

**FILE #B.....**

**Note to Applicants:** This application form is to be used if the **CENTRAL ALMAGUIN PLANNING BOARD** is the consent granting authority. In this form the term "subject" land means the land to be severed and the land to be retained.

**Completeness of the Application**

The information in this form that **must** be provided by the applicant is indicated by **black arrows** on the left side of the section numbers. This information is prescribed in the Schedule to Ontario Regulation 197/96 made under the **Planning Act**. The mandatory information must be provided with the appropriate fee. If the mandatory information and fee are not provided, the CAPB will return the application or refuse to further consider the application until the information and fee have been provided.

The application form also sets out other information that will assist the CAPB and others in their planning evaluation of the consent application. To ensure the quickest and most complete review, this information should be submitted at the time of application. In the absence of this information, it may not be possible to do a complete review within the legislated time frame for making a decision. As a result, the application may be refused.

**Submission of the Application**

- One application form is required for each parcel to be severed.
- A complete application form **MUST** include a council resolution from the organized municipality stating the pre-consult requirements have been met to its satisfaction and be accompanied by a list of conditions the municipality requires.

- The applicable fee is \$650 per lot created, per Lot Addition or per Right of Way – effective February 1, 2016
- 10 copies of the completed application form and 10 copies of the sketch are required by the CAPB. The copies may be used to consult with other ministries or agencies that may have an interest in the application.
- Please remember to include your property roll number

**Measurements are to be in metric units.**

1 ft = .3048 meters; 1 acre = 0.404686 hectare

**For Help**

To help you understand the consent process and information needed to make a planning decision on the application, refer to the Guide.

You can also call:

Susan L. Arnold, Secretary - Treasurer  
Central Almaguin Planning Board  
63 Marie St, P. O. Box 310  
South River, On POA 1X0 705 386 - 2573  
e-mail: centralalmaguinplan@hotmail.com  
Web Page for forms: www.strongtownship.com  
Office hours: Wednesdays- 9:00 a.m. to 2:00 p.m.

**→ Please Print and Complete Appropriate Box(es)**

**1. Application Information – MUNICIPAL TAX - ROLL #**

**➤ 1.1 Name of Owner(s). An owner's authorization is required in Section 11.1, if the applicant is not the owner.**

Name of Owner(s) William and Nancy Woodruff	Home Telephone No. 705-387-4317	Business Telephone No.
Address Box 269 Magnetawan, ON		Postal Code P0A 1P0

**1.2 Agent/Applicant: Name of the person who is to be contacted about the application, if different than the owner.  
(This may be a person or firm acting on behalf of the owner.) e-mail -**

Name of Contact Person/Agent E.J. Williams Surveying Limited	Home Telephone No.	Business Telephone No. 705-789-4171
Address 6-133 Hwy 60, Huntsville	Postal Code P1H 1C2	Fax No. 705-789-1097

**2. Location of the Subject Land (Complete applicable boxes in 2.1)**

➤ 2.1	District	Local Municipality/Unorganized Township	Former Municipality	Section or Mining Location No.
	Parry Sound	Magnetawan	Chapman	
	Concession Number(s) 10	Lot Number(s) 24 and 25	Registered Plan No. None	Lot(s)/Block(s)
	Reference Plan No. None	Part Number(s)	Municipal Address 390 Miller Road	Parcel Number PIN 52082-0116
➤ 2.2	Are there any easements or restrictive covenants affecting the subject land? <input checked="" type="checkbox"/> No    Yes    If Yes, describe the easement or covenant and its effect.			

### 3. Purpose of this Application

3.1 Type and purpose of proposed transaction (check appropriate box)

Transfer	<u>Creation of a new lot X</u>	Addition to a lot	An easement	Other purpose
Other	A charge	A lease	A correction of title	

3.2 Name of person(s), if known, to whom 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.

### 4. Description of Subject Land and Servicing Information (Complete each subsection.)

4.1	Description	Frontage (m.)	Severed 330+m Rocky Road	Retained 620+ Miller Rd
		Depth (m.)	341±m Irregular	834+ Irregular
		Area (ha.)	6.8±ha	73±ha
4.2	Use of Property	Existing Use(s)	Vacant	Pit, Vacant, Residential
		Proposed Use(s)	Unknown	As Above
4.3	Buildings or Structures	Existing (Date of Construction)	N/A	40 Yr Old 1.5 Storey Dwelling (36'x30'); Shop (22'x32') Both Built 1981
		Proposed	Unknown	None – as is
4.4	Access (check appropriate space)	Provincial Highway		
		Municipal road, maintained all year	X – Rocky Road	X – Miller Road
		Municipal road, seasonally maintained		
		Other public road (e.g. LRB)		
		Right of way		
		Water Access (if so, describe below)		
		Describe in section 9.1, the parking and docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road.		
4.5	Water Supply	Publicly owned and operated piped water system		
		Privately owned and operated individual well	X Proposed if Developed	X
		Privately owned and operated communal well		
		Lake or other water body		
		Other means		
4.6	Sewage Disposal (Check appropriate space)	Publicly owned and operated sanitary sewage system		
		Privately owned and operated individual septic tank <sup>1</sup>	X Proposed if Developed	X
		Privately owned and operated communal septic system		
		Privy		
		Other means		
		(1) A certificate of approval from the North Bay Mattawa Conservation Authority submitted with this application will facilitate the review.		
4.7	Other Services (Check if the service is available)	Electricity	X	X
		School Bussing	X	X
		Garbage Collection		
4.8	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 road, who is responsible for its maintenance and whether it is maintained seasonally or all year. N/A			



## 5. Land Use

5.1 What is the existing official plan designation(s), if any, of the subject land?

Retained – Existing ARA License and Rural; Severed – Rural

5.2 What is the zoning, if any, of the subject land? If the subject land is covered by a Minister's zoning order, what is the regulation number?

Retained – Extractive Industrial; EP and Rural; Severed – Rural

5.3 Are any of the following uses or features on the subject land or within 500 metres of the subject land, unless otherwise specified. Please check the appropriate boxes, if any apply.

Use or Feature	On the Subject Land	Within 500 Metres of Subject Land, unless otherwise specified (indicate approximate distance)
<input type="checkbox"/> An agricultural operation including livestock facility or stockyard		
<input type="checkbox"/> A landfill		
<input type="checkbox"/> A sewage treatment plant or waste stabilization plant		
<input type="checkbox"/> A provincially significant wetland (Class 1, 2 or 3 wetland)		
<input type="checkbox"/> A provincially significant wetland within 120 metres of the subject land		
<input type="checkbox"/> Flood plain		
<input type="checkbox"/> A rehabilitated mine site		
<input type="checkbox"/> A non-operating mine site within 1 kilometre of the subject land		
<input type="checkbox"/> An active mine site		
<input type="checkbox"/> An industrial or commercial use, and specify the use(s)		Class B Pit on Retained Lands north-west of Miller Road
<input type="checkbox"/> An active railway line		
<input type="checkbox"/> A municipal or federal airport		
<input type="checkbox"/> Utility corridors		

## 6. History of the 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, provide the Ministry's application file number and the decision made on the application.

NO

6.2 If this application is a re-submission of a previous consent application, describe how it has been changed from the original application

NO

6.3 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 If Yes, provide for each parcel severed, the date of transfer, the name of the transferee and the land use.

NO

## 7. Current Applications

7.1 Is the subject land currently the subject of a proposed official plan or official plan amendment that has been submitted to the Minister for approval? ☐ No ☐ Yes ☐ Unknown If Yes and if Known, specify the Ministry file number and status of the application.

NO

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 appropriate file number and status of the application.

NO

**8. Sketch (Use the attached Sketch Sheet) To help you prepare the sketch, refer to the attached Sample Sketch.**

➤ The application shall be accompanied by a sketch showing the following:

- ☐ the boundaries and dimensions of the subject land, the part that is to be severed and the part that is to be retained
- ☐ 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
- ☐ the location of all land previously severed from the parcel originally acquired by the current owner of the subject land
- ☐ 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 tanks
- ☐ the existing use(s) on adjacent lands
- ☐ the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way
- ☐ if access to the subject land is by water only, the location of the parking and boat docking facilities to be used
- ☐ 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 CAPB or other agencies in reviewing this application? If so, explain below or attach on a separate page.

We propose to create a new lot labelled 'SEVERED' on our Sketch. Rocky Road and Miller Road have not been conveyed to the Township. We propose a land swap with the Township for that portion of Rocky Road that deviates onto the client's land, in exchange for a portion of the Road Allowance between Concession 10 and 11 (marked as Part 2) on our Sketch. Once the plan is deposited on title and Miller Road is transferred to the Municipality, the retained on the south and east side of Miller Road will become a natural severance.

**10. Affidavit or Sworn Declaration**

➤ I, Edward J. Williams of the Town of Huntsville in the District Municipality of Muskoka make oath and say (or 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 Town of Huntsville

in the District Municipality of Muskoka

this 18th day of May 2021

  
Commissioner of Oaths



E.J. Williams, B.Sc., OLS  
(Applicant)

Kathryn Irene Kujala, a Commissioner, etc.,  
Province of Ontario, for E.J. Williams Surveying  
Limited, Expires April 12, 2022

## 11. Authorizations

- 11.1 If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form or the authorization set out below must be completed.

### Authorization of Owner for Agent to Make the Application

We, William and Nancy Woodruff, are the owners of the land that is the subject of this application for a consent and we authorize E.J. Williams Surveying to make this application on our behalf.

May 18, 2021  
Date

William Woodruff  
William Woodruff

May 18, 2021  
Date

Nancy Woodruff  
Nancy Woodruff

- 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.

### Authorization of Owner for Agent to Provide Personal Information

We, William and Nancy Woodruff, are owners of the land that is the subject of this application for a consent and for the purposes of the Freedom of Information and Protection of Privacy Act, we authorize E.J. Williams Surveying as our agent for this application, to provide any of my personal information that will be included in this application or collected during the processing of the application.

May 18, 2021  
Date

William Woodruff  
William Woodruff

May 18, 2021  
Date

Nancy Woodruff  
Nancy Woodruff

## 12. Consent of the Owner

- Complete the consent of the owner concerning personal information set out below.

### Consent of the Owner to the Use and Disclosure of Personal Information

We, William and Nancy Woodruff, are owners of the land that is the subject of this consent application and for the purposes of the Freedom of Information and Protection of Privacy Act, I authorize and consent to the use by or the disclosure to any

May 18, 2021  
Date

William Woodruff  
William Woodruff

May 18, 2021  
Date

Nancy Woodruff  
Nancy Woodruff

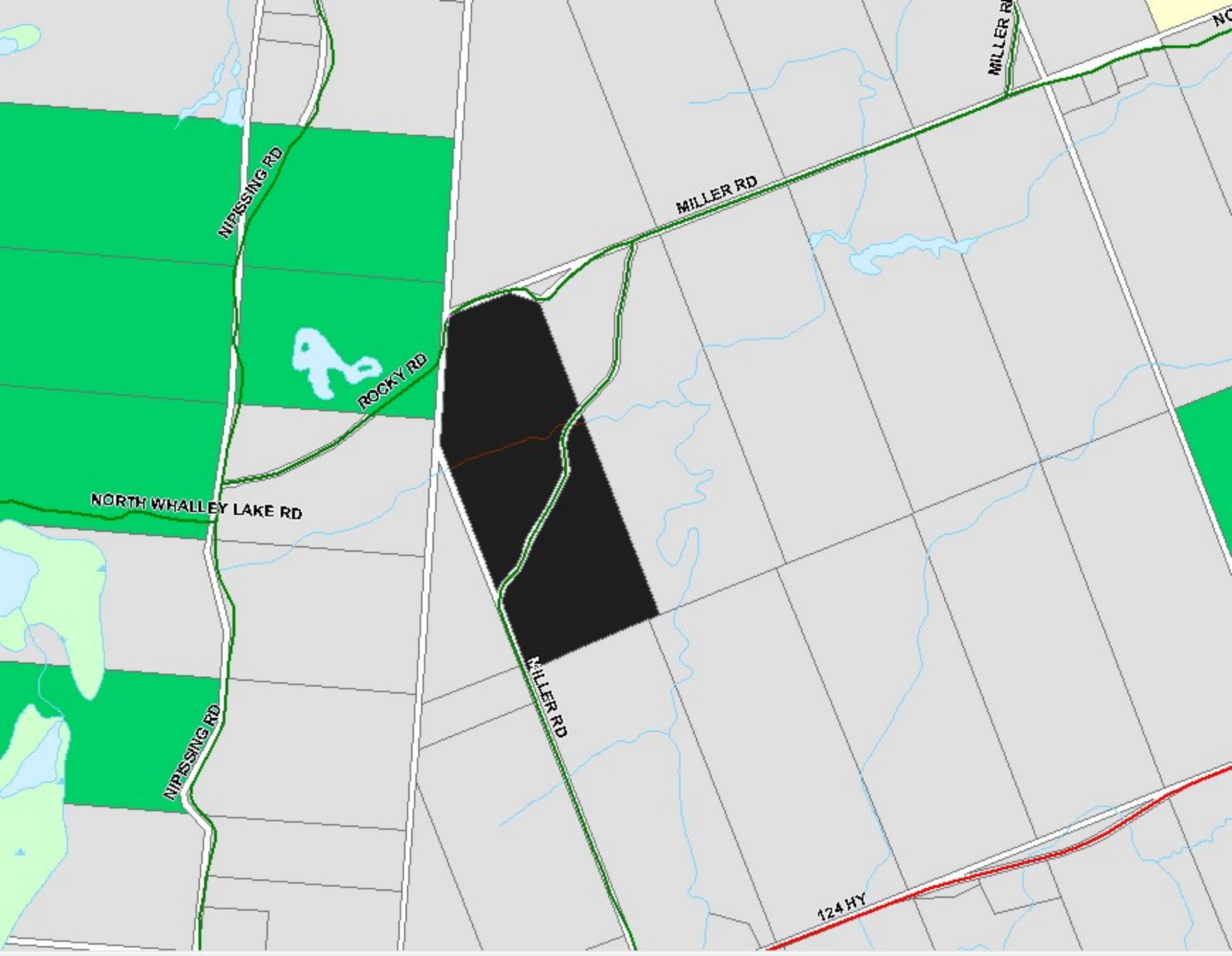
The CAPB will assign a File Number for complete applications and this should be used in all communications.

Applicant's Checklist: Have you remembered to attach:

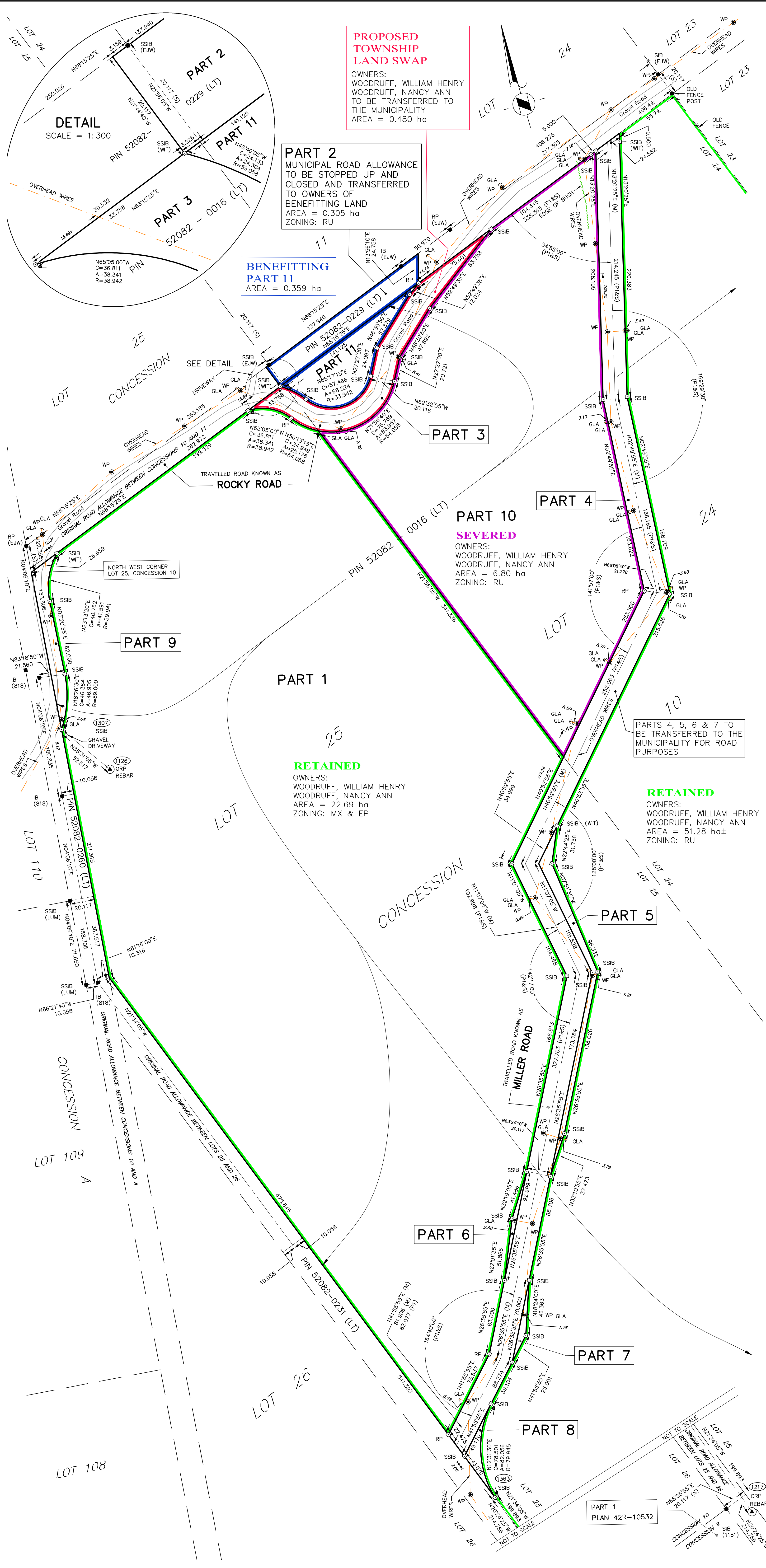
- ☐ 10 copies of the completed application form?
- ☐ 10 copies of the sketch?
- ☐ 1 copies of the North Bay Mattawa Conservation Authority comments regarding Septic system
- ☐ The required fee payable to the Central Almaguin Planning Board

Forward to: CENTRAL ALMAGUIN PLANNING BOARD, P.O.Box 310, South River, ON POA 1X0









SCHEDULE OF PARTS				
PART	LOT	CONCESSION	PIN	AREA (ha.)
1	Part of 25	Concession 10	Part of PIN 52082-0016 (LT)	22.685
2	Original Road Allowance Between Concessions 10 & 11		Part of PIN 52082-0229 (LT)	0.305
3	Part of 24 and 25	Concession 10	Part of PIN 52082-0016 (LT)	0.480
4				2.303
5				0.156
6				0.019
7	Part of 25	Concession 10	Part of PIN 52082-0016 (LT)	0.023
8				0.040
9	Part of 24			0.145
10				6.799
11	Part of 24 and 25			0.359

### SEVERANCE SKETCH FOR DISCUSSION PURPOSES

PREPARED FOR WILLIAM WOODRUFF

SCALE = 1 : 1500

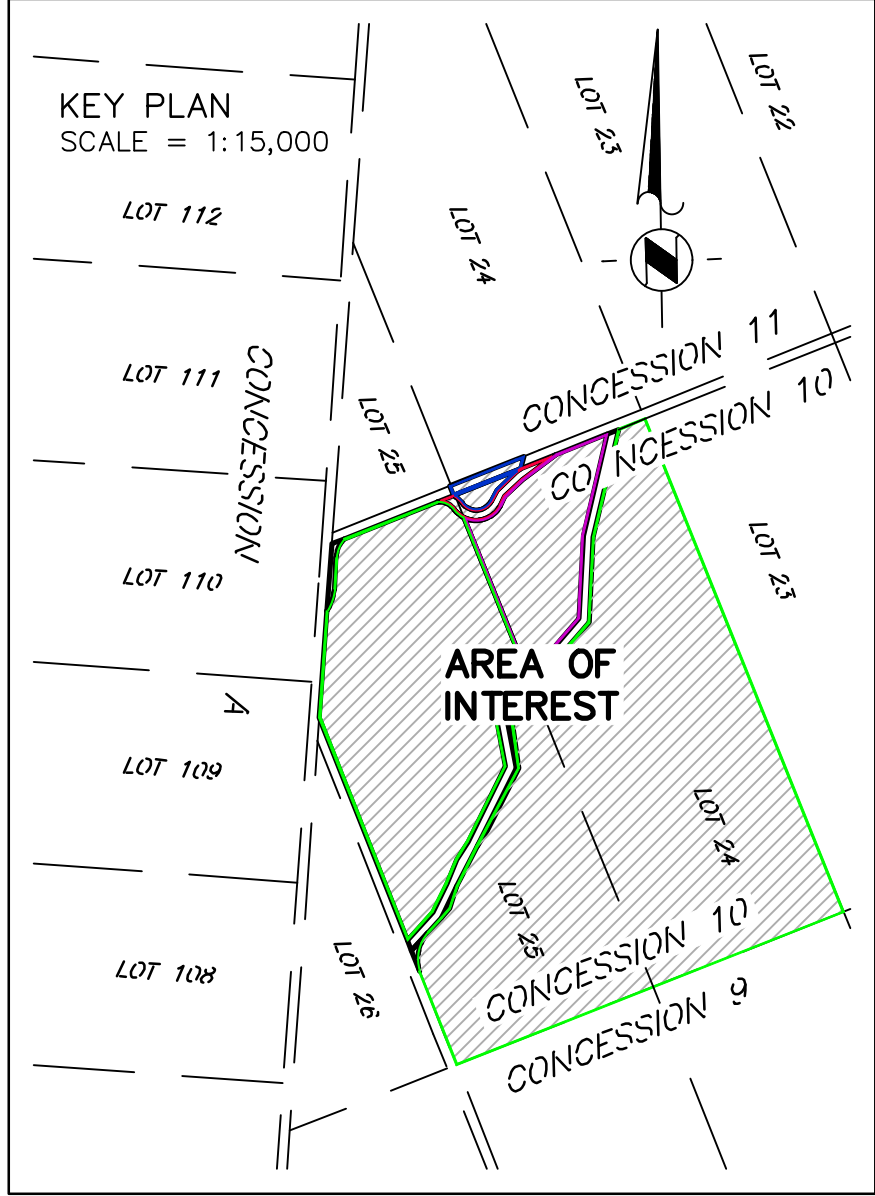


#### LEGEND

- SSIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- RP DENOTES ROCK POST
- DENOTES MONUMENT FOUND
- DENOTES MONUMENT PLANTED
- (EJW) DENOTES E.J. WILLIAMS SURVEYING LTD O.L.S.
- (1181) DENOTES D.E. MAGEE O.L.S.
- (LUM) DENOTES L.U. MAUGHAN O.L.S.
- (818) DENOTES L.R. HILEY O.L.S.
- ORP DENOTES OBSERVED REFERENCE POINT
- S DENOTES SET
- WT DENOTES WITNESS MONUMENT
- WP DENOTES WOOD POLE
- GLA DENOTES GUY LINE ANCHOR
- P1 DENOTES PLAN OF SURVEY BY E. BAZETT O.L.S. DATED 25th JANUARY 1905, AND OF RECORD WITH E.J. WILLIAMS SURVEYING LTD.
- DENOTES LANDS FOR LAND SWAP TO MUNICIPALITY
- DENOTES LANDS BENEFITTING
- DENOTES LANDS RETAINED
- DENOTES LANDS SEVERED

METRIC:  
DISTANCES AND ELEVATIONS SHOWN ON THIS SKETCH ARE IN METRES  
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048  
INFORMATION SHOWN HEREON IS BASED ON FIELD WORK COMPLETED  
APRIL 23, 2019

ZONING: RU (Rural), MX (Extractive Industrial), EP (Environmental Protection)  
Municipal Address: Miller Road  
LEGAL DESCRIPTION:  
PIN 52082-0016 (LT)  
LOTS 24 & 25, CONCESSION 10  
GEOGRAPHIC TOWNSHIP OF CHAPMAN  
MUNICIPALITY OF MAGNETAWAN  
DISTRICT OF PARRY SOUND



3			
2			
1	RELEASED FOR COMMENT	MAY 18, 2021	EJW
No.	REVISION	DATE	APPROVED

CAUTION: THIS IS NOT A PLAN OF SURVEY AND SHALL BE USED ONLY FOR THE PURPOSES INDICATED IN THE TITLE BLOCK.

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ONTARIO LAND SURVEYORS  
PLANNERS  
BURK'S FALLS HUNTSVILLE SOUTH RIVER  
Main Office: 6-133 Highway #60 P1H 1C2  
Huntsville, Ontario  
Phone: 705-789-4171  
Fax: 705-789-1097  
Email: info@ejwilliamssurveying.com