

500 + 1500 KW

FILE #B.....

OCT 07 2020

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.

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**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.
  - 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)

- 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.
- Applications for Building Lots under 10 acres must have clearance letters from the North Bay Mattawa Conservation Authority for septics. Call 474 5420 North Bay or 746 7553 Parry Sound for information.

Measurements are to be in metric units.

**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 monitored daily: centralalmaguinplan@hotmail.com  
Web Page for forms: www.strongtownship.com  
Office hours: 9:00 a.m. to 2:00 p.m.

1. Application Information – MUNICIPAL TAX - ROLL # 4944 040 006 01400 0000

→ 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) ① AMANDA AND NIGEL MUNN ② LINDA AND CHARLES SAUNDERS	Home Telephone No. 705 783-5454 705 387-3765	Business Telephone No.
Address 1576 ATMIC LAKE ROAD MAGNETAWAN ON ② 64 JOHNSTON ROAD MAGNETAWAN ON	Postal Code POA 1P0 POA 1P0	

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 - amandamunn-ose@gmail.com

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 PARRY SOUND	Local Municipality/Unorganized Township MAGNETAWAN	Former Municipality SPERCE	Section or Mining Location No.
Concession Number(s) CON A	Lot Number(s) 72, 73, PART LOT 74	Registered Plan No. REM PCL 82155	Lot(s)/Block(s)
Reference Plan No.	Part Number(s)	Municipal Address 1743 NIPISSING RDS	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.

3. Purpose of this Application

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

<input type="checkbox"/> Transfer Other	<input type="checkbox"/> Creation of a new lot A charge	<input checked="" type="checkbox"/> Addition to a lot A lease	<input 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

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	Frontage (m.)	Severed #1 ± 1050 m	Severed #2 ± 1050 m	Retained
	Depth (m.)	± 122 m	± 122 m	
	Area (ha.)	± 1 ha	± 1 ha	~ 7609 ha
4.2 Use of Property	Existing Use(s)	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
	Proposed Use(s)	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL AND CONTRACTORS YARD
4.3 Buildings or Structures	Existing (Date of Construction)	HOUSE 1874 GARAGE 1950	VACANT	BARN 1920 SHED 1920
	Proposed	4 CHEDS		
4.4 Access (check appropriate space)	Provincial Highway			
	<input checked="" type="checkbox"/> Municipal road, maintained all year	NIPISSING RD S + MIDLOTHIAN ROAD		
	Municipal road, seasonally maintained			
	Other public road (e.g. LRB)			
	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 piped water system			
	<input checked="" type="checkbox"/> Privately owned and operated individual well	DRILLED WELL	⊖	⊖
	Privately owned and operated communal well			
	Lake or other water body			
	Other means			
4.6 Sewage Disposal (Check appropriate space)	Publicly owned and operated sanitary sewage system			
	<input checked="" type="checkbox"/> Privately owned and operated individual septic tank	PRIVATE SEPTIC	⊖	⊖
	Privately owned and operated communal septic system			
	Privy			
	Other means			
	(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	—	✓	—
	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.			

5. Land Use

- 5.1 What is the existing official plan designation(s), if any, of the subject land? AGRICULTURAL, AGGREGATE AND MINERAL RESOURCES
- 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 AND AGRICULTURAL AND ENVIRONMENTAL PROTECTION
- 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		
<input type="checkbox"/> A landfill		
<input type="checkbox"/> A sewage treatment plant or waste stabilization plant		
<input type="checkbox"/> A provincially significant wetland (Class 1, 2 or 3 wetland)		
<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 checked="" type="checkbox"/> An industrial or commercial use, and specify the use(s)		100 metres from commercial store 20 metres from extractive industrial lot & gravel pit
<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.

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.
- 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.

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

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

9. Other Information

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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10. Affidavit or Sworn Declaration

I, AMANDA MUNN of the MUNICIPALITY OF MAGNETAWAN  
 in the DISTRICT OF PARRY SOUND 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 District of Parry Sound  
 in the Municipality of Magnetawan  
 this 7<sup>th</sup> day of October 2020

  
 Commissioner of Oaths

  
 Applicant

Kerstin Vroom, CAO Clerk  
 Commissioner for taking Oaths,  
 Municipality of Magnetawan  
 District of Parry Sound

11. Authorizations

11.1 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

11.2 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.

Authorization of Owner for Agent to Provide Personal Information

I, \_\_\_\_\_, 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

12. Consent of the Owner

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

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

I, LINDA SAUNDERS, 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.

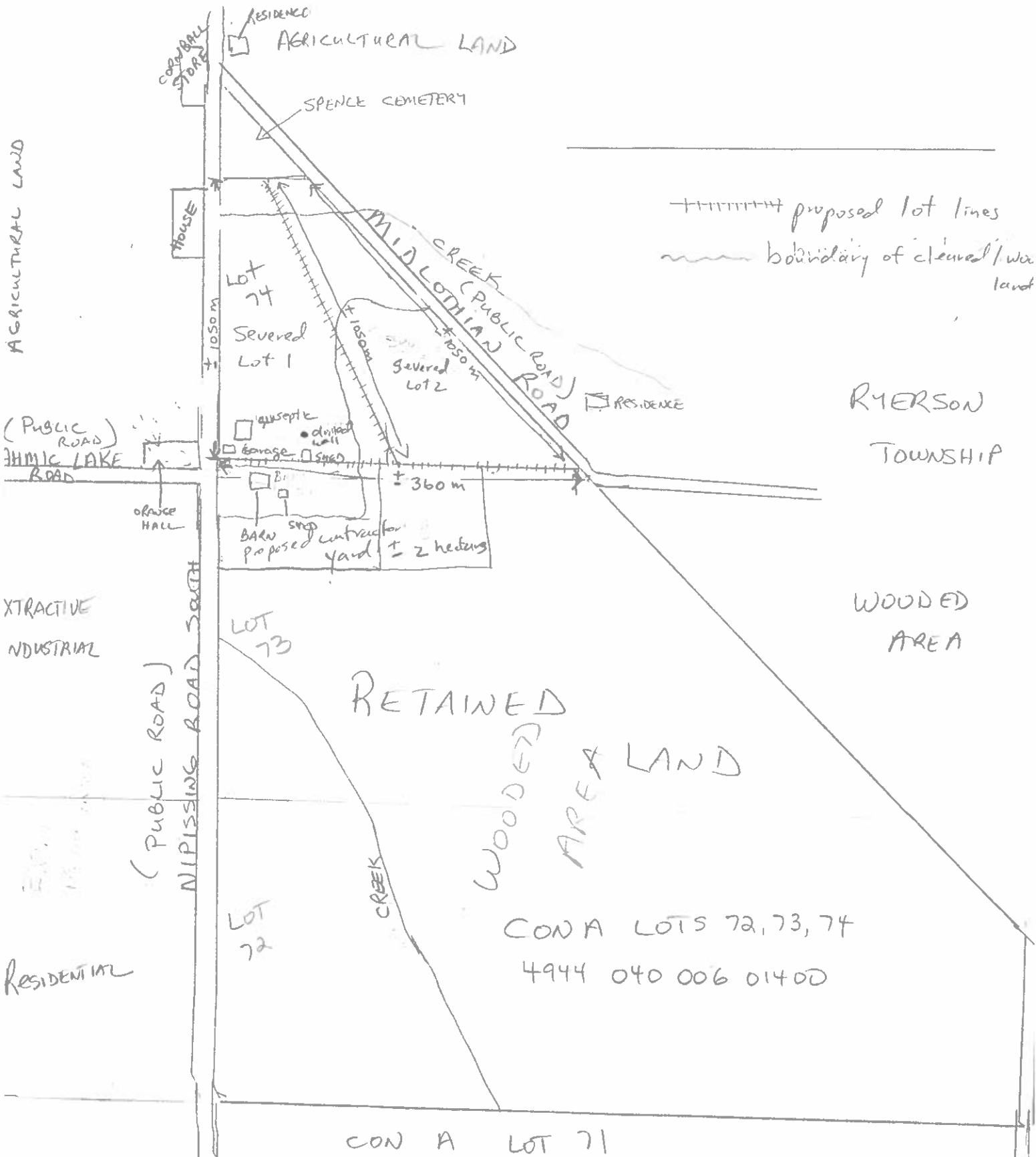
Dec 9/20  
Date

Linda Saunders  
Signature of Owner

The CAPB will assign a File Number for complete applications and this should be used in all communications.

- Applicant's Checklist: Have you remembered to attach:
- 10 copies of the completed application form?
  - 10 copies of the sketch?
  - 1 copies of the North Bay Mattawa Conservation Authority comments regarding Septic system
  - The required fee payable to the Central Almaguin Planning Board

Forward to: CENTRAL ALMAGUIN PLANNING BOARD, P.O.Box 310, South River, ON POA 1X0



MUNICIPALITY OF  
MAGNETAWAN

OCT 07 2020

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Amanda Munn  
1576 Ahmic Lake Road  
Magnetawan Ontario  
P0A 1P0

October 3, 2020

Municipality of Magnetawan  
Box 70  
Magnetawan Ontario  
P0A 1P0

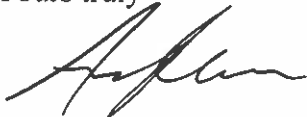
Re: Severance application for 1743 Nipissing Road South 4944 040 006 01400 0000

Dear Mayor and Council

Attached is an application to sever two lots off the above property. The property is currently zoned agriculture and rural. We realize the two new lots will have to be rezoned to rural residential due to the reduced acreage of each lot, but we would like to remove the balance of the agriculture zoning off the retained land and change it to rural with approximately 5 acres to be zoned General Industrial to allow for a contractors yard. This property has not been farmed for many years.

As you can see on the attached sketch, the south boundary of the 2 proposed lots ends at the boundary of the Spence Cemetery. If the municipality is interested at this time in purchasing some of the property as a lot addition to extend the cemetery, then this line can be adjusted back. If the municipality is not interested, then the line will stay as shown on the sketch.

Yours truly



Amanda Munn

Encl.