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CODE:

DESC:

CENTRAL ALMAGUIN PLANNING BOARD

63 Marie Street, P.O. Box 310
South River Ontario POH 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):

Name(s) of Property Owner(s): Carl Lorusso

Phone #: Home: 416-992-0438 Mobile: Business:

Mailing Address: 175 Cumberland St., Unit 1706, Toronto, ON

Postal Code: M5R 3M9 Email Address: boatmancjl@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: E.J. Williams Surveying Limited

Phone #: Home: 705-789-4171 Mobile: Business: 705-789-4171

Address: 387 Muskoka Rd. 3 N., Huntsville, ON

Postal Code: P1H 1C5 Email Address: kathy@ejwilliamssurveying.com

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

Tax Roll Number: Lots 1-3= 4944-010-000-306300; Block E = ...06100; Lot 4 = ...06600; Lot 5 = ...06700, Lot 6= ...06800 Lot 7 = ...06900; Lot 8 = ...07000

Municipality / Unincorporated Township: Chapman

Municipal Address (Civic Address): 754 Nipissing Road S.

Legal Description: Lots 1 to 8, Inclusive Plan 253, Block E, Plan 253

Lot(s): _____ Reference Plan: _____ Part(s): _____

Parcel Number: _____ PIN: 52080-0477 (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.

None

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) / X 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 Added to Lots 1-3, Plan 253 (See attached Deeming By-Law GB158290

3.4 Mortgage, Charges or other Encumbrances: Name None

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 (Lot Addition)	RETAINED	BENEFITTING
Frontage (m)	9.140m SLF	Remainder of Blk E and Lots 4-8 = 139±m	29.5±m SLF
Depth (m)	107±m	73±m to 135±m Irregular	107±m
Area (ha)	981±m ²	Remainder of Blk E and Lots 4-8 = 2.9709±ha	0.5132±ha
4.2 Existing Use of Property:	Vacant Land	Seasonal Residential	Storage
4.3 Existing Building or Structures and date of construction	None	Cottage – 80± yrs old 2 Storey Boathouse 1 year old	Drive Shed 30± yrs old

4.4 Proposed Use of the Severed and Retained Parcels	Severed Lands – Lot addition for proposed dwelling on benefitting lands	Retained Lands – As existing
4.5 Road Access: Provincial highway MANDATORY: <i>Provide written comments from MTO North Bay. 705-497-5401</i>		
Municipal road, maintained all year	X – Nipissing Road South	Nipissing Road South
Municipal Road, seasonally maintained		
Other Public Road (e.g. Local Roads Board)		
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.		
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>		
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.		

4.7 Water Supply	SEVERED	RETAINED
Publicly owned and operated piped water system		
Privately owned and operated individual well		
Privately owned and operated communal well		
Lake or other water body		
Other means	X – Fresh Water Spring	X – Fresh Water Spring
Does your property abut a lake?	X – Ahmic Lake	X – Ahmic 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 – Vacant X – Benefitting Lands – Permit #MAG-13-23 (not yet installed)	#Mag-20-21
Privately owned and operated communal septic tank		
Privy		
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)		

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)

Shoreline

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

Shoreline Residential

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

No

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.

Year the property was created? (if known) ____ Property created under Plan of Subdivison 253, Registered August 24, 1964

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?

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.

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.

Mr. Lorusso plans to build on Lots 1-3 inclusive. A deeming by-law was completed and registered on October 6th, 2020 as GB158290 for Lots 1-3, Plan 253 Magnetawan.

For lot esthetics and building placement, Mr. Lorusso is proposing a small lot addition from Block E, Plan 256 to be added onto Lots 1-3 inclusive.

10. AFFIDAVIT OR SWORN DECLARATION (Agent)

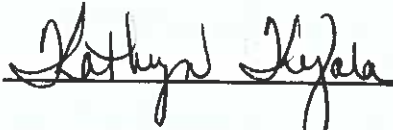
I, E.J. Williams, B.Sc., O.L.S. OF THE Town of Huntsville IN THE DISTRICT OF Muskoka MAKE OATH AND SAY THAT THE INFORMATION CONTAINED IN THIS APPLICATION IS TRUE AND THAT THE INFORMATION CONTAINED IN THE DOCUMENTS THAT ACCOMPANY THIS APPLICATION IS TRUE.

SWORN OR DECLARED BEFORE ME

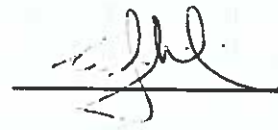
AT THE Town of Huntsville

IN THE District Municipality OF Muskoka

THIS 11th DAY OF January, 2024



A COMMISSIONER OF OATHS



Agent

Kathryn Irene Kujala, A Commissioner etc.,
Province of Ontario for E.J. Williams Surveying
Limited. Expires April 12, 2025.

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, Carl Lorusso, AM THE OWNER OF THE LAND THAT IS THE SUBJECT OF THIS APPLICATION FOR CONSENT AND HEREBY AUTHORIZE E.J. Williams, B.Sc., O.L.S. TO MAKE THIS APPLICATION ON MY BEHALF.

DATED: January 11, 2024 SIGNATURE OF PROPERTY OWNER 
Carl Lorusso

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, Carl Lorusso, 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 E.J. Williams, B.Sc., O.L.S. TO SUBMIT THE INFORMATION REQUIRED FOR THIS PURPOSE.

DATED January 11, 2024 SIGNATURE OF PROPERTY OWNER 
Carl Lorusso

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

I/WE Carl Lorusso, 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 January 11, 2024 SIGNATURE OF PROPERTY OWNER 
Carl Lorusso

Properties

PIN 52080 - 0477 LT

 Affects Part of Prop

Description LT 1-3 PL 253; MAGNETAWAN

Address MAGNETAWAN

Applicant(s)

This Order/By-law affects the selected PINs.

Name THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN

Address for Service 4304 Highway 520, P.O. Box 70

Magnetawan, ON P0A 1P0

This document is being authorized by a municipal corporation Sam Dunnett, Mayor & Kerstin Vroom, Clerk.

This document is not authorized under Power of Attorney by this party.

Statements

This application is based on the Municipality By-law See Schedules.

Signed By

Edward Brian Veldboom

505 Memorial Av., box 158

acting for
Applicant(s)

Signed 2022 10 06

Orillia
L3V 6J3

Tel 705-325-1326

Fax 705-327-1811

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

RUSSELL, CHRISTIE, LLP

505 Memorial Av., box 158

2022 10 06

Orillia
L3V 6J3

Tel 705-325-1326

Fax 705-327-1811

Fees/Taxes/Payment

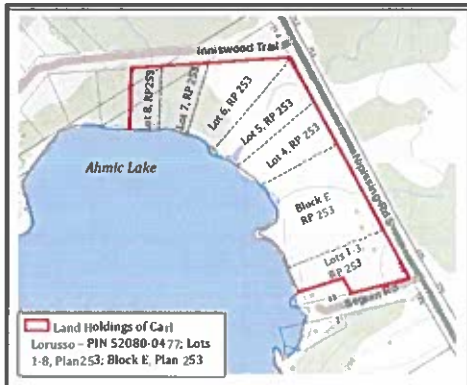
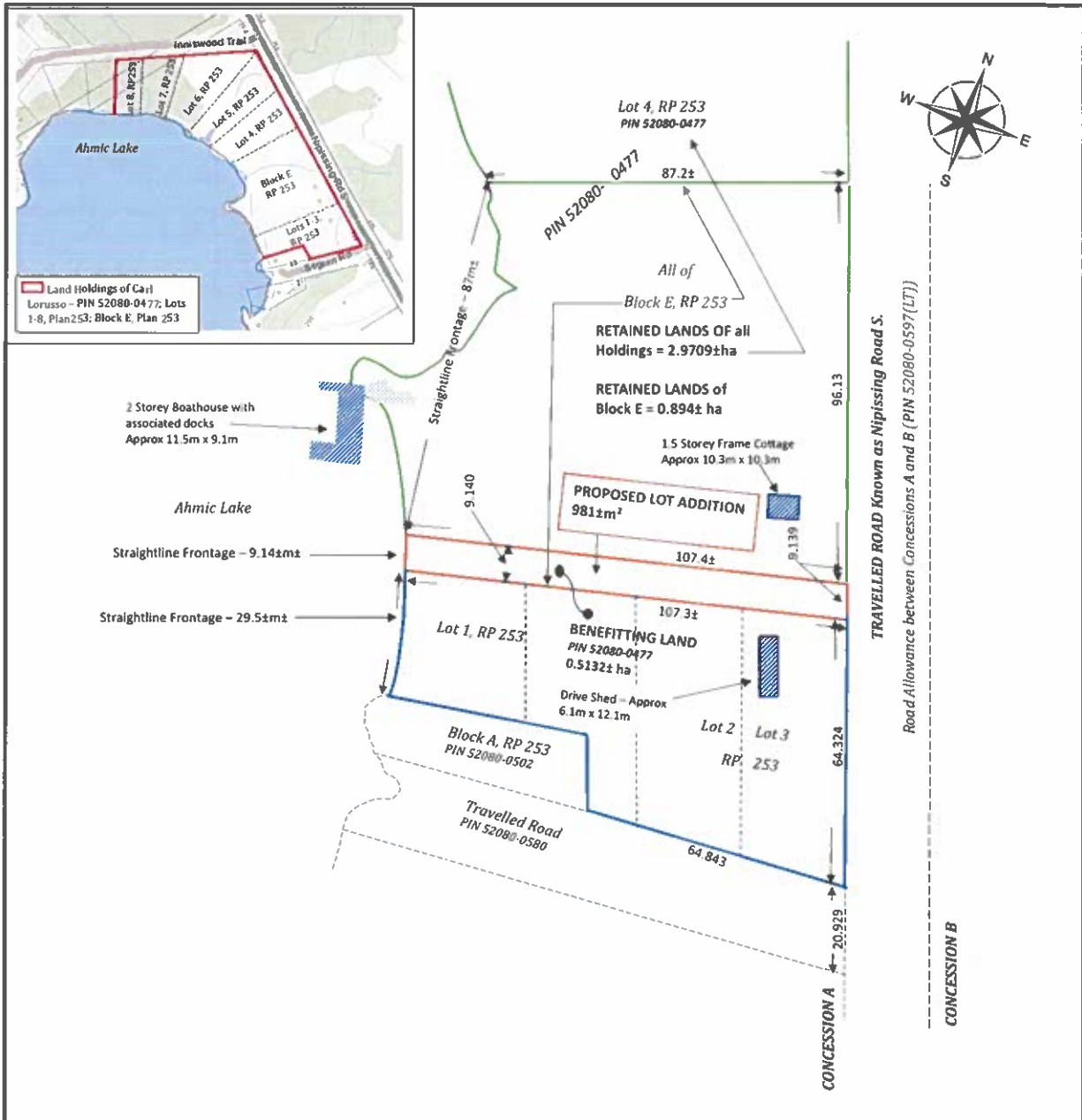
Statutory Registration Fee \$66.30

Total Paid \$66.30

File Number

Applicant Client File Number :

63-283-416



**SKETCH FOR DISCUSSION PURPOSES
FOR CONSENT**
Prepared for Carl Lorusso
Scale 1:1000 (Approximate)

LEGAL DESCRIPTION: PIN: 52080-0477 (LT); Lots 1 to 8 Inclusive, Plan 253; Block E, Plan 253, Geographic Township of Chapman now in the Municipality of Magnetawan. Municipally known as 754 Nipissing Road S.

METRIC: Distances shown on this sketch are in metres and can be converted to feet by dividing by 0.3048. Distances and areas shown on this plan have been derived from underlying plans of survey.

CAUTION: This is not a plan of survey and shall be used only for the purposes indicated hereon.

ZONING: Shoreline Residential **OFFICIAL PLAN:** Shoreline

- Benefitting Land
 - Proposed Lot Addition
 - Retained Lands
(See all Land Holdings Map)
- File: 1768-23bf (Lorusso)



**EJW WILLIAMS
SURVEYING LIMITED**
ONTARIO LAND SURVEYORS
PLANNERS

Main Office: 387 Mullock Rd 3rd Fl. P1M 1C5
 Huronville, Ontario
 Phone: 705-788-4171
 Fax: 705-788-1087
 Email: info@ejwilliamsurveying.com

Jan 10, 2024	Released for Comment	EJW
DATE	DESCRIPTION	APPROVED

THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN

BY-LAW NUMBER 2022- 47

A BY-LAW TO DEEM PART OF REGISTERED PLAN 253 IN THE GEOGRAPHIC TOWNSHIP OF CHAPMAN NOW THE MUNICIPALITY OF MAGNETAWAN NOT TO BE A REGISTERED PLAN OF SUBDIVISION FOR THE PURPOSES OF SECTION 50(4) OF THE PLANNING ACT (LORUSSO)

WHEREAS Section 50(4) of the Planning Act, R.S.O. 1990, Chapter P.13, authorizes a municipality to designate any plan of subdivision or part thereof that has been registered for eight years or more as not being a registered plan of subdivision for subdivision control purposes;

AND WHEREAS Plan 253 in the geographic Township of Chapman, now Municipality of Magnetawan is a registered plan of subdivision for the purposes of section 50(4) of the Planning Act that has been registered for more than eight years;


AND WHEREAS it is deemed expedient in order to control the development of land in the municipality that a by-law be passed pursuant to said Section 50(4) of the Planning Act affecting certain lands contained in the said Plan;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN HEREBY ENACTS AS FOLLOWS:

1. THAT Lots 1, 2 and 3, Plan 253, in the geographic Township of Chapman, now Municipality of Magnetawan are hereby deemed not to be part of a registered plan of subdivision for the purposes of Subsection 50 of the Planning Act, R.S.O. 1990, Chapter P.13.

BY-LAW read a first, second and third time and finally passed this 28th day of September, 2022.


MAYOR


CLERK

LAND
 REGISTRY
 OFFICE #42

52080-0477 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: LT 1-8 PL 253; BLK E PL 253; MAGNETAWAN

PROPERTY REMARKS:

ESTATE/QUALIFIER:
 FEE SIMPLE
 LT CONVERSION QUALIFIED

RECENTLY:
 FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
 2009/06/22

OWNERS' NAMES
 LORUSSO, CARL

CAPACITY SHARE
 ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2009/06/19 ** **SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO: ** SUBSECTION 4(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES * ** AND ESCHEATS OR FORFEITURE TO THE CROWN. ** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF ** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY ** CONVENTION. ** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES. **DATE OF CONVERSION TO LAND TITLES: 2009/06/22 **						
RO122213	1988/09/26	TRANSFER		*** DELETED AGAINST THIS PROPERTY ***	INNES, JOHN FIFE	
GB140713	2021/04/15	TRANSFER	\$2,250,000	INNES, JOHN F. INNES, JOHN FIFE	LORUSSO, CARL	C
REMARKS: PLANNING ACT STATEMENTS.						
GB140714	2021/04/15	CHARGE		*** COMPLETELY DELETED *** LORUSSO, CARL	INNES, JOHN FIFE	
GB152899	2022/04/14	DISCH OF CHARGE		*** COMPLETELY DELETED *** INNES, JOHN FIFE		
REMARKS: GB140714.						
GB153131	2022/04/22	CHARGE	\$1,600,000	LORUSSO, CARL	ROYAL BANK OF CANADA	C
GB158290	2022/10/06	BYLAW DEEM PLNP		THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN		C
REMARKS: LOTS 1-3 PLAN 253						

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.



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