



Application for Rezoning
Township of Manitowadge
Planning Department

| | |
|--|---|
| Application For (Check Appropriate Boxes) | FOR Township of Manitowadge USE ONLY |
| <input checked="" type="checkbox"/> Zoning Amendment <input checked="" type="checkbox"/> Major <input type="checkbox"/> Minor NOTE: Any Minor application may be considered Major in accordance with Appendix 1. | Related Applications: |
| <input type="checkbox"/> Removal of Holding Symbol <input type="checkbox"/> Removal of Environmental Holding Symbol | File Number: |
| | Date Received: |

1. Contact Information

| | | |
|--|--|---------------------------------|
| Registered Owner ¹ : Christine Roszel Jesse Zetter-Desjardins | Address: 411 Manitou Rd East Manitouwadge, ON P0R2C0 | Home: 705 507 4225 |
| | | Business: 705 562 8010 |
| | | Fax: |
| | | Email: jzdesjardins@hotmail.com |
| | | |
| Applicant ² : | Address: | Home: |
| | | Business: |
| | | Fax: |
| | | Email: |
| | | |
| Agent: | Address: | Home: |
| | | Business: |
| | | Fax: |
| | | Email: |
| | | |
| Ontario Land Surveyor: | Address: | Home: |
| | | Business: |
| | | Fax: |
| | | Email: |
| | | |

¹ If there is more than one Owner, please attach a separate page with the required information. If the owner is a numbered company, give the name and address of principal owner.

² Owner's authorization is required if the applicant is not the owner (Section 12).

1.1 Names and addresses of any holders of mortgages, charges or other encumbrances:

Scotiabank
2 Hemlo Drive
Marathon, ON
POT 2EO

1.2 Please indicate to whom all correspondence should be sent (one only). This person will act as the Application Coordinator.

Owner Applicant Agent

2. Location of Subject Land

| | | | | | |
|--|--------------------------|-----------------------------------|------------------------|---------|-----------------------------|
| Assessment Roll No. | Lot(s) Parts 7-8 | Concession(s) | | | Former Township Gertrude |
| Registered Plan No.(s) CL 11011 | Lot(s) / Block(s) 7-8 | Reference Plan No.(s) 55R11274 | | | Part Number(s) |
| Municipal Address (Street No. and Name) 411-413 Manitou Rd East | Area (ha) 8.29 ac | Depth (m) | Frontage (m) 606.95 | PIN No. | |
| Date Property Acquired: April 1 st / 2022 | | | | | |

3. Applications

3.1 Please indicate whether this land was the subject of any other applications under the *Planning Act*?

| Application | Yes | No | File No. | Status |
|-----------------------------------|-------------------------------------|-------------------------------------|----------|--------|
| Amendment to Official Plan | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |
| Plan of Subdivision / Condominium | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |
| Zoning Amendment | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | |
| Minister's Zoning Order | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |
| Consent | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |
| Site Plan Approval / Amendment | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | | |
| Minor Variance | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |

Current Land Use(s)

3.2 What are the uses of the subject land?

Residential + Short-Term Rental

3.3 Provide the length of time that the uses of the subject land have continued.

13 months

3.4 Are there any buildings or structures on the subject land? Please add a separate sheet if more than three buildings or structures exist.

Yes No

If **Yes**, please complete the following table.

Existing Buildings and Structures

| | Building or Structure | | |
|------------------------------|-----------------------------------|----------------------------------|--------------------------------|
| | Bldg. 1 | Bldg. 2 | Bldg. 3 |
| Type | <i>Residential (411)</i> | <i>Residential (413)</i> | <i>Well House</i> |
| Setbacks – Front (m) | <i>16m</i> | <i>16m</i> | <i>5m</i> |
| Setbacks – Rear (m) | <i>137m</i> | <i>137m</i> | <i>4m</i> |
| Setbacks – Side (m) | <i>76.2m</i> | <i>76.2m</i> | <i>4m</i> |
| Setbacks – Side (m) | <i>106m</i> | <i>121m</i> | <i>152m</i> |
| Floor Area (m ²) | <i>1000sqft (92m²)</i> | <i>900sqft (83m²)</i> | <i>50sqft (4m²)</i> |
| Height (m) | <i>5m</i> | <i>5m</i> | <i>3m</i> |
| Date of Construction | <i>Approx. 1960</i> | <i>Approx. 1960</i> | <i>Approx. 1960</i> |

3.5 Please provide the current Official Plan designations and Secondary Plan designations, where applicable and an explanation of how the application conforms to the Official Plan.

See attached.

3.6 Please provide the current Zoning of the subject land.

Rural / Residential



- 3.7 Is the subject land within an area where the Township has predetermined the minimum and/or maximum density requirements or minimum and/or maximum height requirements?
- Yes No

If **Yes**, please indicate these requirements.

- 3.8 Will the proposed rezoning implement an alteration to the boundary of an area of settlement or implement a new area of settlement?
- Yes No

If **Yes**, please provide details of the Official Plan/Official Plan amendment that deals with this matter.

- 3.9 Will the application remove land from an area of employment?
- Yes No

If **Yes**, please provide details of the Official Plan/Official Plan amendment that deals with this matter.

- 3.10 If the subject land is within an area where zoning with conditions may apply, provide an explanation of how the application conforms to the Official Plan policies relating to zoning with conditions.

4. Proposed Amendment

4.1 Describe the nature, extent and reason for the rezoning requested:

Additional Short-term rental unit for 3rd dwelling

4.2 What are the proposed uses of the subject land?

Short term rental

4.3 Are any buildings or structures proposed to be built on the subject land? Please add a separate sheet if more than three buildings or structures are proposed.

Yes No

If **Yes**, please complete the following table.

Proposed Buildings and Structures

| | Building or Structures | | |
|------------------------------|-------------------------|---------|---------|
| | Bldg. 1 | Bldg. 2 | Bldg. 3 |
| Type | <i>Residential</i> | | |
| Setbacks – Front (m) | <i>10.6m 33m</i> | | |
| Setbacks – Rear (m) | <i>32m 106m</i> | | |
| Setbacks – Side (m) | <i>1.52m</i> | | |
| Setbacks – Side (m) | <i>121m</i> | | |
| Floor Area (m ²) | <i>86 (9ft x 80m)</i> | | |
| Height (m) | <i>To be determined</i> | | |

5. Provincial Policy Statement and Provincial Plans

5.1 Is the proposed amendment to the Zoning By-law consistent with the Provincial Policy Statements issued under subsection 3(1) of the Planning Act?

Yes No

5.2 Is the subject land within an area of land designated under any Provincial Plan or Plans (i.e. Oak Ridges Moraine Plan, the Greenbelt Plan or the Growth Plan)?

Yes No

If **Yes**, does the proposed amendment conform to or does not conflict with the Provincial Plan or Plans?

Yes No

6. Servicing

6.1 Indicate below the existing and proposed type of servicing. Any servicing information/reports required, are to be attached.

| | Existing | Proposed |
|------------------------|---|---|
| Water Supply System | <input type="checkbox"/> Municipal piped water system <input checked="" type="checkbox"/> Individual wells <input type="checkbox"/> Other, describe: | <input type="checkbox"/> Municipal piped water system <input checked="" type="checkbox"/> Individual wells <input type="checkbox"/> Other, describe: |
| Sewage Disposal System | <input type="checkbox"/> Municipal sewage system <input checked="" type="checkbox"/> Individual septic system <input type="checkbox"/> Other, describe: | <input type="checkbox"/> Municipal sewage system <input checked="" type="checkbox"/> Individual septic system <input type="checkbox"/> Other, describe: |
| Stormwater Drainage | <input type="checkbox"/> Storm sewers <input checked="" type="checkbox"/> Ditches/swales <input type="checkbox"/> Other, describe: | <input type="checkbox"/> Storm sewers <input checked="" type="checkbox"/> Ditches/swales <input type="checkbox"/> Other, describe: |

6.2 Both a **servicing options report** and a **hydrogeological report** are required if the proposed amendment would permit development on privately owned and operated individual or communal septic systems, and **more than 4,500 litres of effluent** would be produced per day as a result of the development being completed.

7. Access

7.1 Please indicate the method of access to the subject land.

- Provincial Highway
- Regional Road
- Municipal Road, maintained:
 - All Year
 - Seasonally
- Right-of-Way
- By Water

7.2 If access to the subject land will be by water only, please indicate the parking and docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road.

See attached.

8. Minimum Distance Separation from Existing Livestock Facilities:

8.1 Minimum Distance Separation is applied to lands being considered for non-agricultural designations. Is there a livestock barn or manure storage facility located within 1,000 metres (3,280 feet) for a Type A land use¹ and 2,000 metres (6,561 feet) for a Type B land use² of the boundary of the subject land?

Yes No

If **Yes**, please complete the "Minimum Distance Separation – Data Sheet" attached to this application.

¹ Type A Land Uses

Industrial
Agricultural-related
Recreational–low intensity
Residential dwelling on an existing lot
Creation of up to three lots

² Type B Land Uses

Residential subdivisions
Multiple residential
Rural residential cluster
Institutional
Recreational–high intensity
Commercial
Expansion of a settlement area

9. Other Information

9.1 Is there any other information that may be useful to the Township or public bodies reviewing this planning document (e.g. efforts made to resolve outstanding objections or concerns)? If so, explain on a separate page and attach. Is a separate page attached?

Yes No



10. Affidavit

The following affidavit must be completed prior to submitting this application.

I, Christine Roszet + Jesse Desjardins
of the 411-413 Manitou Rd East
in the Township of Manitouwadge
solemnly declare that the information contained in this application, attachments and
accompanying reports are true, and I make this solemn declaration conscientiously believing it
to be true and knowing that it is the same force and effect as if made under oath, and by virtue
of "The Canada Evidence Act".

Declared before me at the 411-413 Manitou Rd East
in the Township of Manitouwadge
this 15th day of May

Joleen Keough
Clerk
Township of Manitouwadge
"Commissioner for Taking Affidavits"

[Signature] Commissioner of Oaths [Signature] Applicant

11. Authorization

If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner (or the written authorization of each owner, in the case of shared ownership) that the applicant is authorized to make the application **must be attached**, or in the case of a single owner, the authorization set out below must be completed by the owner. **Please print.**

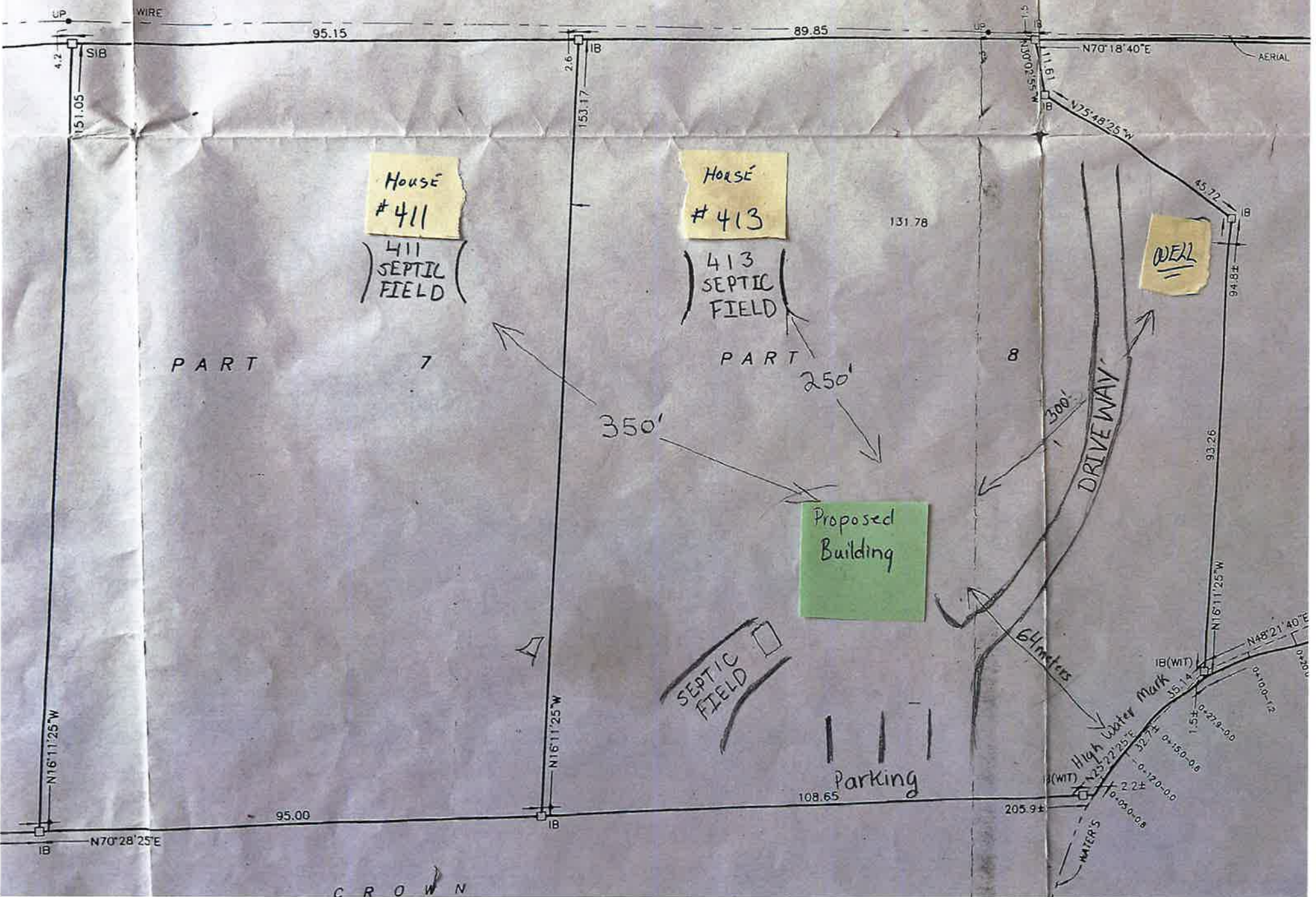
I, _____ am the registered owner of the
land that is the subject of this planning document and I authorize
_____ to make this application on my
behalf and for the purpose of the **Municipal Freedom of Information and Protection of Privacy Act**
to provide any of my personal information that will be included in this application or collected
during the processing of the application.

_____ _____
Date Signature of Owner

SECONDARY

HIGHWAY

(VESTED IN AND UNDER THE JURISDICTION OF THE CORPORATION OF THE TOWNSHIP OF MANITOUBAQUE BY ORDER-IN-COUNCIL 488/83 PLAN P-3281-4



CROWN