

**Erica Kellog
Deputy Clerk Planning and Development
Municipality of Magnetawan
Magnetawan ON**

May 4,2025

Subject: Application for Severance, Lot 11 Conc 2 Croft Twp.

I have enclosed our application for severance of 2 lots from this 100 acre lot, with retention of about 55 acres. I have enclosed also sketches, aerial photo and topographic map to assist in evaluating our application.

A little history: my family have owned this property for 65+ years. I recall as a young boy spending a mosquito filled weekend planting some 2000 spruce trees on the north half of the lot. We have never had any buildings on the lot and always protected what we called the 'cranberry marsh', now officially a protected environment on the east side. Some 20 years ago we sustainably logged the property to provide some financial security for my father. Now we are looking to utilize some of the property for some financial security.

The lot: I think the application and supporting documents pretty clearly show that it is a typical Canadian Shield property. Rocks and trees with low and high spots (see topo sheet and air photo). As you know the municipal Ahmic Lake Road runs through the lot.

The severed lots: following a discussion you and I had, and discussions with neighbours and I have decided on 2 lots to be severed rather than one large lot. I estimate these lots to be about 22 -23 acres each. I realize this is under the plan minimum for a rural severance, but it made sense to me to keep the small piece of property east of the road beside these lots, as part of the portion I wish to keep. And it keeps all the protected area in the parcel I wish to keep. The lots meet the road frontage requirements and whether these lots would meet the standard for perhaps a minor variance I leave to the Municipality. If not, the northern line of these lots could be moved up a bit the create a few more acres as needed. My initial split line was through the centre of the lot.

THE ROAD: We have had lots of discussions about the road. Frankly, we don't care who owns the land under the road. I have enclosed our original deed and copies of the original deed to the land to the east owned by There is nothing in my deed that references the road in anything but generic statutory

reservations in the public interest. The Deed references very clearly a Confederation Road and spells out its dimension and reservation. Both deeds were issued under Homestead legislation. However, my deed is about 15 years prior to the deed (originally to Bell). I postulate that there was no road when my deed issued in 1890 and whatever access was available was likely through Ahmic Harbour, whereas the deed to Bell and the Confederation road likely came off the old Nipissing Road to allow Bell to Farm the end of Newell Lake (which the Bell family did until bought the farm). My lot was also at one time owned by the original Bell as well. So, whether it is a Confederation Road or a Trespass Road through our property remains to be seen.

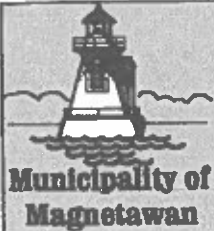
To summarize, if the Municipality wants to claim the road that's fine, but I have no interest in paying to survey the road, other than along the one side of the proposed severed lots. I realize that if the road is owned by the Municipality that it legally divides the property, and if I wanted to recognize that split that metes and bounds descriptions would be required. But we don't care about that split. We want to maintain, for our purposes, the northern part of the lot as a single entity and we have no intention of changing its use or character. However we are flexible around this whole issue and will be responsive to your thoughts on the matter following assessment by the Municipality.

Regarding our original deed, I would ask you to carefully secure it and provide it back to me. I thought you would be better able to copy relevant portions for review. Thank you. As an aside, our lot was surveyed (which I showed you) in 1976 by Eero Halinen of South River.

If I can be of any further assistance in moving this application forward please let me know. It seems a pretty simple request with little complicating information, hence my filling most boxes on the application as 'NO' or "NA"(not applicable). Thank you Erica for all your help and information.

Guy Winterton

A handwritten signature in black ink, appearing to read 'Guy Winterton', with a stylized, flowing script.



**MUNICIPALITY OF MAGNETAWAN
COMMITTEE OF ADJUSTMENT
CONSENT APPLICATION**

AUTHORIZED UNDER SECTION 53 OF THE PLANNING Act, R.S.O 1990 c.P13

In Office Use:

Date Received: _____

Fee Paid _____ Deposit _____

Date Deemed Complete _____

1. APPLICANT INFORMATION

Owner/Applicant(s):

If the applicant is the purchaser, a copy of the portion of the agreement of purchase and sale that authorizes the purchaser to make the application is required to be submitted with the application.

Applicant and Ownership Information

Name of Legal Owner(s) <i>Guy Winterton & Kinusan Savard</i>	Telephone <i>705-748-3491 (Guy)</i>
Address <i>463 White Tail Rd Noelville ON</i>	Postal Code <i>P0M 2N0</i>
Email <i>guywinterton@gmail.com</i>	

Contact Information, if different than owner (this may be a person/firm acting on behalf of the owner)

Name of Contact	Telephone
Address	Postal Code
Email	

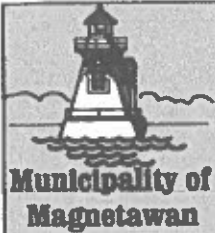
Mortgage, Line of Credit, Charges or other encumbrances in respect of the subject land

Name <i>NA</i>	Address	
DC#	Telephone	Email

2. Location of the subject lands:

Concession <i>2 Croft</i>	Lot <i>11</i>	Registered Plan /Lot/Block <i>pcl 475PS REG</i>	
Street No. <i>NA</i>	Street/Road <i>Ahmik Lake Road</i>	Survey No.	Part Number(s)

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.



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3. PURPOSE OF THE APPLICATION:

3.1 Type/Purpose of proposed Consent:

☒ Create a new lot (or re-establish an existing parcel)

☐ Lot Addition

☐ Easement Other: Charge ☐ / Release a Mortgage ☐ Lease ☐

3.2 If the application is a lot addition, identify which parcel of land will be the benefiting lands:

3.3 Mortgage, Charges or other Encumbrances: Name NA

Mailing Address _____

3.4 Name of party(s), if known, to whom the land or interest in land is to be transferred, leased or charged:

NA

4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

Description / Size	SEVERED LOT 1	SEVERED LOT 2	RETAINED (Original Lands)
Frontage (m)	175 m	175 m	900 m
Depth (m)	variable	variable	variable (see map)
Area (ha)	ca 8.9 - 9.7 ha	ca 8.9 - 9.7 ha	ca 22.3 ha
Existing Use of Property:	Vacant Forested land	Vacant Forested land	Vacant Forested land
Existing Building or Structures and date of construction	Nil	Nil	Nil
Proposed Use of the Severed and Retained Parcels	Forested land Possible Home Site	Forested land Possible Home site	Vacant Forested land
Road Access If by Provincial Highway provide written comments from MTO			
Municipal road, maintained all year	Almuc Lake Road	Almuc Lake Road	Almuc Lake Road
Municipal Road, seasonally maintained.	NA	NA	NA
Other Public Road (e.g. Local Roads Board)	NA	NA	NA



**Municipality of
Magnetawan**

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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.	NA	NA	NA
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]	NA	NA	NA
Water Access Lots shall provide confirmation from a commercial business showcasing sufficient mainland docking and parking is available for proposed severed and retained lots.			

4.1 Water Supply	SEVERED	SEVERED	RETAINED (Original Lands)
Publicly owned and operated piped water system	NA	NA	NA
Privately owned and operated individual well	NA	NA	NA
Privately owned and operated communal well	NA	NA	NA
Lake or other water body	NA	NA	NA
Other means	NA	NA	NA
Does your property abut a lake?	NO	NO	NO
[Is the lake deemed by the Ministry of the	NA	NA	NA



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Environment Conservation and Parks (MOECP) to be at capacity for phosphorus load? **1-800-461- 6290 for enquiries	NA	NA	NA
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4.2 Sewage Disposal	SEVERED LOT 1	SEVERED LOT 2	RETAINED (Original Lands)
Publicly owned and operated sanitary sewage system	NA	NA	NA
Privately owned and operated individual septic tank Attach documentation of the results of the review by the North Bay Mattawa Conservation Authority			
Privately owned and operated communal septic tank	NA	NA	NA
Privy	NA	NA	NA
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)	NA	NA	NA



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4.3 Other Services (indicate which service(s) are available)	SEVERED LOT 2	SEVERED LOT 2	RETAINED (Original Lands)
Electricity	NO	NO	NO
School Bussing	probably	probably	probably
Garbage Collection	NA	NA	NA

4.4 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.

NA

5. LAND USE

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

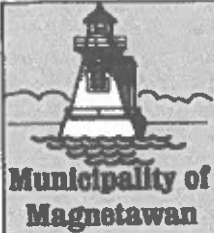
Rural

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

Rural

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

NA



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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 [MANDATORY: Attach MDS work sheets from OMAFRA]		
A landfill		
A sewage treatment plant or waste stabilization plant		
A provincially significant wetland [North Bay Mattawa Conservation Authority or the Ministry of the Environment Conservation and Parks]		
A provincially significant wetland within 120 meters of the subject land [North Bay Mattawa Conservation Authority or the Ministry of the Environment Conservation and Parks]		
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 (e.g. gravel pit)		
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.



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Year the property was created? (if known) November 21, 1890

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?

NA

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

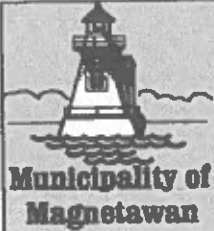
If yes and if known, specify the file number and status of the application

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.



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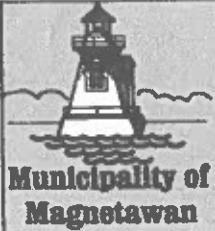
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8. SKETCH: The application MUST BE ACCOMPANIED BY A SITE SKETCH showing the following:

- 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.
- e. 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
- f. If access to the subject land is by water only, location of the parking and boat docking facilities to be used
- g. The location and nature of any easement affecting the subject land

Site Sketch

See attached sketches, topographic map, and aerial photo.



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AUTHORIZATION, DECLARATIONS AND ACKNOWLEDGEMENTS

Guy Winterton
I, Kinusa Savard, the owner of the lands subject to this application hereby agree to the following:

1. Municipal Staff or their representatives are authorized to enter my property for the purposes of evaluating this application.
2. I acknowledge and agree to pay all costs associated with the processing and evaluation of this application, including any peer reviews and consulting fees. These costs may be deducted from the deposit or invoiced directly, at the discretion of the Municipality. Should this application be appealed to the Ontario Land Tribunal, I am aware that I will be responsible and agree to pay all fees related to the Ontario Land Tribunal process.
3. For the purpose of the Freedom of Information and protection privacy act, I 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, and further I authorized my agent for this application to provide any of my personal information that will be included in the application or collected during the processing of this application.
4. I _____ authorized _____ to make this application my behalf.

Date May 5/25

Signature of Owner [Signature]

Date MAY 5/25

Signature of Owner [Signature]

Sworn Declaration of Applicant

I, Guy Winterton of the Town of Noelville in the District of Sudbury make oath and say (or do 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 Municipality of French River in the District of Sudbury

this 5th day of May 2025.

Lucie Rochon

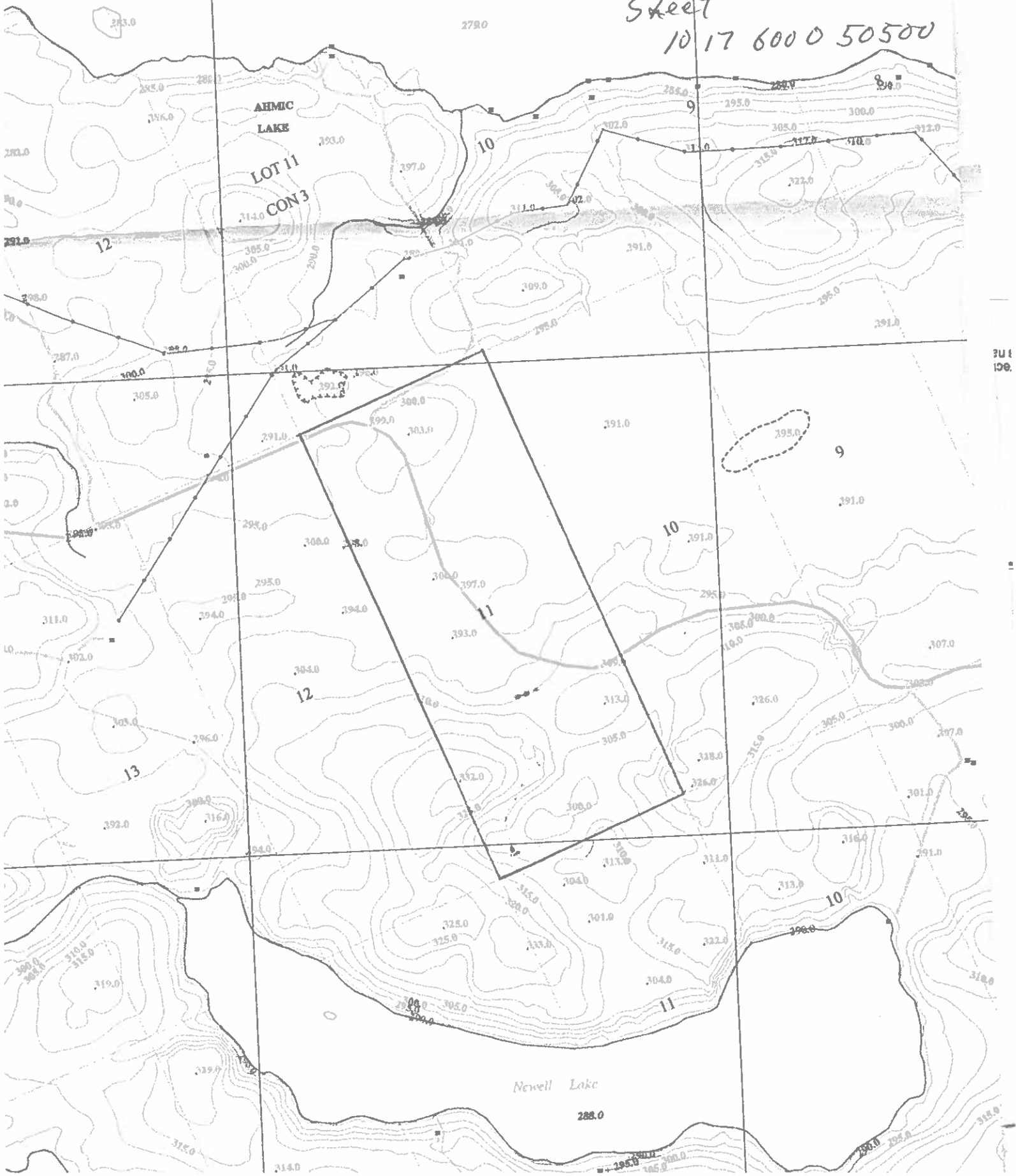
Lucie Rochon, Deputy Treasurer
a Commissioner, etc.,
In and for the Corporation of the
Municipality of French River

Commissioner of Oaths

Applicant [Signature]

Applicant [Signature]

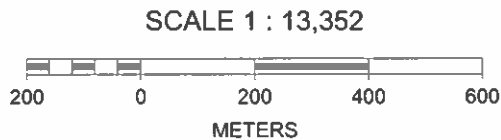
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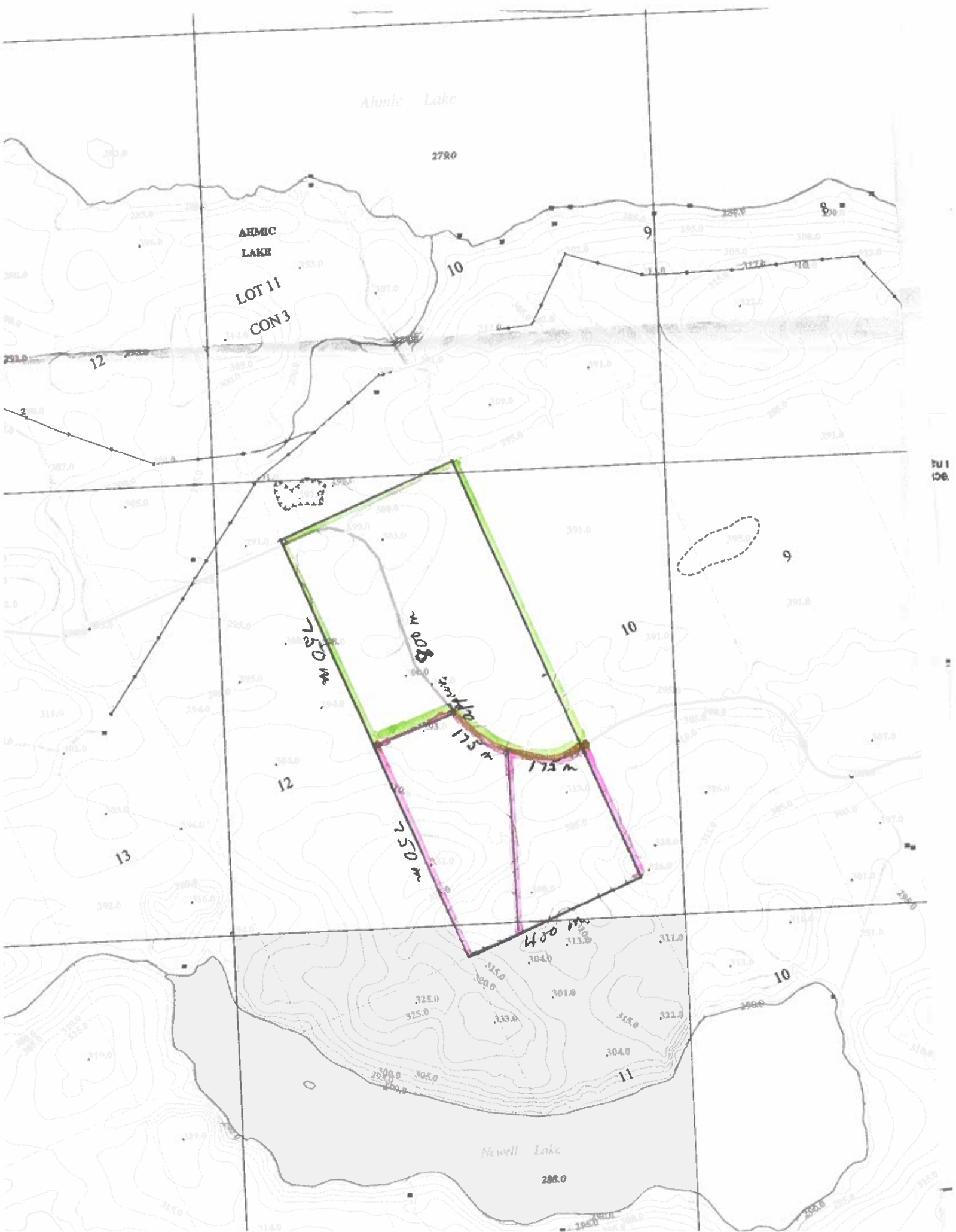


Magnetawan

Guy Winton
Kinusen Savard

Lot 11 Conc 2 Croft Twp





Ahmic Lake

AHMIC
LAKE
LOT 11
CON 3

750 m

800 m

175 m

400 m

Newell Lake