

CENTRAL ALMAGUIN PLANNING BOARD

63 Marie Street, P.O. Box 310
South River Ontario POH 1X0
705-386.2573 Email: admin@centralapb.ca
Website: http://capb.ca

AN APPLICATION FOR CONSENT UNDER SECTION 53 OF THE PLANNING ACT, R.S.O. 1990 c.P.13

FILE # B /

PLEASE PRINT OR TYPE AND COMPLETE ALL APPROPRIATE BOXES.

1. APPLICANT INFORMATION

Applicant(s):

Name(s) of Property Owner(s): Robert : Janet Zwierschke

Phone #: Home: Mobile: 905 323 5138 Business:

Mailing Address: 155 Metler Road Ridgeville

Postal Code: L0S 1M0 Email Address: rw-zwierschke@sympatico.ca

Agent for the Applicant

The property owner(s) may appoint a person or an agent to act on their behalf for processing this application and attending the meeting at which it will be considered, or a person who is to be contacted about the application for communication. This may be a person or firm acting on behalf of the property owner(s). Owner authorization is required in Section 11 of this form if the applicant is an agent appointed by the owner.

Name of Contact Person/Agent:

Phone #: Home: Mobile: Business:

Address:

Postal Code: Email Address:

2. LOCATION OF THE SUBJECT LAND (District of Parry Sound)

Tax Roll Number: 85 Audrey Smith - 49 44 010 001 46600 0000

Municipality / Unincorporated Township: MAGNETAWAN

Municipal Address (Civic Address): 85 Audrey Smith Road

Legal Description: Concession: 4 Lot Number: Registered Plan: PSR-593

Lot(s): 27:28 Reference Plan: _____ Part(s): Part 1 REM PCL 10917

Parcel Number: Reg 10.26 AC PIN: _____

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.

75 AUDREY SMITH ROAD
 Tax Roll # 49 44 010 001 38800 0000
 PLAN M230 Lots 1 & 2 PCL 1348455
 PCL 1117255 1.0 AC

3. PURPOSE OF THE APPLICATION:

3.1 Type and Purpose of proposed transaction(s) that requires the Consent:

___ Create a new lot (or re-establish an existing parcel) / ___ Lot Addition / ___ Easement
 Other: Charge ___ / Release a Mortgage ___ Lease ___ ✓ Line Adjustment

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

3.3 If a lot addition, identify the lands to which the parcel will be added _____

3.4 Mortgage, Charges or other Encumbrances: Name _____

Mailing Address _____

4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

(Complete each Section in order that your application can be processed. Incomplete applications may be delayed.)

(If 2 new lots are proposed, split the SEVERED section and apply appropriate dimensions and information through Sections 4.1 through

4.1 Description / Size	<u>75 AUDREY SMITH</u>		<u>85 AUDREY SMITH</u>	
	SEVERED	RETAINED	RETAINED	
Frontage (m)	original <u>13.152 m</u>	following <u>50.932 m</u>	original <u>165 m</u>	following <u>187.22 m</u>
Depth (m)	<u>49 m</u>		<u>340 m</u>	
Area (ha)	original <u>4.05 ha</u>	following <u>3.103 ha</u>	original <u>4.152 ha</u>	following <u>4.247 ha</u>
4.2 Existing Use of Property:	<u>Residential</u>		<u>Residential</u>	
4.3 Existing Building or Structures and date of construction	<u>Cottage - unknown ? 1970's</u>		<u>Cottage - 1969</u>	

4.4 Proposed Use of the Severed and Retained Parcels	RESIDENTIAL	RESIDENTIAL
4.5 Road Access: Provincial highway MANDATORY: <i>Provide written comments from MTO North Bay. 705-497-5401</i>		
Municipal road, maintained all year		
Municipal Road, seasonally maintained	YES	YES
Other Public Road (e.g. Local Roads Board)		
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.		
MNRF Road Allowance <i>[Written report from the MNRF if an MNRF road allowance is used for access to the subject land. North Bay Office: 705-475-5550]</i>		
4.6 Water Access Lots: Describe the parking and docking facilities to be used and the approximate distance of these facilities for the subject land and the nearest public road.		

4.7 Water Supply	75 ANDREY SMITH SEVERED	85 ANDREY SMITH RETAINED
Publicly owned and operated piped water system		
Privately owned and operated individual well	YES	YES
Privately owned and operated communal well		
Lake or other water body		
Other means		
Does your property abut a lake?		

[Is the lake deemed by the Ministry of the Environment Conservation and Parks (MOECP) to be at capacity for phosphorus load ? **1-800-461-6290 for enquiries]

TS AUDREY SMITH

8S AUDREY SMITH

4.8 Sewage Disposal	SEVERED RETAINED	RETAINED
Publicly owned and operated sanitary sewage system		
Privately owned and operated individual septic tank <i>Attach documentation of the results of the review by the North Bay Mattawa Conservation Authority</i>	YES	YES
Privately owned and operated communal septic tank		
Privy		
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)		

TS AUDREY SMITH

8S AUDREY SMITH

4.9 Other Services (indicate which service(s) are available)	SEVERED RETAINED	RETAINED
Electricity	YES	YES
School Bussing		
Garbage Collection		

4.10 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.

5. LAND USE

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

Shoreline Residential

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?

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 <i>[MANDATORY: Attach MDS work sheets from OMAFRA]</i>	No	No
A landfill	No	No
A sewage treatment plant or waste stabilization plant	No	No
A provincially significant wetland <i>[North Bay Mattawa Conservation Authority or the Ministry of the Environment Conservation and Parks]</i>	No	No
A provincially significant wetland within 120 meters of the subject land <i>[North Bay Mattawa Conservation Authority or the Ministry of the Environment Conservation and Parks]</i>	No	No
Flood Plain	No	No
A rehabilitated mine site	No	No
A non-operating mine site within one kilometer of the subject land	No	No
An active mine site	No	No
An industrial or commercial use, and specify the use (eg gravel pit)	No	No
An active railway line	No	No
Utility corridors (Natural Gas / Hydro)	No	No
A municipal or federal airport	No	No

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

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

Year the property was created? (if known) 1962 Plan M-230

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?

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.

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

- a. 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.
- b. 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
- c. The location of all land previously severed from the parcel originally acquired by the current owner of the subject land
- d. 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.
- f. 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
- g. If access to the subject land is by water only, location of the parking and boat docking facilities to be used
- h. The location and nature of any easement affecting the subject land

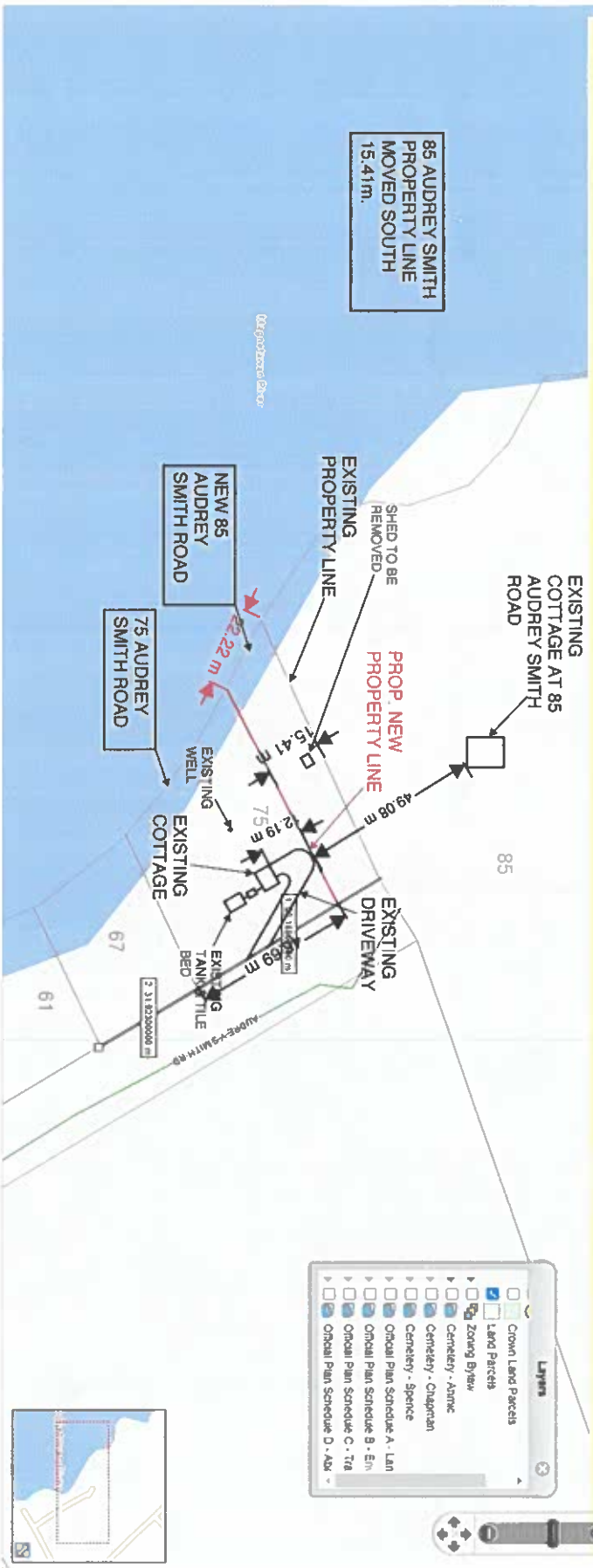
9. OTHER INFORMATION: Is there any other information that you think may be useful to the Board or other agencies reviewing the application? If so, explain below or attached on a separate page.



Municipality of Magnetawan Community Map

Find a Business Find an Address

Scale 20 2000000 m
Measurements is currently in progress state



Layers

- Crown Land Parcels
- Land Parcels
- Zoning Bylaw
- Cemetery - Anzac
- Cemetery - Chapman
- Cemetery - Spence
- Official Plan Schedule A - L1M
- Official Plan Schedule B - E1M
- Official Plan Schedule C - T1A
- Official Plan Schedule D - ADP

CGIS Spatial Sources Legal

x: -79 60250 y: 45 6603

1: 1547.3



10. AFFIDAVIT OR SWORN DECLARATION (all applicant(s))

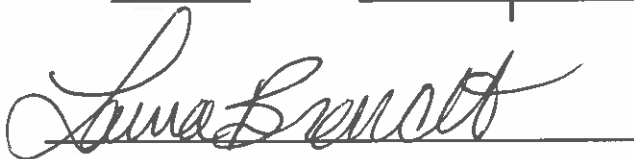
I, Robert Zwierschke OF THE Fonthill
IN THE DISTRICT OF Niagara MAKE OATH AND SAY THAT THE INFORMATION
CONTAINED IN THIS APPLICATION IS TRUE AND THAT THE INFORMATION CONTAINED IN THE DOCUMENTS
THAT ACCOMPANY THIS APPLICATION IS TRUE.

SWORN OR DECLARED BEFORE ME

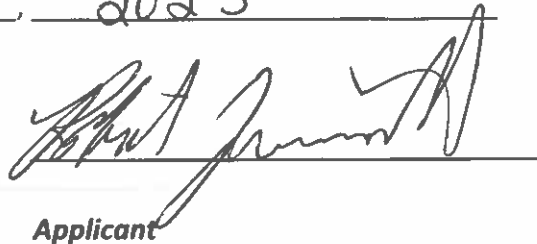
AT THE Municipal office.

IN THE Municipality OF Magnetawan

THIS 21st DAY OF July, 2023



A COMMISSIONER OF OATHS



Applicant

Laura Brandt
Deputy Clerk
Commissioner for taking oaths
Municipality of Magnetawan
District of Parry Sound

11. AUTHORIZATION OF AGENT (if applicable)

11.1 If the applicant is not the owner of the land subject in this application, written authorization of the property owner authorizing the particular person to act as their agent to make the application and represent them at the meeting when the Board considers this matter, must be submitted with this application form OR the authorization section below be completed.

AUTHORIZATION OF OWNER FOR AGENT TO MAKE THE APPLICATION

I, _____, AM THE OWNER OF THE LAND THAT IS THE SUBJECT OF THIS APPLICATION FOR CONSENT AND HEREBY AUTHORIZE _____

TO MAKE THIS APPLICATION ON MY BEHALF.

DATED: _____ SIGNATURE OF PROPERTY OWNER _____

11.2 If the applicant is not the owner of the land that is the subject of this application, complete the authorization of the owner concerning personal information set out below.

APPOINTMENT AND AUTHORIZATION OF AN AGENT AND CONSENT TO PROVIDE PERSONAL INFORMATION

I, _____, AM THE OWNER OF THE LAND THAT IS THE SUBJECT OF THIS APPLICATION FOR CONSENT AND FOR THE PURPOSES OF THE FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT, I AUTHORIZE _____ TO SUBMIT THE INFORMATION REQUIRED FOR THIS PURPOSE.

DATED _____ SIGNATURE OF PROPERTY OWNER _____

12. CONSENT OF OWNER TO THE USE AND DISCLOSURE OF PERSONAL INFORMATION

I/WE Robert & Janet Zwieschke, AM/ARE THE OWNER(S) OF THE LAND THAT IS THE SUBJECT OF THIS CONSENT APPLICATION AND FOR THE PURPOSES OF THE MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PERSONAL PRIVACY ACT, I/WE 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.

DATED April 25/2023 SIGNATURE OF PROPERTY OWNER Robert Zwieschke
Janet Zwieschke