

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.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): Henry Seibels, Frances Little and Katherine Seibels (Russell)

Phone #: Home: 334-294-1221 Mobile: 334-294-1221 Business: _____

Mailing Address: 39A Colony Gardens Road, Beaufort, SC 29907 USA

Postal Code: 29907 Email Address: kateyseibels222@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 (Ted Williams)

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

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

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

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

Tax Roll Number: 4944 0300 0107 805

Municipality / Unincorporated Township: Croft

Municipal Address (Civic Address): Water Access

Legal Description: Concession: 4 Lot Number: 6&7 Registered Plan: _____

Lot(s): _____ Reference Plan: 42R-17369 Part(s): 6 & 7

Parcel Number: _____ PIN: 52085-0237 (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) / 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:

Newly created piece will remain in the name of Katherine Seibels (Russell), Frances Little and Henry Seibels. Henry Seibles to keep retained lands solely.

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

3.4 Mortgage, Charges or other Encumbrances: Name _____

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)	230±m Straightline	180±m + 260±m straightline
Depth (m)	85±m Irregular	290±m Irregular
Area (ha)	2.5±ha	6.2±ha
4.2 Existing Use of Property:	Recreational	Vacant - Recreational
4.3 Existing Building or Structures and date of construction	Main Cottage, Sleeping Cabin, Dock & Boathouse, Generator & Storage Shed	Vacant

4.4 Proposed Use of the Severed and Retained Parcels	Severed – Same (Recreational)	Same – Vacant Lands
4.5 Road Access: Provincial highway MANDATORY: <i>Provide written comments from MTO North Bay. 705-497-5401</i>	Not Applicable	Not Applicable
Municipal road, maintained all year		
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.		
Current parking and docking facilities are at a family members cottage on the main land or with Garfield Robertson situate on the Magnetawan River. Distance from Garfield Robertson's land situate on Bay Street in Magnetawan is approximately 3.6km by boat.		

4.7 Water Supply	SEVERED	RETAINED
Publicly owned and operated piped water system		
Privately owned and operated individual well	X	X – If developed
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 – In existence	X – If developed
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	If developed
School Bussing		
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)

Residential Shoreline

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>		
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>		
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>		
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)		
An active railway line		
Utility corridors (Natural Gas / Hydro)		
A municipal or federal airport		

Not Applicable

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) Created by Consent - R-Plan 42R-17369; 2005

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?

NO

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 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.

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.

See Attached

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

I, Frances Little OF THE city of Covington
IN THE DISTRICT OF Newton County, Georgia 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 Piedmont Newton Huber

IN THE Office OF CEO

THIS 19th DAY OF December, 2022

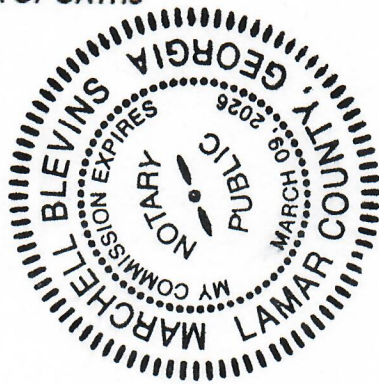
Marshall Blevins

Frances Little X

A COMMISSIONER OF OATHS

Applicant

Frances Little



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

I, Henry Seibels OF THE United States of America
IN THE DISTRICT OF Alabama 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

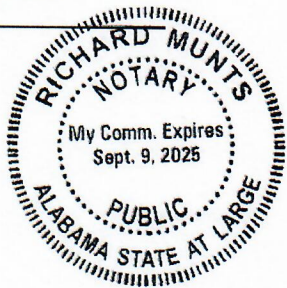
AT THE Regions Bank

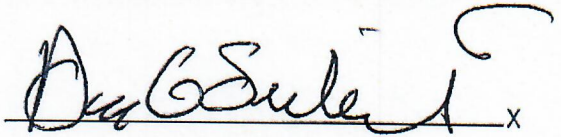
IN THE State OF Alabama

THIS 22nd DAY OF December, 2022



A COMMISSIONER OF OATHS



 X

Henry Seibels

Applicant

10. AFFIDAVIT OR SWORN DECLARATION (all applicants)

I, Katherine Seibels (Russell) OF THE City of Beaufort
IN THE DISTRICT OF County of Beaufort, S.C. 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 UPS Store - 10 Sams Pt Way - Beaufort 29907

IN THE State of S.C. OF _____

THIS 19 DAY OF December, 2022

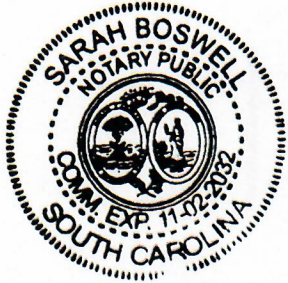
[Signature]

A COMMISSIONER OF OATHS

[Signature] x

Katherine Seibels (Russell)

Applicant



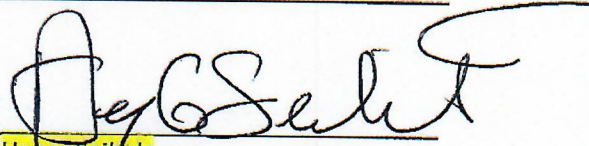
11. AUTHORIZATION OF AGENT (if applicable)

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, Henry Seibels, Frances Little and Katherine Russell, AM THE OWNER OF THE LAND THAT IS THE SUBJECT OF THIS APPLICATION FOR CONSENT AND HEREBY AUTHORIZE E.J. Williams Surveying Limited

TO MAKE THIS APPLICATION ON MY BEHALF.

DATED: 12/22/2022 SIGNATURE OF PROPERTY OWNER 
Henry Seibels

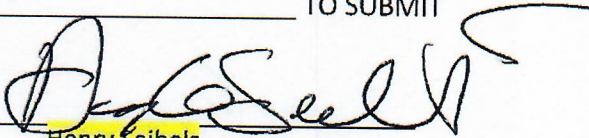
Frances Little

Katherine Seibels (Russell)

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, Henry Seibels, Frances Little and Katherine Russell;, 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 Surveying Limited TO SUBMIT THE INFORMATION REQUIRED FOR THIS PURPOSE.

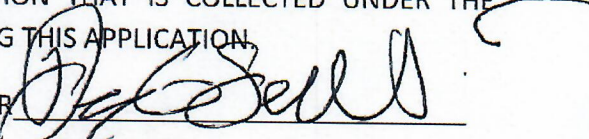
DATED 12/22/2022 SIGNATURE OF PROPERTY OWNER 
Henry Seibels

Frances Little

Katherine Seibels (Russell)

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

I/WE Henry Seibels, Frances Little & Katherine Russell, 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 12/22/2022 SIGNATURE OF PROPERTY OWNER 
Henry Seibels

Frances Little

Katherine Seibels (Russell)

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DATED: Dec 19, 2022 SIGNATURE OF PROPERTY OWNER _____

Frances Little

Katherine Seibels Henry Seibels
Katherine Seibels (Russell)

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Katherine Seibels (Russell)

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DATED Dec 19, 2022 SIGNATURE OF PROPERTY OWNER _____

Frances Little

Katherine Seibels Henry Seibels
Katherine Seibels (Russell)

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TO MAKE THIS APPLICATION ON MY BEHALF.

DATED: 2022 Dec 19 SIGNATURE OF PROPERTY OWNER _____

Frances Little

Frances Little

Henry Seibels

Katherine Seibels (Russell)

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DATED 2022 Dec 19 SIGNATURE OF PROPERTY OWNER _____

Frances Little

Frances Little

Henry Seibels

Katherine Seibels (Russell)

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DATED 2022 Dec 19 SIGNATURE OF PROPERTY OWNER _____

Frances Little

Frances Little

Henry Seibels

Katherine Seibels (Russell)

AHMIC MARINE LTD.
Box 87, 91 Miller St.
Magnetawan, Ontario
P0A 1P0
Tel: 705-387-3490
Email: ahmicmarine@gmail.com

April 17, 2023

Re: Seibels family on Ahmic

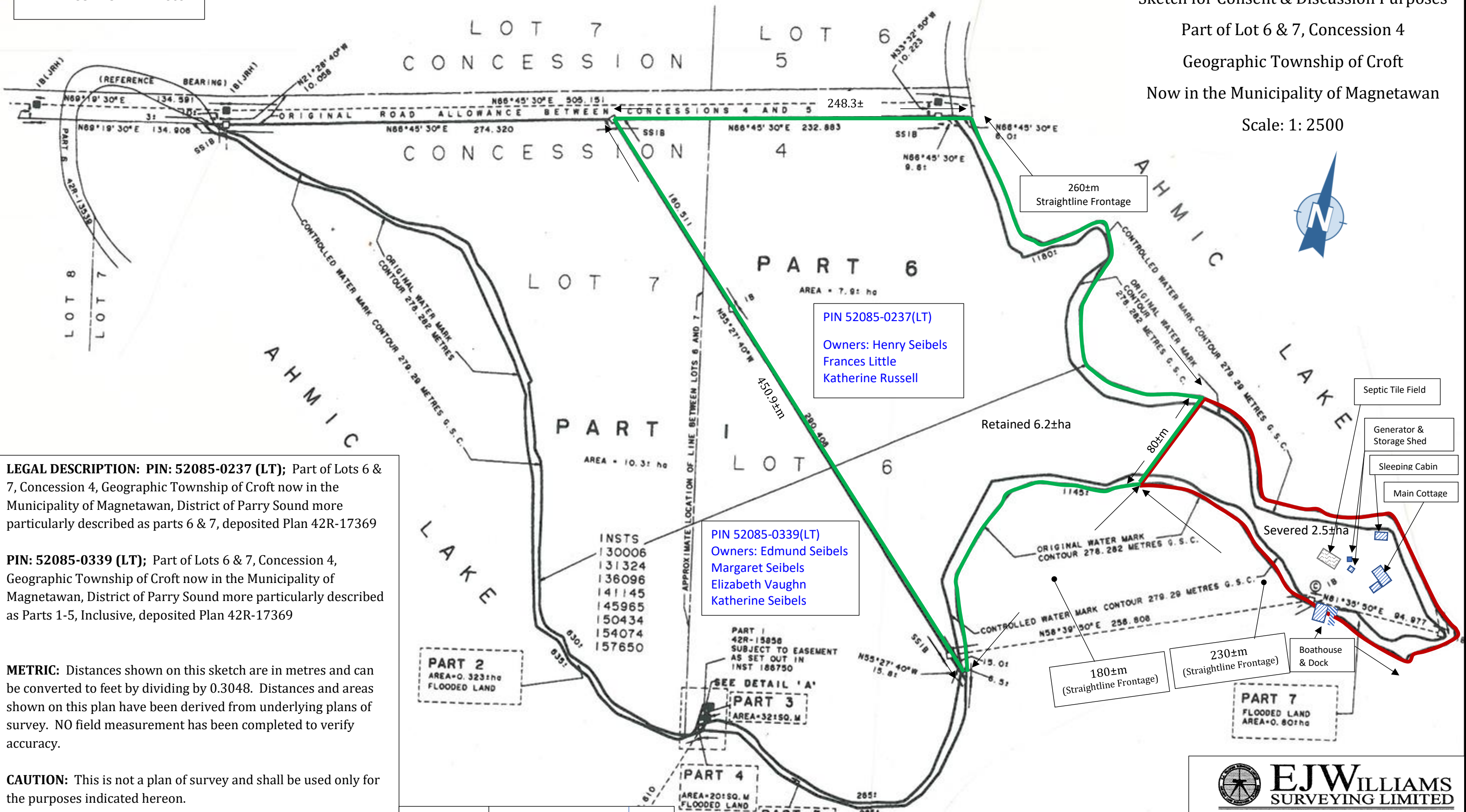
Dear Sir/Madame:

This letter is to acknowledge we understand the Seibels are severing an additional in Part of Lot 6, Concession 4, Croft. We have additional space to accommodate the extra boat and parking this lot will require.

Sincerely,

A handwritten signature in black ink, appearing to read 'Eric Langford', with a long horizontal flourish extending to the right.

Eric Langford



LEGAL DESCRIPTION: PIN: 52085-0237 (LT); Part of Lots 6 & 7, Concession 4, Geographic Township of Croft now in the Municipality of Magnetawan, District of Parry Sound more particularly described as parts 6 & 7, deposited Plan 42R-17369

PIN: 52085-0339 (LT); Part of Lots 6 & 7, Concession 4, Geographic Township of Croft now in the Municipality of Magnetawan, District of Parry Sound more particularly described as Parts 1-5, Inclusive, deposited Plan 42R-17369

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. NO field measurement has been completed to verify accuracy.

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

Retained Lands

Severed Lands

File: 1698-22BF

INSTS
30006
31324
36096
41145
45965
50434
54074
57650

PART 2
 AREA=0.323±ha
 FLOODED LAND

PART 3
 AREA=32±50. M

PART 4
 AREA=20±50. M
 FLOODED LAND

PART 5

Jan. 19, 2023	Add Straightline Frontage	EJW
May 16, 2022	Released for Comment	EJW

PIN 52085-0237(LT)
 Owners: Henry Seibels
 Frances Little
 Katherine Russell

PIN 52085-0339(LT)
 Owners: Edmund Seibels
 Margaret Seibels
 Elizabeth Vaughn
 Katherine Seibels

EJW WILLIAMS SURVEYING LIMITED
 ONTARIO LAND SURVEYORS
 PLANNERS
 BURK'S FALLS HUNTSVILLE SOUTH RIVER
 Main Office: 387 Muskoka Rd 3N P1H 1C5
 Huntsville, Ontario
 Phone: 705-789-4171
 Fax: 705-789-1097
 Email: info@ejwilliamssurveying.com



Edward J. Williams B.Sc., O.L.S.
Peter N. Aubrey, B. Tech, O.L.S.

March 17, 2023
File 1698-22 BF

MEMORANDUM

**To: Jonathan Pauk, Senior Planner, MHBC Planning
Jamie Robinson, Partner, MHBC Planning**

**Re: Your File 12153DS
Land Use Planning Review – Siebel Consent Application
Ahmic Lake North Unit Shore (Concession 4, Part Lots 6 and 7, Registered Plan
42R17369, Parts 6 and 7), Municipality of Magnetawan**

Good afternoon,

In conversation with Mayor Sam Dunnett of the Municipality of Magnetawan, he has asked us to contact you directly with regard to the above noted Land Use Planning Review. He hopes to have this reviewed once again at the next council meeting with your revised comments to the Municipality. He will also accept a direct call from you should you wish to discuss this further with him.

The application was submitted to the Township for Council Review on February 6th, 2023. Your firm had received an earlier copy (unsigned) from the Municipality of the application and this is what you have based your review on.

I will address your comments on the last page:

- [Completed Official Plan Amendment application form \(if proceeding with private road access\);](#)
The Applicant will not be proceeding with private road access. No Official Plan Amendment is necessary. This is not applied for on the current “signed” application.
- [Completed Consent application form.](#)
The signed version forwarded to the Municipality of Magnetawan is attached with revised Sketch showing removal of the proposed right-of-way or private road access.
- [The applicable application fees for Official Plan Amendment \(if required\) and Consent Application.](#)
Consent Application Fee has been submitted to Township; Official Plan Fee not required.
- [EIS to address the Stratum 1 Deer Yard on the property. EIS should also provide recommendations on building siting, shoreline vegetation retention and dock placement.](#)
A subsequent email from Erica Kellogg at the Township advised the Application was incomplete due to the fact that we had not submitted an EIS to complete the Application based on your memo.

...Page 2

MAIN OFFICE
387 Muskoka Rd 3 N.
Huntsville, ON P1H 1C5
(705) 789-4171
(Fax) 789-1097
email: info@ejwilliamssurveying.com

SOUTH RIVER OFFICE
Box 10, 283 Hwy #124
South River, ON P0A 1X0
(705) 386-2291
(Fax) 386-2931

NOTES & RECORDS OF:

E. Bazett, O.L.S.	1885-1928
J.J. Haigh, O.L.S.	1946-1986
Keith I. Beacom, O.L.S.	1958-1981
Dearden, Stanton, Stones & Strongman Limited, O.L.S.	1981-1993
J.R. Hiley, O.L.S.	1958-1971
Eero Halinen Limited, O.L.S.	1971-2003

Upon conversation with Sam Dunnett, Mayor, he suggested we go directly to you on this matter. While we are separating the point of land from the balance of the property, we are asking for an EIS to be a "Condition of Consent" so the Application can move forward at this time. We understand this area is addressed as Stratum 1 Deer Yard. While the conditions of the property will remain the same, the Applicants, from the United States, use the property minimally throughout the seasonal summer months and have no intention of further development. We ask that an EIS on the entire retained lands be waived and have it a Condition of Consent based on the severed piece only. The severed property is already developed and nothing new is planned. The retained lands is very large and any residential development with have minimal impact. If further development on the retained lands happens in the future, then pose that a condition can be applied at that time. Mayor Dunnett is in favour of on an EIS as a Condition of Consent.

Erica also noted the issue regarding docking and parking facilities in her email. The current application had stated that these were attended to. At this time, the Seibel family utilizes parking and docking facilities at a family members cottage on the main land or with Garfield Robertson's home (family friend) situated on the Magnetawan River. Distance from Garfield Robertson's land situate on Bay Street in Magnetawan is approximately 3.6km by boat. Ahmic Lake Marine also provides parking and docking facilities, and if need be, arrangements can be made through them.

Should you wish a call with Ted at our office prior to the Council meeting, please let me know and I can arrange same.

We are hoping we can move this forward shortly with a revision of your report. Thanking you in advance for your consideration in this matter.

Respectfully submitted,



Kathy Kujala, Office Manager
/Encl