

# CENTRAL ALMAGUIN PLANNING BOARD

63 Marie Street, P.O. Box 310 South River ON P0A 1X0

Phone: 705-386-2573 Email: [admin@centralapb.ca](mailto:admin@centralapb.ca)

*Christine Hickey, Secretary - Treasurer*

## SUBMITTING YOUR APPLICATION TO THE CENTRAL ALMAGUIN PLANNING BOARD OFFICE

**This application form is to be used if the Central Almaguin Planning Board is the consent granting authority.**

For any assistance with the consent process, please refer to the policy documents and the CAPB application guidelines. The documents may be found on the CAPB website - [www.centralapb.ca](http://www.centralapb.ca)

Submission of your completed and signed Application Form may be done by Canada Post mail, in person (63 Marie Street, Box 310 South River) or by courier.

Submit one (1) single-sided original completed Application Form, with all signatures and Commissioned Declaration. Sketch must show the parcel(s) to be severed and the parcel to be retained, with metric measurements.

- *A complete application MUST include a Council resolution (organized municipalities) supporting the consent in principal and include a list of conditions required, if any*
- *Please provide 10 copies of: the completed application form, council resolution of support, and supporting documents, if any*
- The fee to accompany the application is \$700.00 per lot created, per lot addition or per right of way.

### **Please Note:**

*Applications received for land in the Unorganized Townships will require a Planner's Review. This review ensures that decisions made are consistent with applicable legislation, the application is presented to the Board after this review has been completed. The cost of this review and any required studies or other consultation will be at the expense of the applicant(s). A \$1,000.00 deposit is required to cover planner fees. Once completed, any amount remaining will be returned to the applicant. If there are monies owing, the applicant will be responsible for the additional fees.*

*Fee is payable by cheque to Central Almaguin Planning Board or by Etransfers to [centralalmaguinplan@hotmail.com](mailto:centralalmaguinplan@hotmail.com). Please ensure that your full name and property address are noted in the message.*

CONSENT APPLICATIONS WILL ONLY BE ACCEPTED AND PROCESSED once all applicable information is provided.

A file number will be assigned once your application is deemed complete by CAPB staff. This file number should be quoted in all communication on the Consent application.

Email communication and a letter acknowledging receipt of your fee and advising that the application is complete and ready to process will be sent to you after the application is deemed complete by staff.

A Notice of Meeting advising the date on which the Consent(s) will be heard by the Central Almaguin Planning Board, will be included in this mailing. It is the applicant/agents responsibility to post the Notice of Meeting Posters on the subject site for public view.

# 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

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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): Luke Eisses and Nicole Eisses

Phone #: Home: 705-816-5967 Mobile: \_\_\_\_\_ Business: \_\_\_\_\_

Mailing Address: 3676 Highway 124, Magnetawan ON

Postal Code: P0A 1Z0 Email Address: lukee.drfoam@gmail.com

### 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: Plan Muskoka - Savas Varadas

Phone #: Home: \_\_\_\_\_ Mobile: \_\_\_\_\_ Business: 705-783-6300

Address: PO BOX 5384, Huntsville, ON

Postal Code: P1H 2K7 Email Address: savas@planmuskoka.com

## 2. LOCATION OF THE SUBJECT LAND (District of Parry Sound)

Tax Roll Number: \_\_\_\_\_

Municipality / Unincorporated Township: Magnetawan

Municipal Address (Civic Address): 3676 B Highway 124

Legal Description: Concession: 9 Lot Number: 26/27 Registered Plan: \_\_\_\_\_

Lot(s): \_\_\_\_\_ Reference Plan: \_\_\_\_\_ Part(s): \_\_\_\_\_

Parcel Number: 10738 SEC SS PIN: 52082-0019 LT

**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.

S/T easement over Part 3, 42R-10532

### 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:  
Unknown

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

3.4 Mortgage, Charges or other Encumbrances: Name John and Alida Eisses

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	RETAINED
Frontage (m)	145 metres	563 metres (Miller Road) 560 metres (Highway 124)
Depth (m)	70 metres	Irregular
Area (ha)	1.0 hectare	48.7 hectares
4.2 Existing Use of Property:	Farm	Dwelling and farm
4.3 Existing Building or Structures and date of construction	Vacant lands	Dwelling and agricultural buildings Date of construction unknown

<b>4.4 Proposed Use of the Severed and Retained Parcels</b>	Rural Residential - detached dwelling	Existing dwelling and farm
<b>4.5 Road Access:</b> Provincial highway <i>MANDATORY:</i> <i>Provide written comments from MTO North Bay. 705-497-5401</i>		X No change to existing driveway on Hwy 124
Municipal road, maintained all year	X	X
Municipal Road, seasonally maintained		
Other Public Road (e.g. Local Roads Board)		
Right of Way / Easement* <b>( IF ACCESS TO THE SUBJECT LAND IS BY PRIVATE ROAD OR OTHER PUBLIC ROAD OR RIGHT OF WAY</b> 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.		
MNRF Road Allowance [ <i>Written report from the MNRF if an MNRF road allowance is used for access to the subject land. North Bay Office: 705-475-5550</i> ]		
<b>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.</b>		

<b>4.7 Water Supply</b>	<b>SEVERED</b>	<b>RETAINED</b>
Publicly owned and operated piped water system		
Privately owned and operated individual well	X	X
Privately owned and operated communal well		
Lake or other water body		
Other means		
Does your property abut a lake?		

[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]		
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4.8 Sewage Disposal	SEVERED	RETAINED
Publicly owned and operated sanitary sewage system		
Privately owned and operated individual septic tank <i>Attach documentation of the results of the review by the North Bay Mattawa Conservation Authority</i>	X	X
Privately owned and operated communal septic tank		
Privy		
Other Means (e.g. Advanced Treatment System) <i>** (Septic System over 10,000 litres requires Ministry of the Environment Conservation and Parks study and permit. 1-800-461-6290 for enquiries )</i>		

4.9 Other Services (indicate which service(s) are available)	SEVERED	RETAINED
Electricity	X	X
School Bussing	X	X
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.

## 5. LAND USE

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

Rural and Environmental Protection

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

Rural (RU) and Environmental Protection (EP)

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If the subject land covered by a Minister's Zoning Order, what is the Plan and registration number?

N/A

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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>	X	
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>	X	
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)		X Public works yard on adjacent property
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.

Unknown - two lots severed

Year the property was created? (if known) \_\_\_\_\_

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?

N/A

**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.

Zoning amendment to change zoning of severed lot to Rural Residential (RR) will be required as condition of approval



**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
- 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.

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Please see attached Planning Justification Report

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

I, Savas Varadas, MCIP, RPP (Plan Muskoka, Principal) OF THE Town of Huntsville  
IN THE DISTRICT OF Muskoka 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 Huntsville

IN THE District OF Muskoka

THIS 25 DAY OF October, 2023

Jasmine Last



A COMMISSIONER OF OATHS  
**Jasmine Parrell Last,**  
a Commissioner, etc., Province of Ontario,  
for Plan Muskoka Inc.  
Expires October 14, 2024

**Applicant**

**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**

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**

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 \_\_\_\_\_, 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 \_\_\_\_\_ SIGNATURE OF PROPERTY OWNER \_\_\_\_\_

SEE ATTACHED AUTHORIZATION FORM