Industrial Deposit Fee (By-law 2004-09) \$ 2,500.00

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.**

June 3, 2022  
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

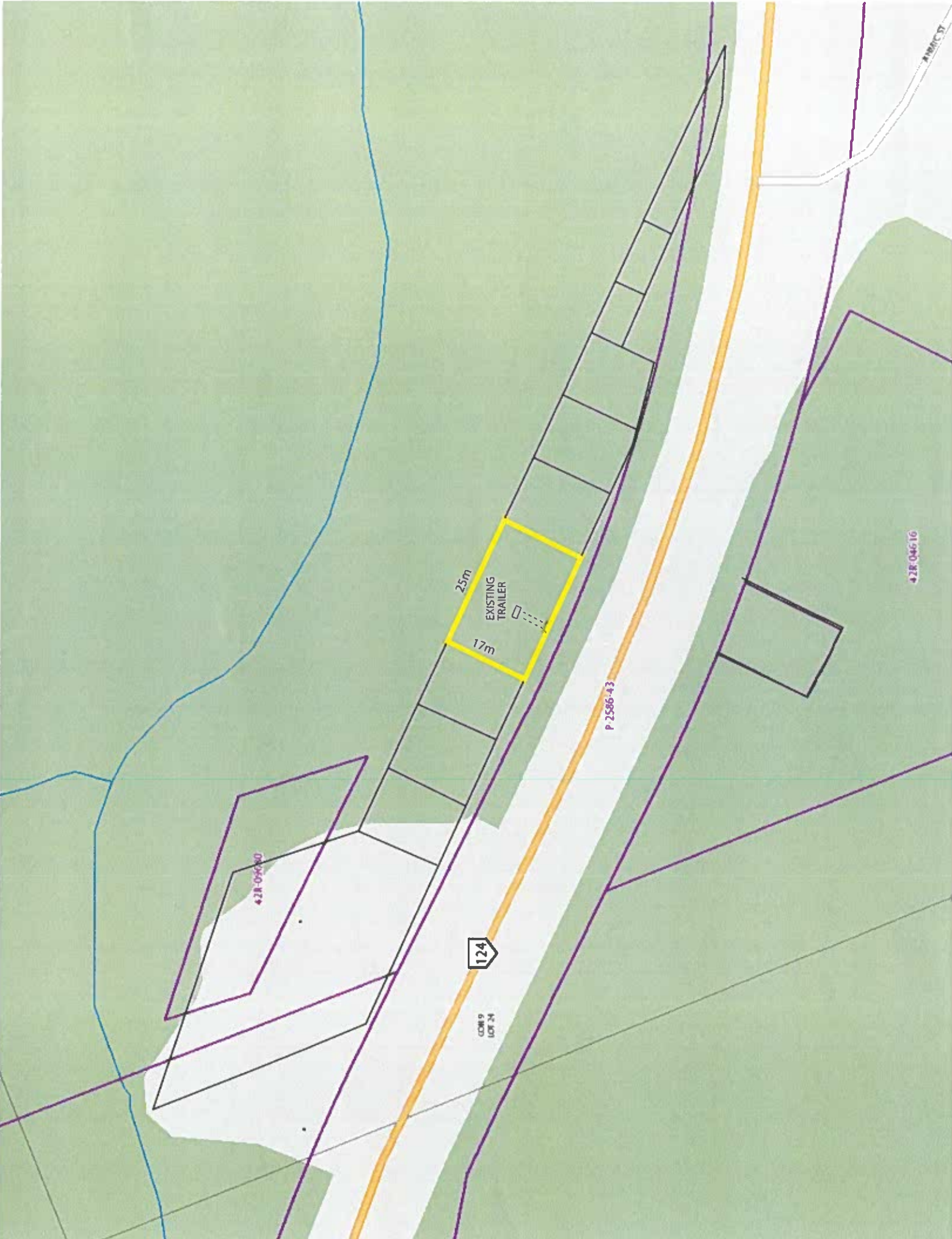
15) AFFIDAVIT

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 3 day of June, 2022

June 27/2022  
Date

  
Signature of Registered Owner(s) or Agent



25m

EXISTING TRAILER

17m

P 2586-13

124

CON 9  
LOT 34

42R-04620

42R-04616

ANNEX ST