

Municipality of Magnetawan  
4304 Hwy. #520, P.O. Box 70  
Magnetawan, ON  
POA 1P0

Attention: Nicole Gourlay, Deputy Clerk – Planning & Development

**Re: Zubatiuk & Seaman; #3737 Highway #124 – Consent Application**

Dear Ms. Gourlay,

I am assisting the owners of the above noted property with a Consent Application to sever a 10± ha parcel from their existing 40± property.

The property is zoned rural and currently used for as a single-family dwelling with some associated out-buildings. If consent is granted, the current owners intend to sell the existing dwelling with the 10± ha parcel and build a new single-family dwelling on the retained 30± ha.

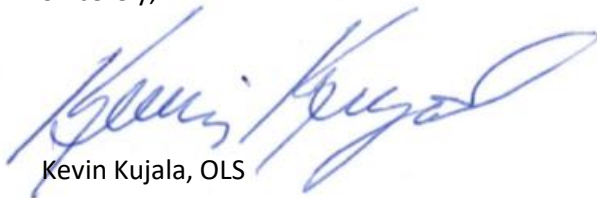
The existing dwelling is currently serviced by an existing driveway off Highway #124. There is an existing entrance on the retained lot and the owners have received approval in principle from MTO to use this entrance for a new dwelling subject to finalization of the consent process.

Please find attached the following items for your review and consideration:

- Completed Application for Consent signed by myself as agent with authorization of the landowners
- Key Sketch showing the location of the subject land
- Sketch for Consent Application shown the proposed land division
- Copy of email correspondence from MTO approving the entrance to the retained land subject to finalization of the consent process.

I trust the application is complete, however, I would be happy to discuss the application further or provide any additional information that may be pertinent to the proposed consent.

Sincerely,



Kevin Kujala, OLS

**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 \$675 per lot created, per Lot Addition or per Right of Way – effective January 1, 2017
- 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](http://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 #** 4944 01000 207900

**➔ 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) Alex Brian Zubatiuk & Terri-Lynne Seaman	Home Telephone No. 705-783-3246	Business Telephone No.
Address 3737 Highway #124, Sundridge, ON		Postal Code P0A 1Z0

**1.2 Agent/Applicant: Kevin Kujala, KPK Surveying Inc. ([kevin@kpksurvey.ca](mailto:kevin@kpksurvey.ca))**

Name of Contact Person/Agent Kevin Kujala, KPK Surveying Inc.	Home Telephone No. 705-349-1636	Business Telephone No. 705-788-2701
Address: 857 South Waseosa Lake Road, Huntsville, ON	Postal Code P1H 2N5	Fax No.

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

➔ 2.1	District <b>Parry Sound</b>	Local Municipality/Unorganized Township: <b>Municipality of Magnetawan</b>	Former Municipality <b>Chapman</b>	Section or Mining Location No.
	Concession Number(s) <b>8</b>	Lot Number(s) <b>27</b>	Registered Plan No.	Lot(s)/Block(s)
	Reference Plan No.	Part Number(s)	Municipal Address <b>3737 Hwy. 124</b>	Parcel Number <b>52081-0404</b>
➔ 2.2	Are there any easements or restrictive covenants affecting the subject land? <b>X</b> 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  
OtherCreation of a new lot  
A chargeAddition to a lot  
A leaseAn easement  
A correction of title

Other purpose

**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

208±

Retained

194.5±

Depth (m.)

487±

798±

Area (ha.)

10.0±

29.9±

**4.2** Use of Property

Existing Use(s)

RESIDENTIAL

VACANT

Proposed Use(s)

SAME

RESIDENTIAL

**4.3** Buildings or Structures

Existing (Date of Construction)

UNKNOWN

Proposed

SINGLE FAMILY DWELLING

**4.4** Access  
(check appropriate space)

Provincial Highway

EXISTING

EXISTING ENTRANCE

Municipal road, maintained all year

APPROVED BY MTO

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 SupplyPublicly owned and operated  
piped water systemPrivately owned and operated  
individual well

✓

✓

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>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

✓

✓

School Bussing

✓

✓

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.



## 5. Land Use

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

RURAL/EP

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?

RURAL/EP

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		NO LIVESTOCK, FIELDS USED FOR HAY
<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	N/A	
<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)		
<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.

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

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.

## 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.

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.



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.

- SEE EMAIL FROM MTO APPROVING ENTRANCE FOR RETAINED
- SUBJECT TO FINALIZING CONSENT PROCESS
- KEY MAP
- SEE COVER LETTER

10. **Affidavit or Sworn Declaration**

➤ I, KEVIN KUTAL of the TOWN OF HUNTSVILLE  
in the DISTRICT 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 21st day of March 2022

Kathryn Irene Kujala  
Commissioner of Oaths

[Signature]  
Applicant

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

## 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

I, Brian Zubatink, am the owner of the land that is the subject of this application for a consent and I authorize KEVIN KUDALA (KPK SURVEYING INC.) to make this application on my behalf.

\_\_\_\_\_  
Date

Brian Zubatink  
Signature of Owner

- 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

I, Brian Zubatink, am the owner 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**, I authorize KEVIN KUDALA (KPK SURVEYING INC.) as my 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.

\_\_\_\_\_  
Date

Brian Zubatink  
Signature of Owner

## 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

I, Brian Zubatink, am the owner 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 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.

\_\_\_\_\_  
Date

Brian Zubatink  
Signature of Owner

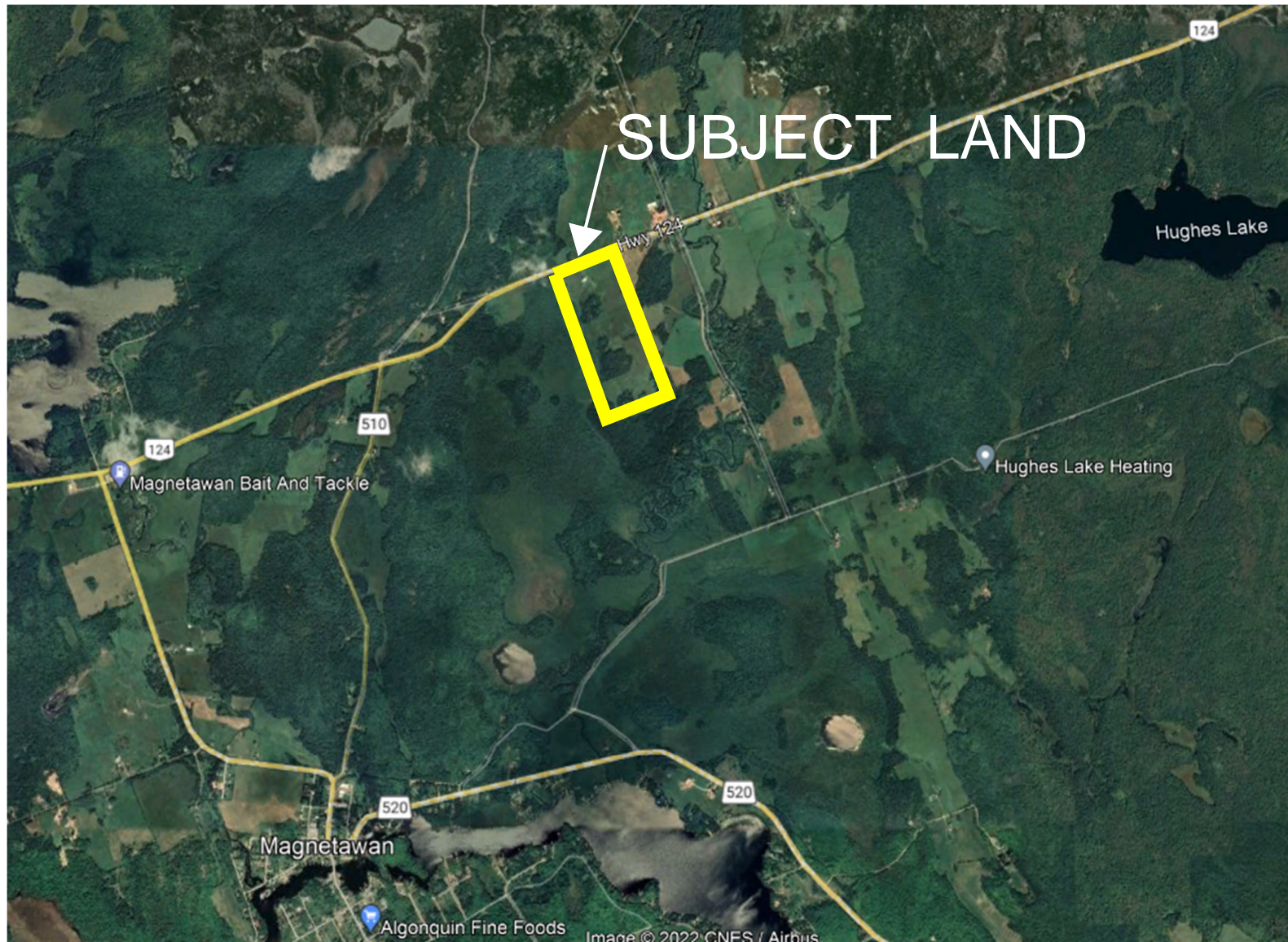
➤ The CAPB will assign a File Number for complete applications and this should be used in all communications.

- 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

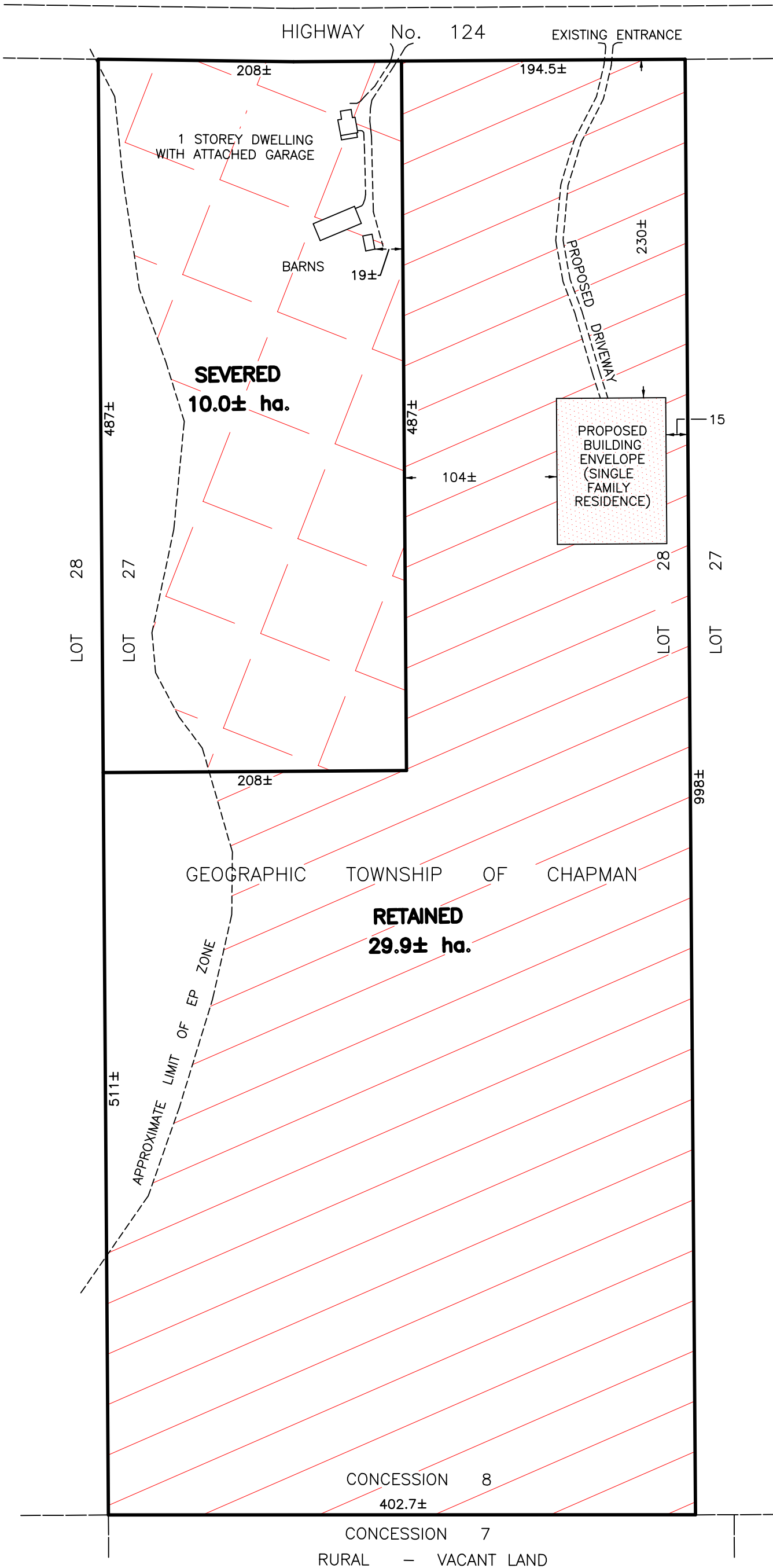


**KEY MAP FOR CONSENT APPLICATION - #3737 HIGHWAY #124**





RURAL/EP - VACANT LAND



RURAL

SKETCH FOR CONSENT APPLICATION  
3737 HIGHWAY No. 124  
MUNICIPALITY OF MAGNETAWAN  
DISTRICT OF PARRY SOUND



**KPK**  
SURVEYING

KPK SURVEYING INC.  
HUNTSVILLE, ON  
705.788.2701    KPKSURVEY.CA

DRAFTED BY: XXX    FILE NO: XXXXXX

## Kevin Kujala

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**From:** brian zubatiuk <bzubatiuk@gmail.com>  
**Sent:** February 10, 2022 2:23 PM  
**To:** Kevin Kujala  
**Subject:** Fwd: Application #2021-00006543 Lot #27 Con #8 Chapman (3737 Hwy 124)

----- Forwarded message -----

From: **brian zubatiuk** <[bzubatiuk@gmail.com](mailto:bzubatiuk@gmail.com)>  
Date: Tue, Dec 7, 2021 at 11:03 AM  
Subject: Re: Application #2021-00006543 Lot #27 Con #8 Chapman (3737 Hwy 124)  
To: Peel, Emmie (MTO) <[Emmie.Peel@ontario.ca](mailto:Emmie.Peel@ontario.ca)>

thanks very much Emmie for your response. I am in the beginning stages of everything and when i have the info you requested i will forward it to you. I wanted to make sure access would not be a problem at this spot. thanks again brian zubatiuk

On Tue, Dec 7, 2021 at 10:09 AM Peel, Emmie (MTO) <[Emmie.Peel@ontario.ca](mailto:Emmie.Peel@ontario.ca)> wrote:

Good Morning Brian,

Thank you for your application for an entrance. I understand from your application you are in the process of severing a section off your property. Has this been completed? I do not have any documentation about this. Are you able to provide anything for your file?

I have located the other entrance on your property that you are speaking of. Once your property is severed and the paperwork has been provided I will be able to process your entrance application. Currently, I am unable to provide 2 residential accesses for 1 property, however I do not have any issues with the location of this entrance you seek a permit for in order to upgrade the entrance and build at that location. Please note, when you do go to build we also require an application for a Building and Land Use permit, which requires an attached Site Plan. Your Site Plan is required to detail all structures and their measurements from the road (ie: well, septic tank, septic bed, garage, house, square footage of the house and garage etc.)

Everything looks complete for your file other than the severance details. Once I have these I will be able to process your entrance permit. Please keep me updated about the status of your severance.

Please do not hesitate to contact me should you have any questions or concerns.

Best Regards,

**Emmie Peel, C.Tech., rcca**

Corridor Management Officer

Ministry of Transportation, Northeastern Region

207 Main Street West, Huntsville, Ontario

Office: 705-491-5964

Fax: (705) 789-3606

E-mail [Emmie.Peel@ontario.ca](mailto:Emmie.Peel@ontario.ca)

Website: [www.hcms.mto.gov.on.ca](http://www.hcms.mto.gov.on.ca)