

RECEIVED

APR 15 2025

CODE:
DESC:

17-2



**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: Mitchell Mulligan

Mailing Address: 4601 Hwy 124 Magnetawan POA 1P0

Telephone Number (Home): 705-787-5992 Fax Number: _____

Telephone Number (Business): _____ 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: _____

Mailing Address: _____

Telephone Number (Home): _____ Fax Number: _____

Correspondence to be sent to: ☐ Owner ☐ Agent ☐ Both

3) MORTGAGES, CHARGES OR OTHER ENCUMBRANCES

Name: Kawartha Credit Union

Mailing Address: PO Box 116 Peterborough ON K9J 6Y5

Name: _____

Mailing Address: _____

4) SUBJECT LANDS

Geographic Township: Croft Concession: 8 Lot: 3

Reference Plan: _____ Part/Block/Lot: 31

Street Name and Number: 4601 Highway 124

(If corner lot, please include both Street Names)

Water Access only: _____

(Name of Waterbody)

Area of subject lands (acre): 24.19 Frontage (m): 100 Depth (m): 1000

5) **OFFICIAL PLAN / ZONING STATUS**

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

What is the current Zoning?

Rural Residential

6) **REASONS FOR REQUEST**

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

Would like to rezone a portion of the property to be used for marine repairs & storage

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?

House, garage, shed

What are they used for?

House Personal use

Please complete the following for each building or structure:

	Building One	Building Two	Building Three
Type of Building	House	Garage	Shed
Setback from Front Lot Line	270m	303m	268m
Setback from Rear Lot Line	725m	690m	729m
Setback from Side Lot Line	27m	53m	17m
Setback from Side Lot Line	58m	39m	86m
Height (metres)	8.5	6m	3m
Dimensions	28x52	30x44	10x14
Floor Area sq ft	1456	1320	140
Date of Construction	2017	2021	2023

What is the proposed future use of the subject lands: part residential
use, part Marina + storage

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

☐ yes

☒ no plans to 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? 2016

★ How long have the "existing uses" continued on the subject lands? Subdivided in
1998

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 checked="" 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.

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.

April 14, 2025
Date

Caitlyn Mulligan
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.

April 14, 2025
Date

Caitlyn Mulligan
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.

April 14, 2025
Date

Caitlyn Mulligan
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

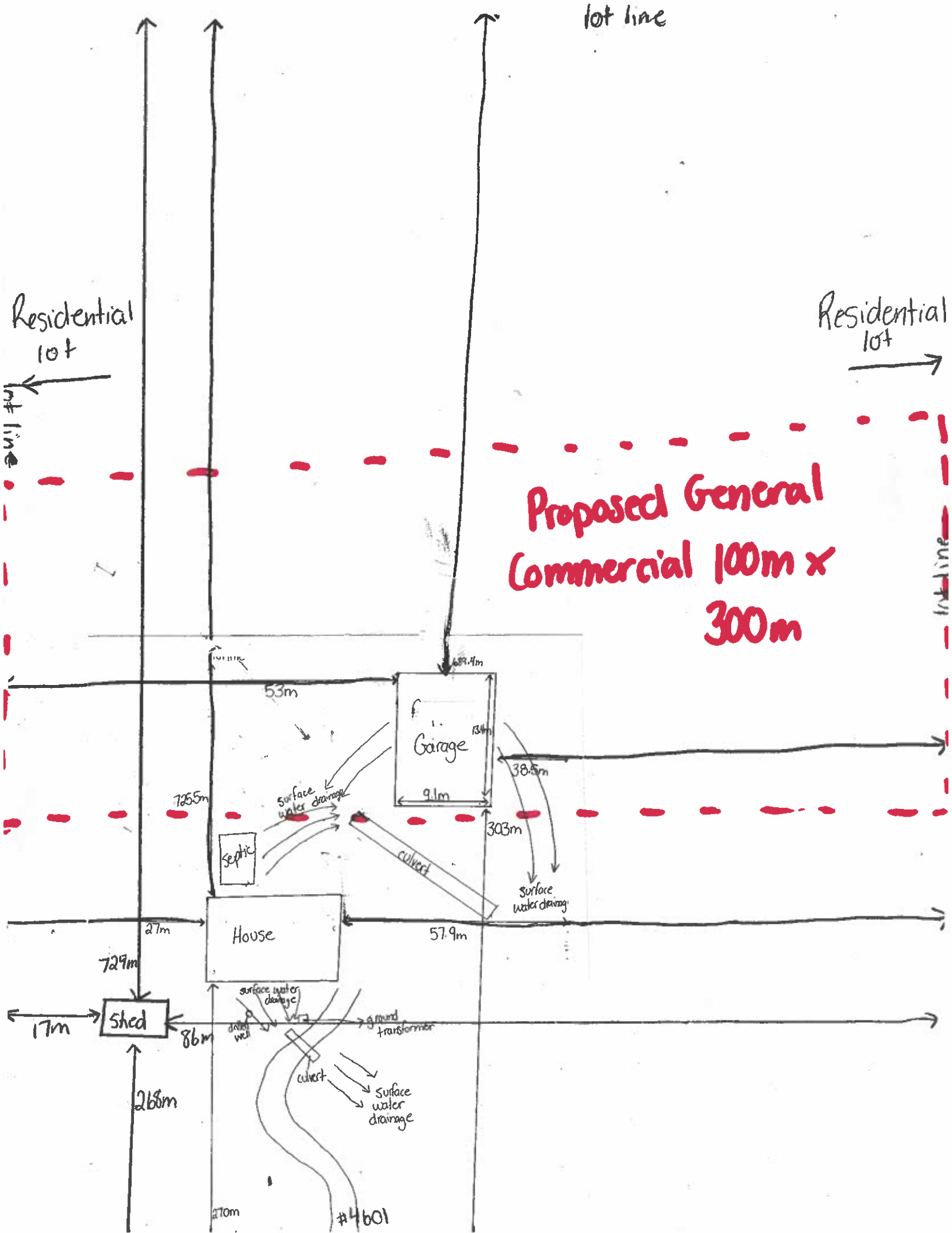
I, Mitchell Mulligan of the Municipality of Magnetawan in the District of Parry Sound solemnly declare that all of the above statements contained herein and in all exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of "The Canada Evidence Act".

DECLARED BEFORE ME at the municipal office in the Municipality of Magnetawan,
of District Parry Sound this 17 day of April 2025,

April 17, 2025
Date

Mitchell Mulligan
Signature of Registered Owner(s) or Agent

Erica Kellogg, Deputy Clerk
Commissioner for taking oaths,
Municipality of Magnetawan,
District of Parry Sound



Mulligan Rezoning

I am looking to rezone a portion of my property from residential to general commercial, to open a boat repair and storage / small engine repair etc, business. Looking to include my current garage as part of the commercial zoning as well as a portion of my land to use for storage.

**MTO Highway Corridor Management Response to Pre-consultation Request 2025-52H-000062
Submitted on January 31, 2025/Réponse à la demande de consultation préalable au Bureau de
gestion des couloirs routiers du MTO no 2025-52H-000062 soumise le 31 janvier...**

From HCMS-Do-Not-Reply <HCMS@ontario.ca>

Date Wed 2025-02-26 12:20 PM

To m.mulligan68@hotmail.com <m.mulligan68@hotmail.com>

Please see the response below to the Pre-consultation request you submitted on January 31, 2025.

Hi Mitchell,

I have reviewed the requirements for MTO to support a rezoning of your property to allow for a small repair business. Based on the information you have provided, MTO would have no objections in principle to adding an additional use to the rural zoning of the property. MTO will be circulated on the rezoning application and official comments will be made at that time based on the information in the application.

Please contact me if you have further questions or concerns.

If you have any questions, please contact:

Employee to whom the Pre-consultation has been assigned to for review:

Rebecca Debruyn

Phone: 705-491-2658

Email: Rebecca.Debruyn@ontario.ca

Ministry of Transportation
Highway Corridor Management Section - Huntsville Office
207 Main St W
Huntsville, ON
P1H 1Z9

Please retain this email for your records.

Thank You,
Highway Corridor Management
Ministry of Transportation of Ontario
<https://www.hcms.mto.gov.on.ca>