



**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](http://www.magnetawan.com)

**APPLICATION FORM**

**ZONING BY-LAW AMENDMENT**

Date Received by Municipality: \_\_\_\_\_

**1) APPLICATION INFORMATION**

Name of Applicant: Ryan Lloyd, PLANSCAPE Inc.

Mailing Address: 104 Kimberley Ave, Bracebridge, ON, P1L 1Z8

Telephone Number (Home): 705 394 6676

Fax Number: \_\_\_\_\_

Telephone Number (Business): 705 645 1556

Fax Number: \_\_\_\_\_

Email: rlloyd@planscape.ca

**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: Brandon and Ashley Cordua

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

Telephone Number (Home): 905-5

01

Fax Number: \_\_\_\_\_

Email: brandon.cordua@rbc.com

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: Spence

Concession: 14 Lot: PT LT 13

Reference Plan: 42R-2703

Part/Block/Lot: Parts 8-13

Street Name and Number: 184 Silver Lake Road, Magnetawan, Ontario

(If corner lot, please include both Street Names)

Water Access only: \_\_\_\_\_

(Name of Waterbody)

severed lot  
Area of subject lands (ha): 0.47

Frontage (m): 80

Depth (m): 62

Area of retained lot: 0.91 ha

Frontage: 104

Depth: 74.8 average

5)      **OFFICIAL PLAN / ZONING STATUS**

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

What is the current Zoning?  
Shoreline Residential (RS)

6)      **REASONS FOR REQUEST**

Please describe the reasons for and extent of, the request:  
The Zoning By-law amendment is a condition of approval for the severed and retained lots. The severed lot is non-compliant in lot area and lot frontage., while the retained lot is non-compliant in lot area.

7)      **ACCESS**

Are the subject lands accessible by:

- ☐ Provincial Highway
- ☐ Municipal Road (seasonal maintenance)
- ☒ Municipal Road ( year round maintenance)
- ☒ Right of Way                      PCL 26362 SS
- ☐ Unopened Road Allowance
- ☐ Water Access
- ☐ Other (describe) \_\_\_\_\_

Silver Lake Road

8)      **BUILDINGS, STRUCTURES AND USES**

What are the existing buildings on the subject land? Severed lot - Vacant  
Retained lot - detached dwelling and shed

What are they used for? Shoreline residential

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: Shoreline Residential

Are any buildings or structures to be build on the subject lands?  
☐ yes      ☐ no      none proposed at this time

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? May 2018

How long have the “existing uses” continued on the subject lands? unknown

9)      **SERVICING**

	<u>Municipal</u>	<u>Private</u>	<u>Other</u>
Water Supply	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sewage Disposal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Frontage on Road	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is storm drainage provided by:	<input type="checkbox"/> Sewer	<input type="checkbox"/> Ditch	<input type="checkbox"/> Swale
	<input type="checkbox"/> 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? B019/24

What is the status of the application? Approved

Have the subject lands ever been the subject of an application under Section 34 of *The Planning Act* (rezoning)?      ☐ yes      ☐ no      unknown

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.

18/SEP/2024  
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.

See attached authorization.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Registered Owner(s) or Agent

**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.**

\_\_\_\_\_  
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.

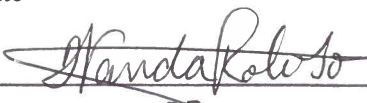
**15) AFFIDAVIT**

I, Ryan Lloyd (Planscape Inc.) of the Township of Brock in the Region of Durham 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 the Town of Bracebridge in the        District  
of Muskoka this 18th day of September, 2024,

18/SEP/2024  
Date

  
Signature of Registered Owner(s) or Agent

  
COMMISSIONER

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Wanda Adriana Roloson,  
a Commissioner, etc., Province of  
Ontario, for Planscape Inc.  
Expires April 17, 2026.

## OWNER'S AUTHORIZATION

I/We, Brandon Cordua and Ashley Cordua , owning property described as:

Part of Lot 13, Concession 14, former Township of Spence, now in the Municipality of Magnetawan, in the Central Almaguin Planning Board area

Civic Address: 184 Silver Lake Road  
Roll Number: 4944 040 007 124800

hereby appoint **PLANSCAPE INC**, 104 Kimberley Avenue, Bracebridge, Ontario, P1L 1Z8 to act as agent to represent me/us in matters noted below for the property described above.

2023-11-27

Date: \_\_\_\_\_

e-Signed by Brandon Cordua  
on 2023-11-27 16:26:01 GMT

Brandon Cordua

e-Signed by Ashley Cordua  
on 2023-11-27 19:08:14 GMT

Ashley Cordua

## FREEDOM OF INFORMATION AND PRIVACY

Personal information contained in this form, collected and maintained pursuant to Section 53 of The Planning Act, will be used for the purpose of responding to the Application and creating a public record. The Owner's Signature acknowledges that "personal information [is] collected and maintained specifically for the purpose of creating a record available to the general public;" per Section 14(1)(c) of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56.

The applicant acknowledges that the Township considers the application forms and all supporting materials, including studies and drawings, filed with this application to be public information and to form part of the public record. With the filing of an application, the applicant consents to the Township photocopying and releasing the application and any supporting material either for its own use in processing the application or at the request of a third party, without further notification to or permission from the applicant. The applicant also hereby states that it has authority to bind its consultants to the terms of this acknowledgement.

2023-11-27

Date: \_\_\_\_\_

e-Signed by Brandon Cordua  
on 2023-11-27 16:26:03 GMT

Brandon Cordua

e-Signed by Ashley Cordua  
on 2023-11-27 19:08:07 GMT

Ashley Cordua