

**APPLICATION FOR CONSENT**  
Under Section 11.1 of the Planning Act

MAGNETAWAN

18<sup>th</sup>

FEB 18 2022

RECEIVED

FILE #B.....

**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.

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.

**Submission of the Application**

- One application form is required for each parcel to be severed.
- A complete application form **MUST** include a council resolution from the organized municipality stating the pre-consult requirements have been met to its satisfaction and be accompanied by a list of conditions the municipality requires.

- The applicable fee is \$675 per lot created, per Lot Addition or per Right of Way – effective January 1, 2017
- 10 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.
- Please remember to include your property roll number

**Measurements are to be in metric units.**

1 ft = .3048 meters; 1 acre = 0.404686 hectare

**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:

Susan L. Arnold, Secretary - Treasurer  
Central Almaguin Planning Board  
63 Marie St, P. O. Box 310  
South River, On POA 1X0 705 386 - 2573  
e-mail: centralalmaguinplan@hotmail.com  
Web Page for forms: www.strongtownship.com  
Office hours: Wednesdays- 9:00 a.m. to 2:00 p.m.

→ Please Print and Complete Appropriate Box(es)

1. Application Information – MUNICIPAL TAX - ROLL # 4944010002306000000

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

Robert Main, Ron Hatcheson

Name of Owner(s)	Home Telephone No. <u>705-789-2412</u>	Business Telephone No.
Address <u>640 Skyhills Road, Huntsville, Ont.</u>		Postal Code <u>P1H2N5</u>

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.) e-mail -

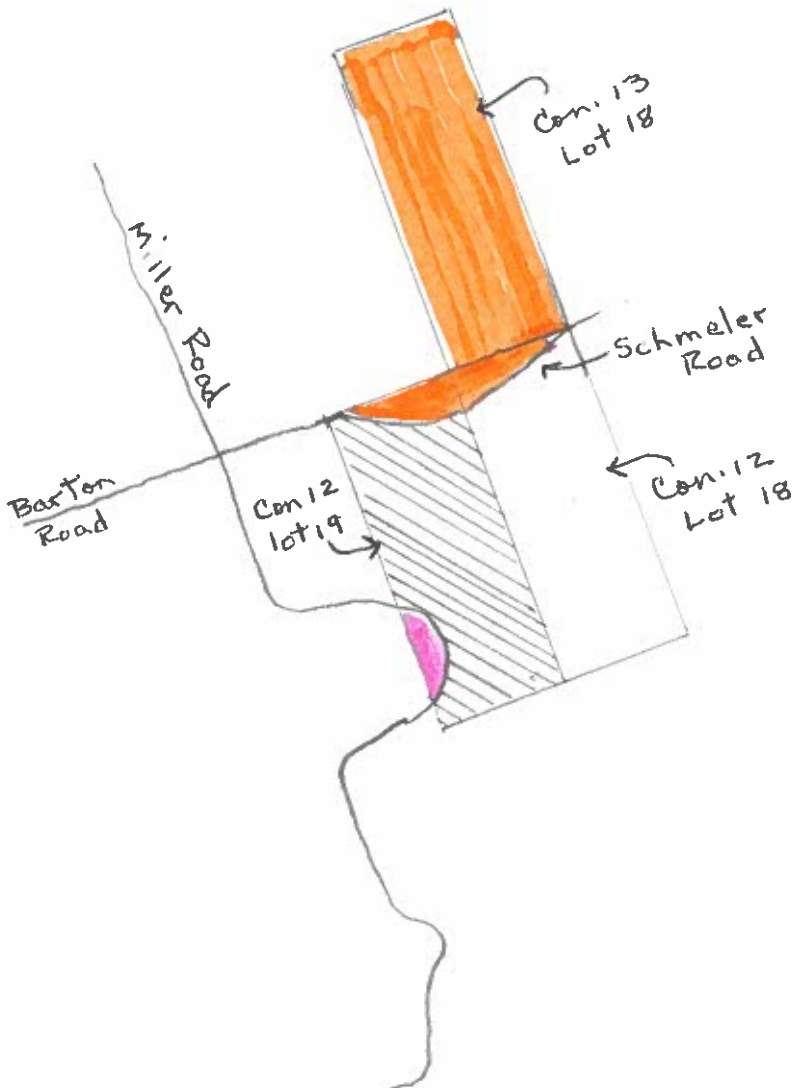
Name of Contact Person/Agent	Home Telephone No.	Business Telephone No.
Address	Postal Code	Fax No.

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

2.1 District <u>Parry Sound</u>	Local Municipality/Unorganized Township <u>Magnetawan</u>	Former Municipality	Section or Mining Location No.
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Concession Number(s) <b>12</b>	Lot Number(s) <b>P4 lot 19 PEL 9839 S/S</b>	Registered Plan No.	Lot(s)/Block(s)
Reference Plan No.	Part Number(s)	Municipal Address <b>1113 Miller Road (was 1091 Miller Road)</b>	Parcel Number

> 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.



- Natural Severance after gifting Miller Road.
- Natural Severance after gifting Schmeler Road and original 66' Road allowance swap.
- Proposed severed land
- retained land (lot 18, Con. 12 south of Schmeler Rd)

**3. Purpose of this Application**

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

Transfer  
Other

Creation of a new lot  
A charge

Addition to a lot  
A lease

An easement  
A correction of title

Other purpose

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

Robert Main

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

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

➤ 4.1 Description

	Severed	Retained
Frontage (m.)	≈ 400m (all year) ≈ 400m (Seasonal)	400m (Seasonal)
Depth (m.)	400m	~1000m x 400m
Area (ha.)	≈ 36 ha	≈ 38 ha

➤ 4.2 Use of Property

Existing Use(s)	recreational	recreational
Proposed Use(s)	recreational	recreational

➤ 4.3 Buildings or Structures

Existing (Date of Construction)		4 bedrm house 1930's barn 1930's
Proposed	smaller 1200 m <sup>2</sup>	

➤ 4.4 Access (check appropriate space)

Provincial Highway		
Municipal road, maintained all year	<input checked="" type="checkbox"/>	
Municipal road, seasonally maintained	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other public road (e.g. LRB)		
Right of way		(Proposed)
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 piped water system		
Privately owned and operated individual well		<input checked="" type="checkbox"/>
Privately owned and operated communal well		
Lake or other water body	<input checked="" type="checkbox"/> Distress River	<input checked="" type="checkbox"/> Distress River
Other means		

➤ 4.6 Sewage Disposal (Check appropriate space)

Publicly owned and operated sanitary sewage system		
Privately owned and operated individual septic tank <sup>1</sup>		<input checked="" type="checkbox"/>
Privately owned and operated communal septic system		

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Privy

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Other means

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

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**4.7 Other Services**

Check if the service is available

Electricity



School Bussing



Garbage Collection



**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.

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**5. Land Use**

➤ 5.1 What is the existing official plan designation(s), if any, of the subject land?

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?

rural EP

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		barn 200 m (not in use)
<input type="checkbox"/> A landfill		
<input type="checkbox"/> A sewage treatment plant or waste stabilization plant		
<input checked="" type="checkbox"/> A provincially significant wetland (Class 1, 2 or 3 wetland)		Distress River touches south boundary of Proposed Severed lot.
<input type="checkbox"/> A provincially significant wetland within 120 metres of the subject land	N/A	
<input type="checkbox"/> Flood plain		
<input type="checkbox"/> A rehabilitated mine site		
<input type="checkbox"/> A non-operating mine site within 1 kilometre of the subject land		
<input type="checkbox"/> An active mine site		
<input type="checkbox"/> An industrial or commercial use, and specify the use(s)		
<input type="checkbox"/> An active railway line		
<input type="checkbox"/> A municipal or federal airport		
<input type="checkbox"/> Utility corridors		

**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.

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

➤ 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.

2 Natural Severences are presently in process awaiting Surveying. The municipality has approved in principal on June 30, 2021. See Attached map Page 2

**7. Current Applications**

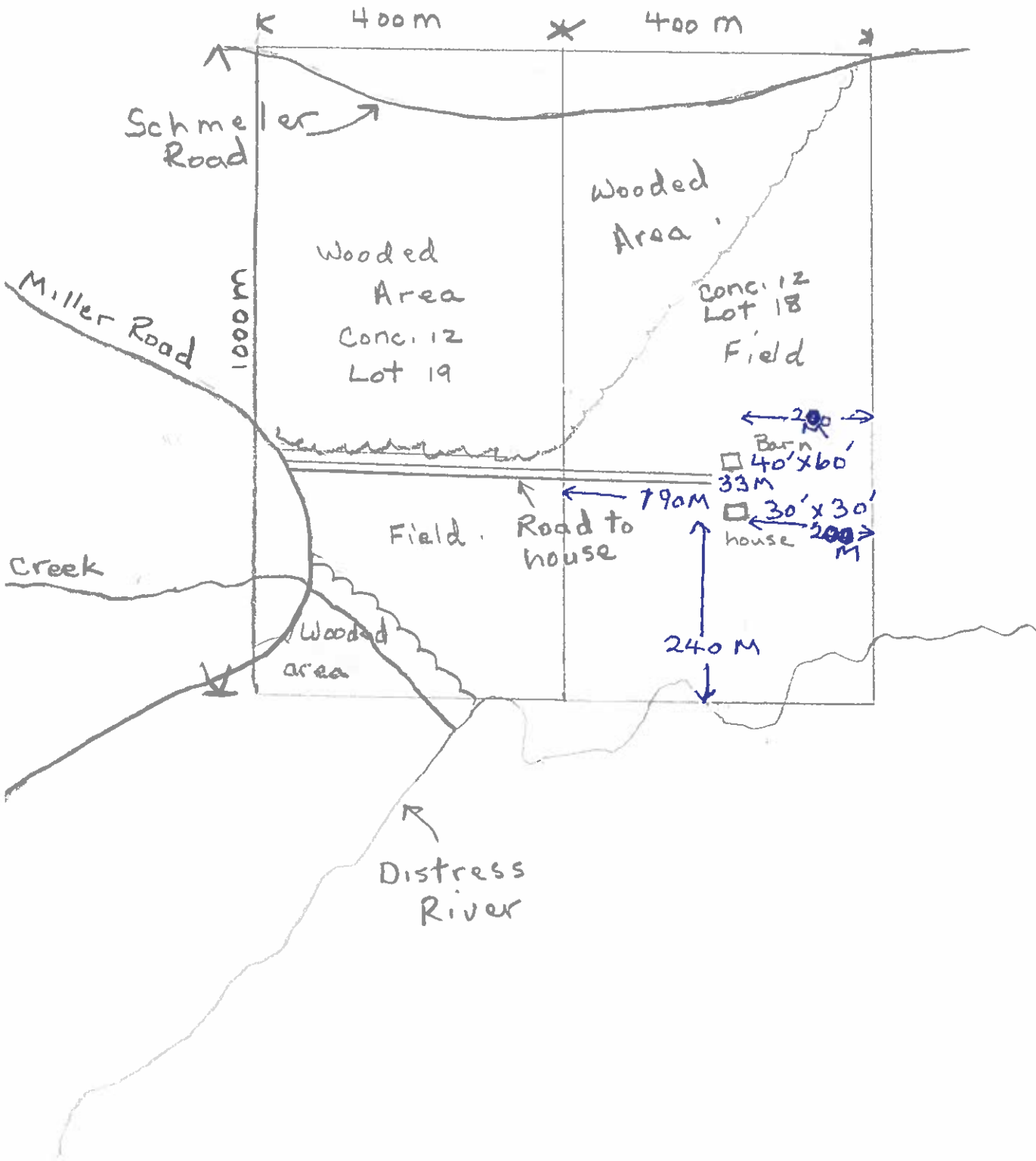
➤ 7.1 Is the subject land currently the subject of a proposed official plan or official plan amendment that has been submitted to the Minister for approval?  No  Yes  Unknown If Yes and If Known, specify the Ministry file number and status of the application.

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➤ 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.

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- The part to be severed is Conc. 12 Lot 19 South of Schmeler Road and East of Miller Road.
- The part to be retained is Conc. 12 lot 18 South of Schmeler Road.



Central Almaguin Planning Board.

Ron Hutcheson and I, Robert Main are each presently 50% owners of our 300 acres on Miller Road. We are attempting to separate the property into separate ownerships to simplify our estates in the future. Our ultimate plan with completing the natural severences and separating Conc 12, lot 19 from Conc. 12 lot 18 would be for me to be deeded the property north of Schmeler Road we presently jointly own. Also I would be deeded Conc. 12, lot 19 south of Schmeler Road. and east of Miller Road. Ron would be deeded Conc 12, lot 18 south of Schmeler Road with the house and barn.

Since the present road access to the farmhouse runs east through conc. 12, lot 19 from the year round Miller Road, we are asking for a legal Right of Way.

The natural severence west of Miller Road would be co owned by Ron and I.

Thank you.

Rob. Main.



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**8. Sketch (Use the attached Sketch Sheet) To help you prepare the sketch, refer to the attached Sample Sketch.**

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➤ The application shall be accompanied by a sketch showing the following:

- the boundaries and dimensions of the subject land, the part that is to be severed and the part that is to be retained
  - 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
  - the location of all land previously severed from the parcel originally acquired by the current owner of the subject land
  - 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 tanks
  - the existing use(s) on adjacent lands
  - 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 boat docking facilities to be used
  - the location and nature of any easement affecting the subject land
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**9. Other Information**

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Is there any other information that you think may be useful to the CAPB or other agencies in reviewing this application? If so, explain below or attach on a separate page

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**1 Affidavit or Sworn Declaration**

**0.**

**11 Authorizations**

- 11. If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form or the authorization set out below must 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 a  
consent and I authorize \_\_\_\_\_ to make this application on my behalf.

\_\_\_\_\_ Date \_\_\_\_\_ Signature of Owner

11. 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.

**Authorization of Owner for Agent to Provide Personal Information**

I, Rob Main, am the owner of the land that is the subject of this application for a consent and for the purposes of the **Freedom of Information and Protection of Privacy Act**, I authorize \_\_\_\_\_ as my agent for this application, 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

**1 Consent of the Owner**

2.

- Complete the consent of the owner concerning personal information set out below.

**Consent of the Owner to the Use and Disclosure of Personal Information**

We Rob Main, Ron Hutcherson, am the owner of the land that is the subject of this consent application and for the purposes of the **Freedom of Information and Protection of Privacy Act**, I 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.

Feb. 17, 2022 \_\_\_\_\_  
Date Signature of Owner

> I, Rob Main of the

Municipality of Magnetawan make oath and say (or solemnly declare) 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 Municipality of Magnetawan

in the District of Parry Sound

this 18 day of February 2022

Nicole Gourlay  
Commissioner of Oaths

Robert Main  
Applicant

Nicole Gourlay, Deputy Clerk  
Commissioner for taking oaths,  
Municipality of Magnetawan,  
District of Parry Sound