

# 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.S.O. 1990 c.P.13

FILE # B \_\_\_\_\_/\_\_\_\_\_

PLEASE PRINT OR TYPE AND COMPLETE ALL APPROPRIATE BOXES.

## 1. APPLICANT INFORMATION

Applicant(s): \_\_\_\_\_ (see attached)  
Name(s) of Property Owner(s): Helen Bernice Gowdy  
Phone #: Home: 416-447-0119 Mobile: \_\_\_\_\_ Business: \_\_\_\_\_  
Mailing Address: 255 The Donway West, Suite 519, North York, Ontario  
Postal Code: M3B 3M3 Email Address: hbgowdy52@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: TOM KELLY  
Phone #: Home: \_\_\_\_\_ Mobile: 613 853 8509 Business: \_\_\_\_\_  
Address: 1670 des Broussailles Terr. OTTAWA Ont  
Postal Code: K1C 5S6 Email Address: trkellymot2@outlook.com

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

Tax Roll Number: 49 44 030 001 00200 0000  
49 33 013 001 00100 0000  
Municipality / Unincorporated Township: Magnetawan

Municipal Address (Civic Address): \_\_\_\_\_  
Legal Description: Concession: \_\_\_\_\_ Lot Number: \_\_\_\_\_ Registered Plan: M8  
(see attached)

Lot(s): 1-3, 9, 10 Reference Plan: \_\_\_\_\_ Part(s): \_\_\_\_\_

Parcel Number: 1424 pt 1423 SS PIN: \_\_\_\_\_

0 - conf com 1 lot rem pel 1423 SS

**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:** (see attachment)

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:

no transfer to others

3.3 If a lot addition, identify the lands to which the parcel will be added Rd 1030' to 201 Kelly

3.4 Mortgage, Charges or other Encumbrances: Name N/A

Mailing Address none

**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)	shoreline ~ 1000	shoreline ~ 2050
Depth (m)	varies	varies
Area (ha)	8.6	40.6
4.2 Existing Use of Property:	bush land	bushland
4.3 Existing Building or Structures and date of construction	none	boathouse

[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	no	no
Privately owned and operated individual septic tank <i>Attach documentation of the results of the review by the North Bay Mattawa Conservation Authority</i>	no	no
Privately owned and operated communal septic tank	no	no
Privy	no	no
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 )	N/A (unoccupied)	N/A (unoccupied)

4.9 Other Services (Indicate which service(s) are available)	SEVERED	RETAINED
Electricity	no	no
School Bussing	no	no
Garbage Collection	no	no

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.

N/A
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<b>4.4 Proposed Use of the Severed and Retained Parcels</b>	remain bush land	remain bush land
<b>4.5 Road Access:</b> Provincial highway <b>MANDATORY:</b> Provide written comments from MTO North Bay. 705-497-5401	none	none
Municipal road, maintained all year	none	none
Municipal Road, seasonally maintained	none	none
Other Public Road (e.g. Local Roads Board)	none	none
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.	none	none
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]	— water access	— water access
<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>		
Same as at present. Abnamic Marina, Magnetawan Municipal docks and parking, Magnetawan		

<b>4.7 Water Supply</b>	<b>SEVERED</b>	<b>RETAINED</b>
Publicly owned and operated piped water system	none	none
Privately owned and operated individual well	none	none
Privately owned and operated communal well	none	none
Lake or other water body	none	none
Other means	none	none
Does your property abut a lake?	yes	yes

**5. LAND USE**

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

shore land residential

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

shore land residential

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

no - unaware of any.

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>	no	no
A landfill	no	no
A sewage treatment plant or waste stabilization plant	no	no
A provincially significant wetland <i>[North Bay Mattawa Conservation Authority or the Ministry of the Environment Conservation and Parks]</i>	no	no
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>	no	no
Flood Plain	no	no
A rehabilitated mine site	no	no
A non-operating mine site within one kilometer of the subject land	no	no
An active mine site	no	no
An industrial or commercial use, and specify the use (eg gravel pit)	no	no
An active railway line	no	no
Utility corridors (Natural Gas / Hydro)	no	no
A municipal or federal airport	no	no

**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.

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Year the property was created? (if known) 1908 or earlier

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

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**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

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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 file number and status of the application.

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

I, Helen Bernice Gowdy OF THE Municipality of Magnetawan  
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 Municipal Office


IN THE Municipality of Magnetawan OF District of Parry Sound.

THIS 18 DAY OF July



\_\_\_\_\_

**A COMMISSIONER OF OATHS**



\_\_\_\_\_

**Applicant**

Erica Kellogg, Deputy Clerk  
Commissioner for taking oaths,  
Municipality of Magnetawan,  
District of Parry Sound

**8. SKETCH: The application MUST BE ACCOMPANIED BY A \*SKETCH / SITE PLAN showing the following:**

*see attached.*

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  
*none*

c. The location of all land previously severed from the parcel originally acquired by the current owner of the subject land  
*none*

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.  
*none*

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

*see note*

h. The location and nature of any easement affecting the subject land

*none*

**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. *see attached.*

*See attached.*



**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, Helen Bernice Gowdy, AM THE OWNER OF THE LAND THAT IS THE SUBJECT OF THIS APPLICATION FOR CONSENT AND HEREBY AUTHORIZE Tom Kelly

TO MAKE THIS APPLICATION ON MY BEHALF.

DATED July 18/2024 SIGNATURE OF PROPERTY OWNER Bernice Gowdy

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, Helen Bernice Gowdy, 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 Tom Kelly TO SUBMIT THE INFORMATION REQUIRED FOR THIS PURPOSE.

DATED July 18/2024 SIGNATURE OF PROPERTY OWNER Bernice Gowdy

**12. CONSENT OF OWNER TO THE USE AND DISCLOSURE OF PERSONAL INFORMATION**

I/WE Helen Bernice Gowdy, 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 July 18/2024 SIGNATURE OF PROPERTY OWNER Bernice Gowdy

**Property**

Croft Con 1 Pt Lot 2 Plan M8 Lot 1 to Lot 3, Lot 9, Lot 10 pcl 1424, Pt pcl 1423 s/s Pt

Reg 90.00 ac., 4600 FR

Tax Roll 49 44 030 001 00200 0000

Croft Con 1, Lot 1 Rem pcl 1423 SS

Reg 32 ac 3640 FR

Tax Roll 49 33 013 001 00100 0000

**Owners**

1. Helen Bernice Gowdy.  
Suite 519  
255 The Don Way  
Toronto, Ontario, M3B3M3  
416 447 0119
2. Kelly Family Cottage Trust  
Thomas R Kelly  
1670 des Broussailles Terr  
Ottawa, Ontario, K1C 5Y6  
[trkellymot2@outlook.com](mailto:trkellymot2@outlook.com)  
613 853 8509

This is an application to separate property owned (for more than 100 years) by two families, to simplify estate matters for both families. The property is adjacent separate cottage properties owned independently by each of the two applicants. The land is accessed by water only (as are the two cottages). Both applicants wish to continue to leave the land undeveloped.

See drawing of subject land to be severed. Cross-hatched to be severed to Kelly; dotted area to be retained by Gowdy.

030 001 00100 Peninsula

030 001 00200

Kellys property  
030 001 0201



Ontario ServiceOntario

LAND REGISTRY OFFICE #42

53085-0116 (12)

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 1 OF 1 PREPARED FOR EX ON 2024/06/12 AT 15:16:48

ONLAND

PROPERTY DESCRIPTION:

PCL 28256 SEC 55: BROKEN LT 1 CON 1 CROFT: BROKEN LT 2 CON 1 CROFT EXCEPT LT 4, 5, 6, 7 & 8 NB, EXCEPT ESPINADE, TURK AV AND GONDY ST NB, EXCEPT TURK AV (EXTENSION) M32 DESCRIBED AS FOLLOWS: COMM AT A POST PLANTED IN THE SLY LIMIT OF GONDY ST M32, SAID POST BEING DISTANT N 81Y ALONG SAID SLY LIMIT 6 FT FROM THE POINT WHERE THE ELY LIMIT OF TURK AV PRODUCED SLY ACROSS SAID GONDY ST INTERSECTS THE SLY LIMIT THEREOF: THENCE S 49 DEGREES 44' E FOLLOWING THE ELY LIMIT OF THE SAID EXTENSION OF TURK AV 661 FT TO A POST: THENCE S 7 DEGREES 56' E 40 1/2 FT TO A POST PLANTED ON THE SHORE OF AMNIC LAKE: THENCE WLY FOLLOWING SAID SHORE TO A POST PLANTED WHERE A LINE DRAWN AT RIGHT ANGLES TO SAID TURK AV EXTENSION INTERSECTS SAID SHORE: THENCE N 40 DEGREES 16' E 39 1/2 FT TO A POST: THENCE N 49 DEGREES 44' W FOLLOWING THE WLY LIMIT OF SAID TURK AV EXTENSION 635 FT TO A POST PLANTED IN THE SLY LIMIT OF GONDY ST: THENCE N 40 DEGREES 16' E ALONG SAID SLY LIMIT 32 FT MORE OR LESS TO THE POB, EXCEPT AT LT 2 CON 1 DESCRIBED AS FOLLOWS: COMM AT A POST PLANTED ON THE SHORE OF CURESH BAY, AMNIC LAKE, DISTANT ON A COURSE N 20 DEGREES 30' W 941.16 FT FROM A POST PLANTED AT THE N WLY ANGLE OF LT 4, W OF GONDY ST AS SHOWN ON NB: THENCE N 14 DEGREES 5' E 100.24 FT TO A POST: THENCE N 20' W 93.12 FT TO A POST PLANTED ON THE SHORE OF AMNIC LAKE: THENCE WLY AND S WLY FOLLOWING THE SHORE OF THE SAID LAKE AT WATER MARK AROUND THE AFORESAID POINT TO THE POB.: MARGRETTMAN

PROPERTY REMARKS: CROWN GRANT SEE L8837.

RECENTLY:

FIRST CONVERSION FROM BOOK

PLAN CREATION DATE: 2006/04/24

ESTATE/QUALIFIER: FEE SIMPLE ABSOLUTE

OWNERS' NAMES: GONDY, HELEN BERNICE KELLY, ELINOR MARION KELLY, MARION RUTH KELLY, THOMAS ROBERT KELLY, CHARLES BELFREY JR. KELLY, NORA KATHERINE KELLY, PETER JOHN KELLY, MARGARET ELISE KELLY FAMILY COTTAGE TRUST

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CHGT/CHRD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
LT209540	1995/06/28	TRANSFER	\$2		KELLY, ELINOR MARION KELLY, MARION RUTH KELLY, THOMAS ROBERT KELLY, CHARLES BELFREY JR. KELLY, NORA KATHERINE KELLY, PETER JOHN KELLY, MARGARET ELISE KELLY FAMILY COTTAGE TRUST	
LT209514	2003/11/20	TRANSFER	\$2		GONDY, HELEN BERNICE	

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY. NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

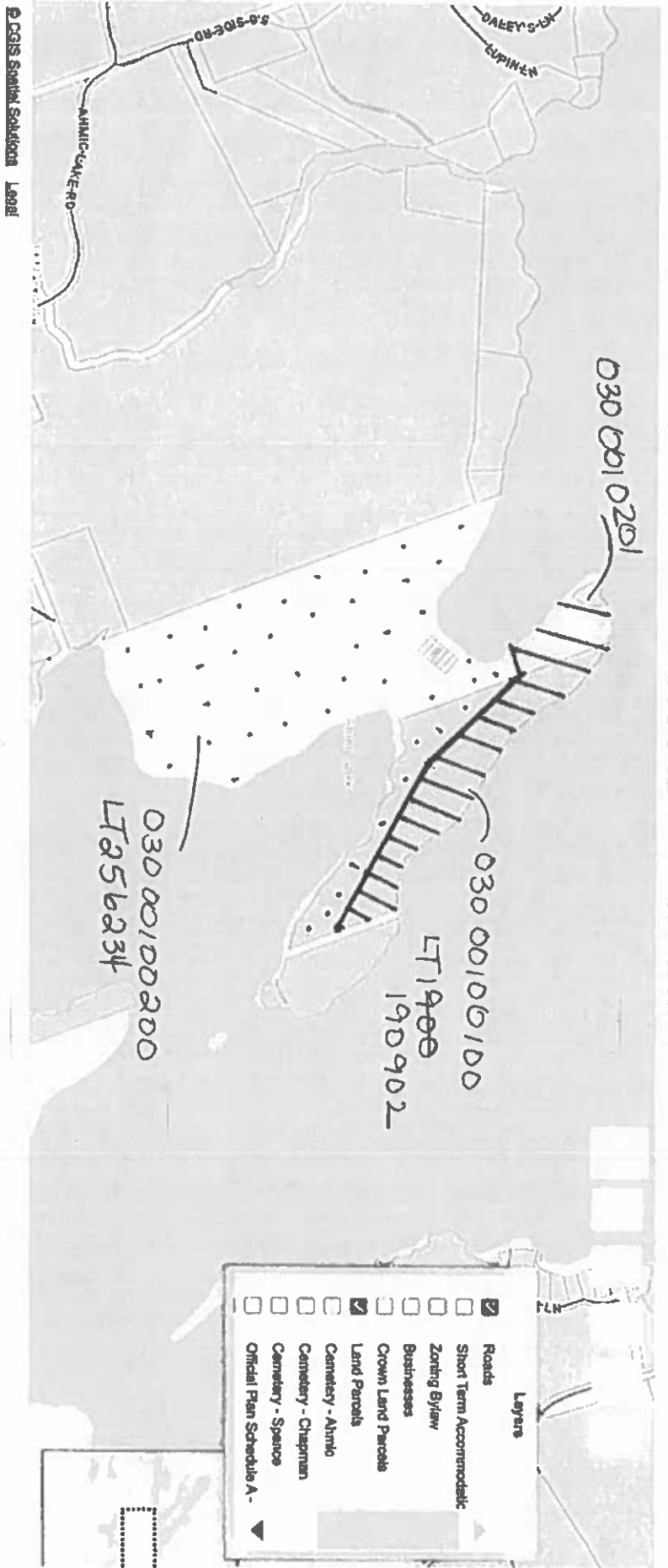






# Municipality of Magnetawan Community Map

Map Views Me

Field 2 Bls/vesh Field an ACN/ess



-  Severed to Kelly
-  returned by Grouduy

