

THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN

BY- LAW NO. 2012-13

**A BY-LAW FOR THE PURPOSES OF COMPLETING AN APPLICATION FOR
VALIDATION OF TITLE UNDER SECTION 57 OF THE PLANNING ACT**

WHEREAS Section 57 of the Planning Act, R.S.O. 1990, authorizes the correction or validation of title which has inadvertently contravened the Planning Act;

AND WHEREAS The Toronto Dominion Bank having a valid interest in the lands described in Schedule A has applied for validation of title through the Central Almaguin Planning Board;

AND WHEREAS the Central Almaguin Planning Board has the authority to grant consents pursuant to section 53 of the Planning Act;

AND WHEREAS the Central Almaguin Planning Board has requested the Municipality of Magnetawan to state its position concerning the requesting for a Certificate of Validation;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN HEREBY ENACTS AS FOLLOWS:

1. THAT it has reviewed the application for a certificate of validation in respect of the lands described in Schedule A attached hereto and forming part of this by-law;;
2. THAT it has no opposition to the application subject to the condition that the applicant shall pay the Municipality's costs in reviewing the application , which costs shall be set at \$300.00 inclusive of legal fees, disbursements and HST; and
3. THAT this By-law shall take effect as of the date of passing, subject to the provisions of the Planning Act, R.S.O. 1990, Chapter P.13, as amended.

BY-LAW read a first, second and third time and passed this 13 day of June 2012.


MAYOR


CLERK

THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN

BY-LAW NO. 2012 – 13

**A BY-LAW FOR THE PURPOSES OF COMPLETING AN APPLICATION FOR
VALIDATION OF TITLE UNDER SECTION 57 OF THE PLANNING ACT**

SCHEDULE "A"

LAND DESCRIPTION – Concession 14 – Pt Lot 7 Parcel 25262PSSS

**LOT 45 RCP#331, PART 2 42R12383 AT 604 SILVER LAKE RD, MUNICIPALITY OF
MAGNETAWAN, FORMER SPENCE TOWNSHIP, DISTRICT OF PARRY SOUND**



Mayor



Clerk

June 13, 2012

MAY 04 2012

CENTRAL ALMAGUIN PLANNING BOARD

63 Marie St
P. O. Box 310
SOUTH RIVER, Ontario
POA 1X0

e-mail – centralalmaguinplan@hotmail.com

705 – 386 - 2573
FAX 705 - 386 - 0702
Diana Georgie, AMCT
Secretary - Treasurer

May 2nd 2012

Municipality of Magnetawan
P. O. Box 70
Magnetawan, On POA 1P0

Dear Clerk/CAO : File B020 and B021/12 Allistar Charles Grier

The Central Almaguin Planning Board has received the attached application(s) for Planning Verification of Title. Please review the application and advise the Board before **June 20th**, 4 pm of any further conditions the Municipality may require.

A validation of title requires that the municipality pass a by-law under section 57 of the Planning Act and the suggested wording for the body of the by-law is as follows:

“Pursuant to Section 57 of the Planning Act, the council of the Municipality of Magnetawan hereby enacts as follows:

That the Central Almaguin Planning Board is hereby requested to make an order under section 57 of the Planning Act in respect of the lands described in SCHEDULE A attached hereto and forming part of this by-law.

Read a first, second and third time and finally passed this day of 2012”

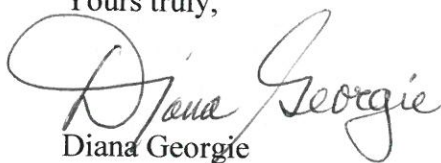
Schedule A should be a complete description of the lands in question.

Please record and send to the Planning Board your written comments and conditions if they are not the standard conditions of severance.

A copy of decision and conditions will be faxed to your office after the hearing.

Your attention to this matter is very much appreciated.

Yours truly,



Diana Georgie
Secretary-Treasurer

Validation of Title

APPLICATION FOR CONSENT
Under Section 53 of the Planning Act

FILE #B.....020/12 Magnetawan

Note to Applicants: This application form is to be used if the **CENTRAL ALMAGUIN PLANNING BOARD** is the consent granting authority. In this form the term "subject" land means the land to be severed and the land to be retained.

Completeness of the Application

The information in this form that must be provided by the applicant is indicated by **black arrows** on the left side of the section numbers. This information is prescribed in the Schedule to Ontario Regulation 197/96 made under the Planning Act. The mandatory information must be provided with the appropriate fee. If the mandatory information and fee are not provided, the CAPB will return the application or refuse to further consider the application until the information and fee have been provided.

- 9 copies of the completed application form and 10 copies of the sketch are required by the CAPB. The copies may be used to consult with other ministries or agencies that may have an interest in the application.
- Applications for Building Lots under 10 acres must have clearance letters from the North Bay Mattawa Conservation Authority for septic. Call 474 5420 North Bay or 746 7553 Parry Sound for information.

Measurements are to be in metric units.

The application form also sets out other information that will assist the CAPB and others in their planning evaluation of the consent application. To ensure the quickest and most complete review, this information should be submitted at the time of application. In the absence of this information, it may not be possible to do a complete review within the legislated time frame for making a decision. As a result, the application may be refused.

For Help

To help you understand the consent process and information needed to make a planning decision on the application, refer to the Guide.

You can also call:

Diana Georgie, Secretary - Treasurer
Central Almaguin Planning Board
63 Marie St, P. O. Box 310
South River, On POA 1X0 705 388 - 2573
e-mail monitored daily: centralalmaguinplan@hotmail.com
Web Page for forms: www.strongtownship.com

Submission of the Application

- One application form is required for each parcel to be severed.
- The applicable fee is \$600 per lot created, per Lot Addition or per Right of Way - effective January 1 2011

→ Please Print and Complete Appropriate Box(es)

1. Application Information - MUNICIPAL TAX - ROLL #

→ 1.1 Name of Owner(s). An owner's authorization is required in Section 11.1, if the applicant is not the owner.

Name of Owner(s)	Home Telephone No.	Business Telephone No.
Mortgagee - The Toronto-Dominion Bank		905-214-4006
Address	Postal Code	
1875 Buckhorn Gate, Mississauga, ON	L4W 5P1	

1.2 Agent/Applicant: Name of the person who is to be contacted about the application, if different than the owner.
(This may be a person or firm acting on behalf of the owner.)

Name of Contact Person/Agent	Home Telephone No.	Business Telephone No.
Ellen S. Pefhany, Davis Webb LLP		905-451-6714 x 231
Address	Postal Code	Fax No.
800-24 Queen Street East, Brampton, ON	L6V 1A3	905-454-1876

2. Location of the Subject Land (Complete applicable boxes in 2.1)

➤ 2.1 District	Local Municipality/Unorganized Township	Former Municipality	Section or Mining Location No.
Parry Sound	Magnetawan	Spence	Sec SS
Concession Number(s)	Lot Number(s)	Registered Plan No.	Lot(s)/Block(s)
14	Part of the Road Allowance between Lots 10 & 11		
Reference Plan No.	Part Number(s)	Municipal Address	Parcel Number
42R-12383	2	604 Silver Lake Rd.	25262

➤ 2.2 Are there any easements or restrictive covenants affecting the subject land?
 No Yes If Yes, describe the easement or covenant and its effect.

3. Purpose of this Application

3.1 Type and purpose of proposed transaction (check appropriate box)

<input type="checkbox"/> Transfer	<input type="checkbox"/> Creation of a new lot A charge	<input type="checkbox"/> Addition to a lot A lease	<input checked="" type="checkbox"/> An easement A correction of title	<input type="checkbox"/> Other purpose
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3.2 Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged
Unknown

3.3 If a lot addition, identify the lands to which the parcel will be added.
Not Applicable

4. Description of Subject Land and Servicing Information (Complete each subsection.)

4.1 Description

Frontage (m.)	<u>Seyered</u> <u>33.10'</u>	<u>Retained</u> <u>N/A</u>
Depth (m.)		
Area (ha.)	<u>0.016 ha</u>	<u>N/A</u>

4.2 Use of Property

Existing Use(s) Vacant land associated with a Seasonal Residential use

Proposed Use(s) No Change

4.3 Buildings or Structures

Existing (Date of Construction) Not Applicable

Proposed Not Applicable

4.4 Access (check appropriate space)

Provincial Highway

Municipal road, maintained all year

Municipal road, seasonally maintained

Other public road (e.g. LRB)

Right of way - Abutting lands have benefit of right-of-way.

Water Access (if so, describe below)

Describe in section 9.1, the parking and docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road.

4.5 Water Supply

Publicly owned and operated
pipd water system

Privately owned and operated
Individual well

Privately owned and operated
communal well

Lake or other water body

Other means N/A - Vacant Land

4.6 Sewage Disposal (Check appropriate space)

Publicly owned and operated
sanitary sewage system

Privately owned and operated
Individual septic tank

Privately owned and operated
communal septic system

Privy

Other means N/A - Vacant Land

(1) A certificate of approval from the North Bay Mattawa Conservation Authority submitted with this application will facilitate the review.

4.7 Other Services (Check if the service is available)

Electricity Assumed

School Bussing Unknown

Garbage Collection Unknown

4.8 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 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), if any, of the subject land?

Unknown

5.2 What is the zoning, if any, of the subject land? If the subject land is covered by a Minister's zoning order, what is the regulation number?

Unknown

5.3 Are any of the following uses or features on the subject land or within 500 metres of the subject land, unless otherwise specified. Please check the appropriate boxes, if any apply.

Use or Feature	On the Subject Land	Within 500 Metres of Subject Land, unless otherwise specified (indicate approximate distance)
<input type="checkbox"/> An agricultural operation including livestock facility or stockyard		Unknown
<input type="checkbox"/> A landfill		Unknown
<input type="checkbox"/> A sewage treatment plant or waste stabilization plant		Unknown
<input type="checkbox"/> A provincially significant wetland (Class 1, 2 or 3 wetland)		Unknown
<input type="checkbox"/> A provincially significant wetland within 120 metres of the subject land	N/A	Unknown
<input type="checkbox"/> Flood plain		Unknown
<input type="checkbox"/> A rehabilitated mine site		Unknown
<input type="checkbox"/> A non-operating mine site within 1 kilometre of the subject land		Unknown
<input type="checkbox"/> An active mine site		Unknown
<input type="checkbox"/> An industrial or commercial use, and specify the use(s)		Unknown
<input type="checkbox"/> An active railway line		Unknown
<input type="checkbox"/> A municipal or federal airport		Unknown
<input type="checkbox"/> Utility corridors		Unknown

6. History of the 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, provide the Ministry's application file number and the decision made on the application.

Unknown

6.2 If this application is a re-submission of a previous consent application, describe how it has been changed from the original application

Not Applicable

6.3 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 If Yes, provide for each parcel severed, the date of transfer, the name of the transferee and the land use.

Unknown

7. Current Applications

7.1 Is the subject land currently the subject of a proposed official plan or official plan amendment that has been submitted to the Minister for approval? No Yes Unknown If Yes and If Known, specify the Ministry file number and status of the application.

Unknown

7.2 Is the subject land the subject 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 appropriate file number and status of the application.

Unknown