

CENTRAL ALMAGUIN PLANNING BOARD

63 Marie Street, P.O. Box 310
South River Ontario P0H 1X0
705-386.2573 Email: admin@centralapb.ca
Website: http://capb.ca

AN APPLICATION FOR CONSENT UNDER SECTION 53 OF THE PLANNING ACT, R.SO. 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 ANTONIK

Phone #: Home: 905-430-7361 Mobile: _____ Business: _____

Mailing Address: 15 LISMER DR., WHITBY ON

Postal Code: L1N 9A3 Email Address: r_a_home@bellnet.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: 4944 030 00400 700. 0000

Municipality / Unincorporated Township: Township of Croft / Dist. Parry Sound

Municipal Address (Civic Address): 354 SIMMONS LAKE RD., MAGNETAWAN

Legal Description: Concession: 1 Lot Number: 12 Registered Plan: 42R-4538

Lot(s): 12 Reference Plan: 42R-4538 Part(s): 5,6,7

Parcel Number: _____ 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.

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 ___

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	SEVERED <i>Approx.</i>	RETAINED <i>Approx.</i>
Frontage (m) <i>Shoreline</i>	<i>360 F / 109.⁷⁰ m</i>	<i>470 F / 143.²⁶ m</i>
Depth (m)	<i>770 F / 234.⁷⁰ m</i>	<i>1232 F / 375.⁵¹ m</i>
Area (ha)	<i>6 acres / 2.43 ha</i>	<i>7 acres / 2.83 ha</i>
4.2 Existing Use of Property:	<i>Vacant</i>	<i>Vacant</i>
4.3 Existing Building or Structures and date of construction	<i>Old Cabin Built 1950's</i>	<i>none</i>

4.4 Proposed Use of the Severed and Retained Parcels	To be sold as is. Seasonal Cabin.	Vacant Land no structures Planned
4.5 Road Access: Provincial highway MANDATORY: Provide written comments from MTO North Bay. 705-497-5401		
Municipal road, maintained all year	15/16 Sideroad	15/16 Sideroad
Municipal Road, seasonally maintained		
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.	- Private road named Simmons Lake Rd - maintained by Simmons LK Rd Association. - Each Cottage owner has Right-of-way across the road allowance. - Part 6 (of Parts 5,6,7) is the road allowance Part	
MNRF Road Allowance [Written report from the MNRF if an MNRF road allowance is used for access to the subject land. North Bay Office: 705-475-5550]		
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	SEVERED	RETAINED
Publicly owned and operated piped water system		
Privately owned and operated individual well		
Privately owned and operated communal well		
Lake or other water body	newell Lake	Newell Lake
Other means		
Does your property abut a lake?	yes	yes

[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]	No	No
--	----	----

4.8 Sewage Disposal	SEVERED	RETAINED
Publicly owned and operated sanitary sewage system		
Privately owned and operated individual septic tank Attach documentation of the results of the review by the North Bay Mattawa Conservation Authority		
Privately owned and operated communal septic tank		
Privy	Holding Tank	None
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)		

4.9 Other Services (indicate which service(s) are available)	SEVERED	RETAINED
Electricity	Yes	No
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.

Each Cottage owner, owns Property the road allowance goes through. Simmons LK Rd Association maintains the road. Most of the road is maintained seasonally. Deeded Right-of-Way.

5. LAND USE

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

RS - ~~Shoreline~~ Residential Shoreline

5.2 What is the Zoning, if any, on the subject land? (Not applicable to lands in unorganized township)

RS - ~~Shoreline~~ Residential Shore line

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>		
A landfill		
A sewage treatment plant or waste stabilization plant		
A provincially significant wetland <i>[North Bay Mattawa Conservation Authority or the Ministry of the Environment Conservation and Parks]</i>		
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>		
Flood Plain		
A rehabilitated mine site		
A non-operating mine site within one kilometer of the subject land		
An active mine site		
An industrial or commercial use, and specify the use (eg gravel pit)		
An active railway line		
Utility corridors (Natural Gas / Hydro)		
A municipal or federal airport		

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) unknown

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 (Part 6)
- 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.

We currently own lots 344 and 354 Simmons Lake Road (side by side). Because lot 344 is small (4 acres) we hope to sever lot 354 (13 acres) in half and retain the land between the lots to keep as wooded area. **We do not want to build on the retained part. We want to keep the privacy and the wooded area untouched.**

The other part of lot 354 has an existing cabin, holding tank and dock. (cabin has not been used in years). Diagram B shows the approximant measurements. 33 ft from proposed new sideline, 105-90 ft to the shoreline, 260 ft to the existing side lot line. Holding tank is directly behind the cottage. The lot is already zoned Shoreline Residential.

Newell Lake is not at developmental capacity. Both lots are accessed via the existing Simmons Lake Road (Private Road). An extension of the road is not required.

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

I, Robert Antonik OF THE Township of Croft
IN THE DISTRICT OF Parry Sound 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 Town of Whitby

IN THE Region OF Durham

THIS 3 DAY OF January, 2024

D. Dubyk

R. Antonik

A COMMISSIONER OF OATHS

Applicant

Danielle Marie Dubyk, a Commissioner, etc.
Province of Ontario.
For the Corporation of the Town of Whitby.
Expires February 8, 2026.

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

N/A

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

N/A

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 ANTONIK, 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 JAN 3 2024 SIGNATURE OF PROPERTY OWNER [Signature]

PLAN AND FIELD NOTES OF SURVEY OF
 ALL OF LOT 12 CONCESSION 1
 PART OF LOT 13 CONCESSION 1
 TOWNSHIP OF CROFT
 DISTRICT OF PARRY SOUND

SCALE — 1"=200'
 CRO PLANED P.L.E.
 1976

I REQUIRE THE PLAN TO BE
 DEPOSITED UNDER PART II
 OF THE REGISTRY ACT

RECEIVED AND DEPOSITED AS
PLAN 42R-4538

DATE, APRIL 1st 1976

DATE, MAY 2, 1976

E. Halpin
 LAND SURVEYOR
 ONTARIO AND SULLYTON

[Signature]
 THE REGISTRAR
 DISTRICT OF PARRY SOUND

CAUTION

THIS PLAN IS NOT A PLAN OF SUBDIVISION
 WITHIN THE MEANING OF SECTION 20.22
 OF THE PLANNING ACT

LEGEND

- ① IS — DENOTES IRON BAR 1/2" x 1/2"
- ② IS — DENOTES BRASSING BAR 1/2" x 1/2"
- ③ IS — DENOTES IRON BAR 1/2" x 1/2"
- ④ IS — DENOTES IRON BAR 1/2" x 1/2"
- ⑤ IS — DENOTES IRON BAR 1/2" x 1/2"
- ⑥ IS — DENOTES IRON BAR 1/2" x 1/2"
- ⑦ IS — DENOTES IRON BAR 1/2" x 1/2"
- ⑧ IS — DENOTES IRON BAR 1/2" x 1/2"
- ⑨ IS — DENOTES IRON BAR 1/2" x 1/2"
- ⑩ IS — DENOTES IRON BAR 1/2" x 1/2"
- ⑪ IS — DENOTES IRON BAR 1/2" x 1/2"
- ⑫ IS — DENOTES IRON BAR 1/2" x 1/2"
- ⑬ IS — DENOTES IRON BAR 1/2" x 1/2"
- ⑭ IS — DENOTES IRON BAR 1/2" x 1/2"
- ⑮ IS — DENOTES IRON BAR 1/2" x 1/2"
- ⑯ IS — DENOTES IRON BAR 1/2" x 1/2"
- ⑰ IS — DENOTES IRON BAR 1/2" x 1/2"
- ⑱ IS — DENOTES IRON BAR 1/2" x 1/2"
- ⑲ IS — DENOTES IRON BAR 1/2" x 1/2"
- ⑳ IS — DENOTES IRON BAR 1/2" x 1/2"
- ㉑ IS — DENOTES IRON BAR 1/2" x 1/2"
- ㉒ IS — DENOTES IRON BAR 1/2" x 1/2"
- ㉓ IS — DENOTES IRON BAR 1/2" x 1/2"
- ㉔ IS — DENOTES IRON BAR 1/2" x 1/2"
- ㉕ IS — DENOTES IRON BAR 1/2" x 1/2"
- ㉖ IS — DENOTES IRON BAR 1/2" x 1/2"
- ㉗ IS — DENOTES IRON BAR 1/2" x 1/2"
- ㉘ IS — DENOTES IRON BAR 1/2" x 1/2"
- ㉙ IS — DENOTES IRON BAR 1/2" x 1/2"
- ㉚ IS — DENOTES IRON BAR 1/2" x 1/2"
- ㉛ IS — DENOTES IRON BAR 1/2" x 1/2"
- ㉜ IS — DENOTES IRON BAR 1/2" x 1/2"
- ㉝ IS — DENOTES IRON BAR 1/2" x 1/2"
- ㉞ IS — DENOTES IRON BAR 1/2" x 1/2"
- ㉟ IS — DENOTES IRON BAR 1/2" x 1/2"
- ㊱ IS — DENOTES IRON BAR 1/2" x 1/2"
- ㊲ IS — DENOTES IRON BAR 1/2" x 1/2"
- ㊳ IS — DENOTES IRON BAR 1/2" x 1/2"
- ㊴ IS — DENOTES IRON BAR 1/2" x 1/2"
- ㊵ IS — DENOTES IRON BAR 1/2" x 1/2"
- ㊶ IS — DENOTES IRON BAR 1/2" x 1/2"
- ㊷ IS — DENOTES IRON BAR 1/2" x 1/2"
- ㊸ IS — DENOTES IRON BAR 1/2" x 1/2"
- ㊹ IS — DENOTES IRON BAR 1/2" x 1/2"
- ㊺ IS — DENOTES IRON BAR 1/2" x 1/2"
- ㊻ IS — DENOTES IRON BAR 1/2" x 1/2"
- ㊼ IS — DENOTES IRON BAR 1/2" x 1/2"
- ㊽ IS — DENOTES IRON BAR 1/2" x 1/2"
- ㊾ IS — DENOTES IRON BAR 1/2" x 1/2"
- ㊿ IS — DENOTES IRON BAR 1/2" x 1/2"

NOTES

BOUNDARIES ARE ASTROMERIC, DERIVED FROM
 PART OF THE ORIGINAL SURVEY OF ROAD
 ALLOWANCE BETWEEN THE TOWNSHIPS OF
 SPENCE AND CROFT ALONG LOTS 12 & 13
 AS SHOWN ON A PLAN OF RETROCEDED
 SURVEY OF ROADS IN THE OFFICE OF THE
 MINISTER OF NATURAL RESOURCES (FILE #
 17875) COURSE 20082'S ADVERSE

THE LIMIT OF NEWELL AND BELLS LAKES
 AS SHOWN HEREON IS THE BEST AVAILABLE
 EVIDENCE OF THE ORIGINAL HIGH WATER MARK
 OR WATER'S EDGE EXISTING AT THE TIME
 OF THE ORIGINAL SURVEY OF THE TOWNSHIP
 OF CROFT.

ALL TIES TO THE NORMAL ORDINARY
 OWNER'S BOUNDARY ARE SET TO THE
 LINE UNLESS SHOWN OTHERWISE

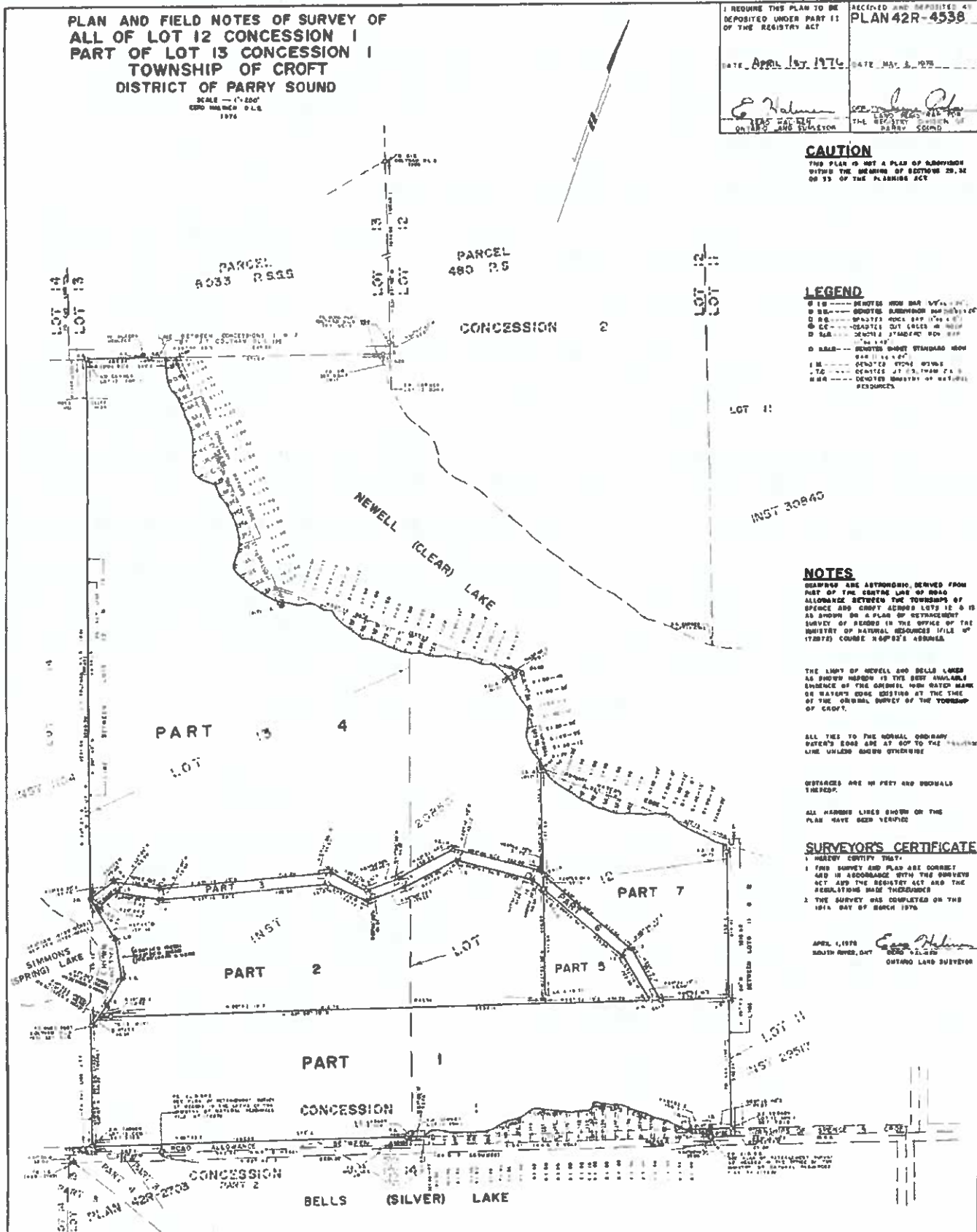
DISTANCES ARE IN FEET AND DECIMALS
 THEREOF.

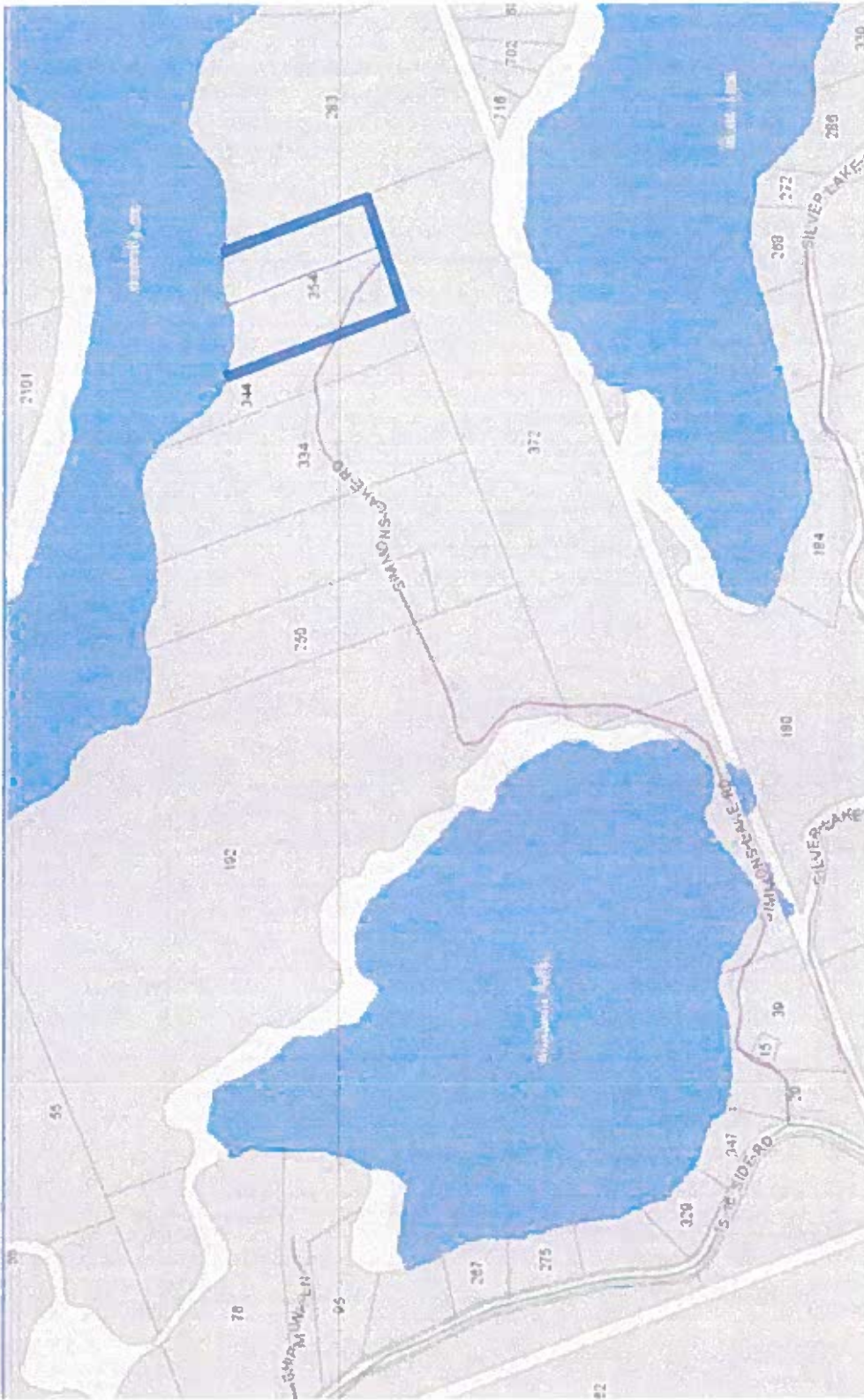
ALL MARKING LINES SHOWN ON THE
 PLAN HAVE BEEN VERIFIED

SURVEYOR'S CERTIFICATE

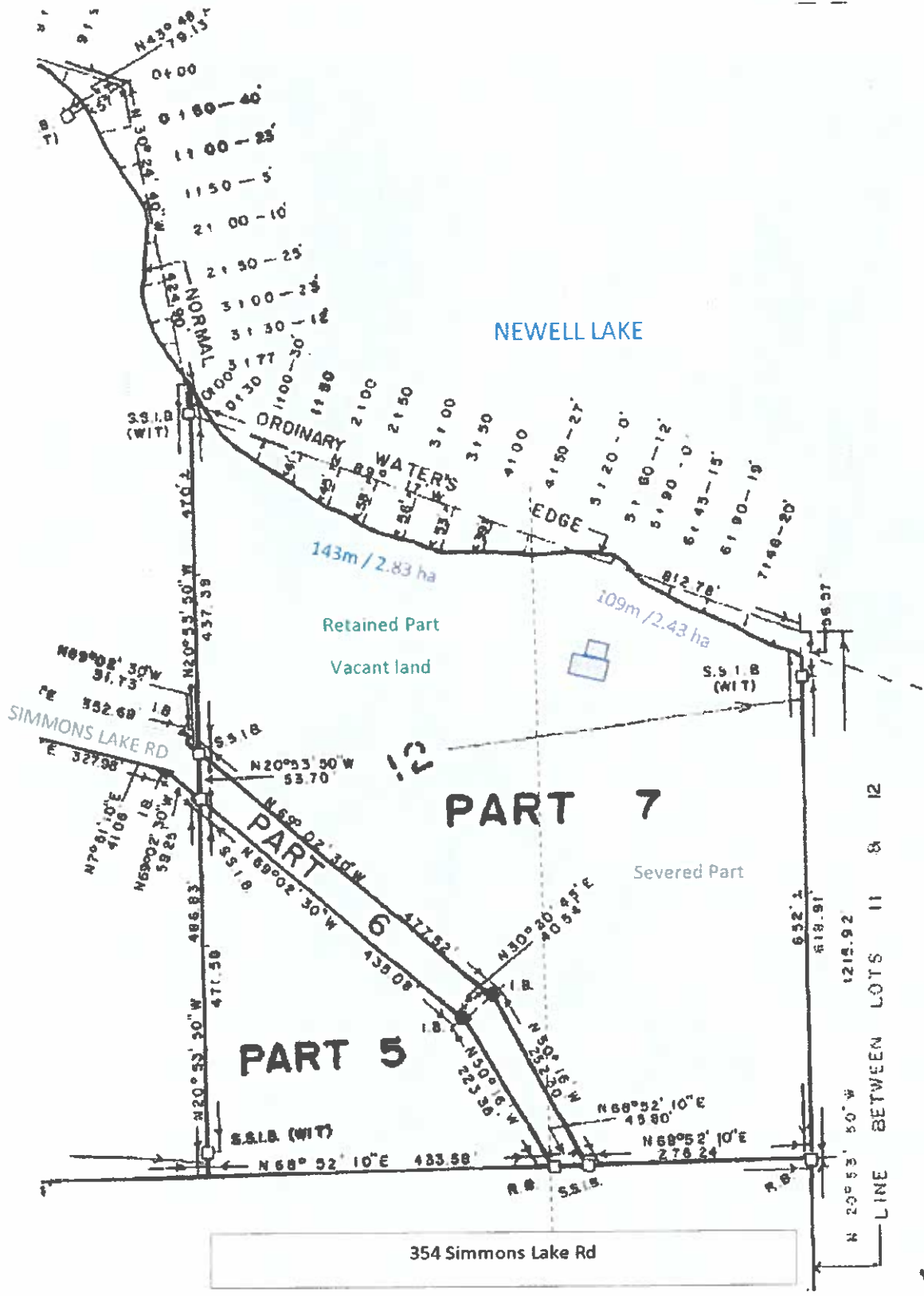
1. I HEREBY CERTIFY THAT:
1. THE SURVEY AND PLAN ARE CORRECT
 AND IN ACCORDANCE WITH THE SURVEYOR
 ACT, AND THE REGISTRY ACT AND THE
 REGULATIONS MADE THEREUNDER
2. THE SURVEY WAS COMPLETED ON THE
 19th DAY OF MARCH 1976

APRIL 1976
 SOUTH BAY, ONT.
E. Halpin
 ONTARIO LAND SURVEYOR



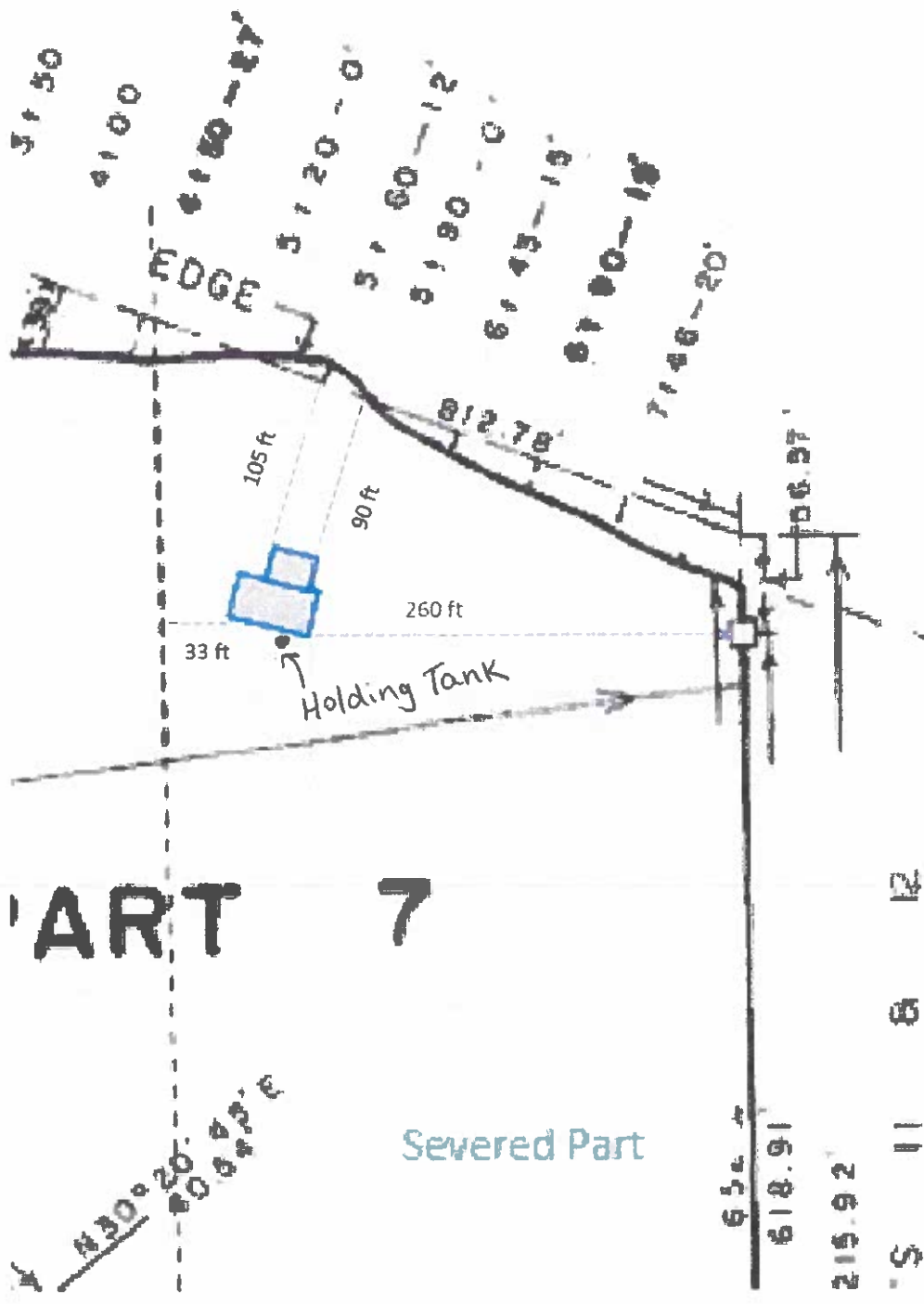


A



B

NEWELL LAKE



PART 7