

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

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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 # 4944 010 001 060 00

→ 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) Christopher Noll and Matthew Roncadin	Home Telephone No. 416-452-7648	Business Telephone No.
Address 106-108 Tycos Drive, Unit 6, Toronto, ON		Postal Code M6B 1V9
Email chris@stelandmar.com		

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 - rhunter@planscape.ca

Name of Contact Person/Agent Rick Hunter, Planscape Inc.	Home Telephone No. 705-644-0893 cell	Business Telephone No. 705-645-1556
Address 104 Kimberley Ave., Bracebridge, ON	Postal Code P1L 1Z8	Fax No. 705-645-4500
Email rhunter@planscape.ca		

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

→ 2.1	District Parry Sound	Local Municipality/Unorganized Township Magnetawan	Former Municipality Chapman	Section or Mining Location No.
	Concession Number(s) Pt. Con. 1	Lot Number(s) Pt. Lot 10	Registered Plan No.	Lot(s)/Block(s)
	Reference Plan No.	Part Number(s)	Municipal Address Minkler's Lane	Parcel Number PIN 52079-0149 (LT)
→ 2.2	Are there any easements or restrictive covenants affecting the subject land? <input checked="" type="checkbox"/> 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 checked="" type="checkbox"/> Transfer	<input checked="" type="checkbox"/> Creation of a new lot	<input type="checkbox"/> Addition to a lot	<input type="checkbox"/> An easement	<input type="checkbox"/> Other purpose
<input type="checkbox"/> Other	<input type="checkbox"/> A charge	<input type="checkbox"/> A lease	<input type="checkbox"/> A correction of title	

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.

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

4.1	Description	Severed LOT 1	Retained
		Frontage (m.) (Horn Lake)	100m / 202 m
		Depth (m.)	150 m ± / 380m ±
4.2	Use of Property	Existing Use(s)	vacant / vacant
		Proposed Use(s)	Shoreline Residential / Shoreline Residential
4.3	Buildings or Structures	Existing (Date of Construction)	None / None
		Proposed	Future dwelling / Future Dwelling
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	
		Water Access (if so, describe below)	X / X
4.5	Water Supply	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.	
		Publicly owned and operated piped water system	
		Privately owned and operated individual well	Private well or lake water source
		Privately owned and operated communal well	
		Lake or other water body	
4.6	Sewage Disposal (Check appropriate space)	Other means	
		Publicly owned and operated sanitary sewage system	
		Privately owned and operated individual septic tank ¹	proposed / proposed
		Privately owned and operated communal septic system	
		Privy	
4.7	Other Services Check if the service is available	Electricity	X / X
		School Bussing	
		Garbage Collection	
		(1) A certificate of approval from the North Bay Mattawa Conservation Authority submitted with this application will facilitate the review.	
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?
Shoreline and Rural
- 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?
Shoreline Residential Exception Thirty-Two (RS-32) by By-law 2019-05
- 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 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.

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.
concurrent severance application (severed lot 2)

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.

1. Hutchinson Environmental Sciences Ltd., has prepared a Lakeshore Capacity and Fish Habitat Assessment for Horn Lake (May 1, 2018) that demonstrates that Horn Lake is not at development capacity. A copy of the report is attached.
2. Mainland parking and docking facilities are available at Birch Crest Resort, located approximately 2.5 km from the property.

10. Affidavit or Sworn Declaration

➤ I, _____ Rick Hunter _____ of the __ Municipality of Clarington _____ in the __ Region of Durham _____ 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 __ Town of Bracebridge _____

in the __ District of Muskoka _____

this _____ day of _____ May _____ 2020_

Commissioner of Oaths

Applicant

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10. Affidavit or Sworn Declaration

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Sworn (or declared) before me

at the __ Town of Bracebridge _____

in the __ District of Muskoka _____

this _____ day of _____ May _____ 2020_

Commissioner of Oaths

Applicant

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

We, Christopher Noll and Matthew Roncadin, are the owner of the land that is the subject of this application for a consent and we authorize Rick Hunter, Planscape Inc. to make this application on our behalf.

Dec 10/19

Date
11 / Dec / 19

Date

Signature of Owner

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

We, Christopher Noll and Matthew Roncadin, are the owners 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**, we authorize

Rick Hunter, Planscape Inc 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.

Dec 10/19

Date
11 / Dec / 19

Date

Signature of Owner

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

We, Christopher Noll and Matthew Roncadin, are the owners 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**, 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.

Dec 10/19

Date
11 / DEC / 19

Date

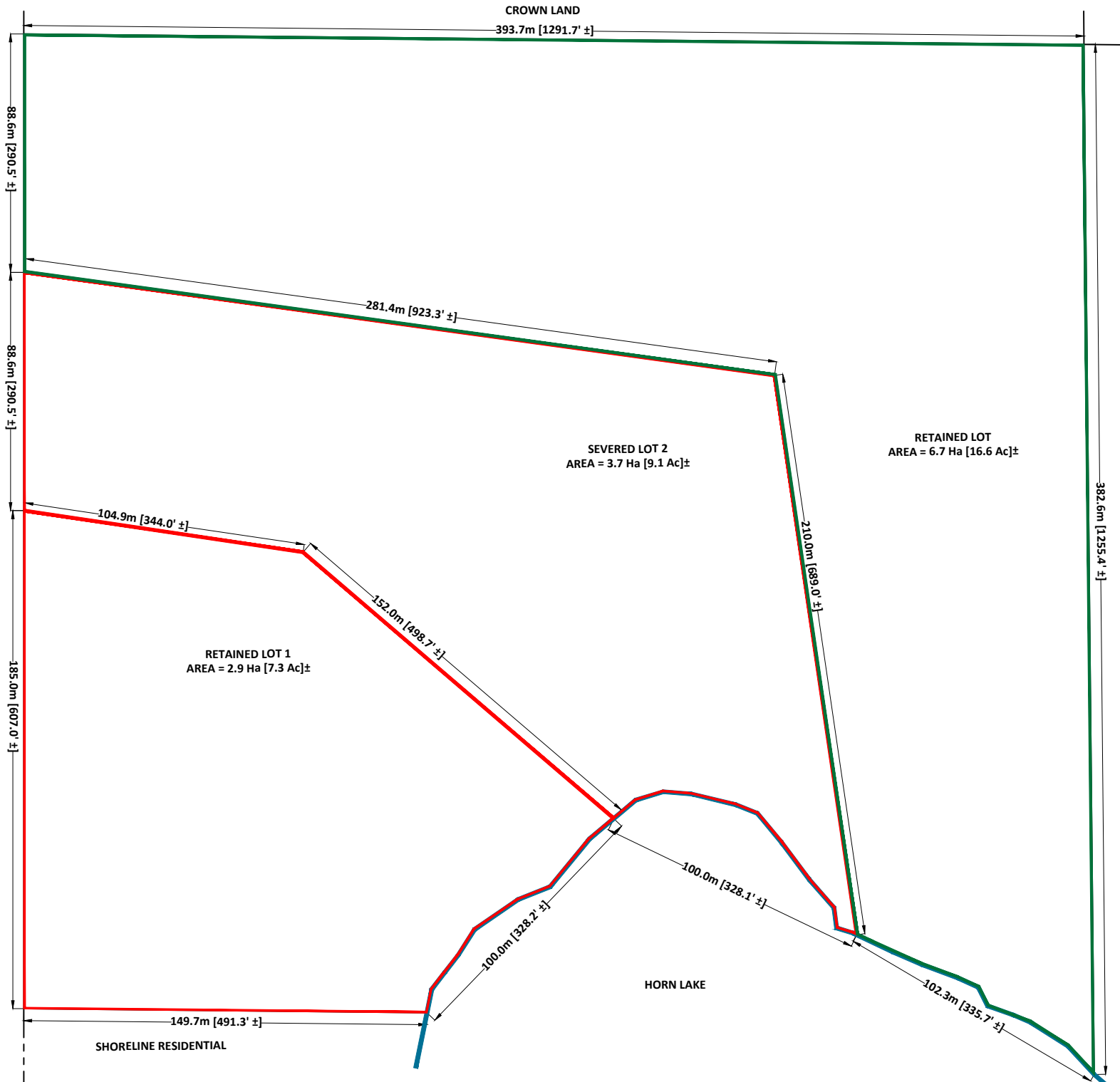
Signature of Owner

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



**CONCESSION 2
CONCESSION 1**

VACANT

SEVERANCE SKETCH
PART OF LOT 10, CONCESSION 1
GEOGRAPHIC TOWNSHIP OF CHAPMAN
MUNICIPALITY OF MAGNETAWAN
DISTRICT OF PARRY SOUND
NOLL & RONCADIN

MINKLER'S LANE

SHORELINE RESIDENTIAL

HORN LAKE

RETAINED LOT 1
AREA = 2.9 Ha [7.3 Ac]±

SEVERED LOT 2
AREA = 3.7 Ha [9.1 Ac]±

RETAINED LOT
AREA = 6.7 Ha [16.6 Ac]±

88.6m [290.8' ±]

88.6m [290.8' ±]

185.0m [607.0' ±]

393.7m [1291.7' ±]

CROWN LAND
393.7m [1291.7' ±]

281.4m [923.3' ±]

104.9m [344.0' ±]

152.0m [498.7' ±]

210.0m [689.0' ±]

100.0m [328.2' ±]

100.0m [328.1' ±]

149.7m [491.3' ±]

102.3m [335.7' ±]

382.6m [1255.4' ±]

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No person may copy, reproduce, or alter this plan in whole or in part without authorization from Planscape Inc.



SCALE	PROJECT NO.	DATE INITIATED	BY
1 : 2 000	894000	March 6, 2018	JT

NO.	DATE	REVISIONS	BY
1.	18-Jun-2018	Revise Lot Configuration	JT
2.	22-Aug-2018	Add Right of Way	JT
3.	29-Nov-2019	Update Plan for Resubmission	JT
4.	28-Apr-2020	Revise Lot Configuration	JT

BASE MAP SOURCE:
L.U. MAUGHAN COMPANY LIMITED