

Township of McMurrich/Monteith
Regular Council Meeting - Agenda
Tuesday, September 16th, 2025 – 7:00pm

Meeting to be held inside Municipal Office/Fire Hall

1. Call to Order:
2. Confirmation of the minutes of the previous meeting:
 - 2.1 Council – September 2, 2025
3. List of proposed resolutions for the meeting:
4. Declaration of pecuniary interest and general nature thereof:
 - should a member have a disclosure of pecuniary interest they are to declare the nature thereof now or at any time during the meeting
5. Delegations:
 - 5.1 Roger Moody, Gilead Academy – Fees and Charges Bylaw clarifications
 - 5.2 Fire Dept.: written report
 - 5.3 Building Dept: draft Building By-law
 - 5.4 Administration: written report, draft Fees and Charges Bylaw
6. Business Arising From a Previous Meeting:
 - 6.1 Replacement of Fire Chief (shared services agreement ending) – options to move forward
7. Quotes, Tenders, RFP's:
 - None
8. Accounts for Approval:
 - None
9. Applications:
 - 9.1 Public Meeting - Zoning Bylaw Amendment – Township initiated housekeeping amendments
 - 9.2 Consent Applications – B-038. 039, 040, 041/25 – Part Lot 6, Cons 6 & 7, McMurrich (16904211 Canada Inc.)
10. Bylaws:
 - 10.1 42-2025 Confirm Council Meeting – September 2, 2025
 - 10.2 38-2025 Fees and Charges Bylaw
 - 10.3 39-2025 Building Bylaw
 - 10.4 43-2025 Waste Management Bylaw
11. Council Reports:
 - None

**PLEASE CHECK THE TOWNSHIP WEBSITE AT WWW.MCMURRICHMONTEITH.COM AND/OR FACEBOOK
PAGE FOR CANCELLATION NOTICES PRIOR TO THE MEETING**

12. Correspondence:
 - 12.1 AH O.P.P. Detachment Board Meeting package – September 10th, 2025
 - 12.2 Twp of Armour – Resolution Concerning Post Transition of Blue Box
13. New Business:
None
14. Closed Session: Section 239 (2),
15. Council Concerns:
16. Adjournment:

Dates to Remember:

Tuesday, September 23rd – Special Council Meeting – 1pm
Friday, September 26th – DPS Municipal Association Meeting – Orrville Community Centre
Tuesday, October 7th and 21st – Regular Council Meeting – 7pm
Monday, October 13th – Thanksgiving – Municipal Office Closed, Landfill is Open
Tuesday, October 14th – Recreation Committee Meeting – 7pm
Saturday, October 18th - Recreation Event - Oktoberfest

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**MINUTES OF McMURRICH/MONTEITH TOWNSHIP
REGULAR COUNCIL MEETING – TUESDAY, SEPTEMBER 2, 2025**

The Council of the Township of McMurrich/Monteith met Tuesday, September 2, 2025 inside the Council Chambers

Present: Mayor: Glynn Robinson; Council Members: Vicky Roeder-Martin, Daniel O'Halloran, Terry Currie, and Craig White

Staff present: Cheryl Marshall, Clerk/Treasurer; Allyson Pedwell, Deputy Clerk/Treasurer; John Theriault, CAO; Derek Martin, Deputy Fire Chief; Doug Godin, CBO

Audience: R. Moody

1. **Opening of the meeting by the Mayor –**
The meeting was called to order at 7:00PM
2. **Confirmation of the minutes of the previous meeting;**
2.1 Council – August 19, 2025. See resolution below.
3. **List of proposed resolutions for the meeting;**
4. **Declaration of Pecuniary Interest and the nature thereof;**
none
5. **Delegations;**
 - 5.1 Public Works written report: Council discussed the Bear Lake boat launch & beach area, the status of Little Falls bridge; footings have been poured; and a discussion on a chipper vs. a grinder for brush & construction waste at the landfill.
 - 5.2 Fire Department, no written report: verbal report included Deputy Chief discussing the live fire training unit.
 - 5.3 Bylaw Enforcement: draft Trailer Licencing Bylaw; discussion was held regarding mobile homes vs. trailers, removing fees from bylaw and adding fees only to the Fees & Charges bylaw.
 - 5.4 Building Department, draft building bylaw: Council discussed the benefits and drawbacks of permitting and enforcement sea-cans.
 - 5.5 Administration written report: Discussion included planning fees do not cover the cost of planning, the Landfill gate system, staff to research a punch card system with 50 bags per resident and possible removal of

the card gate, possible start date 2026; Building fees to match the minimum permit fees; Dog licencing fee to be \$100 for a lifetime tag; Pickle ball court is ready for use.

5.6 CAO written report: Council wishes to continue the pilot program for construction waste until they receive costs on grinding the materials.

6. Business arising From a Previous Meeting;

None

7. Quotes, Tenders, RFP's;

None

8. Accounts for Approval;

August, 2025

9. Applications;

None

10. By-laws;

10.1 37-2025 Confirm Council Meeting – August 19, 2025. See resolution below.

10.2 38-2025 Fees and Charges Bylaw- Council accepts first and second reading.

10.3 39-2025 Building Bylaw

10.4 40-2025 Financial Policy Bylaw

10.5 41-2025 Trailer Licencing Bylaw, repeals bylaw 29-2016

See resolutions below.

11. Reports;

None

12. Correspondence;

12.1 Twp of Brudenell, Lyndoch and Raglan – Resolution re: Increased Income Support Thresholds for Canadian Veterans

12.2 AH Health Centre – Minutes of meeting held July 3, 2025

12.3 Twp of Armour – Resolution re: Ontario Family Health Teams – standard and mandatory governance model

12.4 Twp of Ryerson – written notice to cancel shared service agreement for Fire Chief services

12.5 Almaguin Community Economic Development – Meeting Agenda package – August 28, 2025

12.6 DPS Social Services Board vacancy – Resolutions – Burk's Falls, Perry, Kearney and Ryerson

See resolutions below

13. New Business

None

14. Closed session, section 239 2

None

15. Council Concerns:

Council discussed the trailer on a lot on Stisted South. Staff will investigate. Council discussed a closed session meeting to be held September 23, 2025 at 1pm.

16. Adjournment: Council adjourned this meeting at 9:17pm. See resolution below.

Resolutions:

2025-189 O'Halloran/White

Be It Resolved that Council approves the minutes of the Regular Council meeting held August 19, 2025. **Carried**

2025-190 O'Halloran/White

Be It Resolved that Council accepts first, second and third readings and hereby passes Bylaw 37-2025 to confirm the council meeting held August 19, 2025. **Carried**

2025-191 White/O'Halloran

Be It Resolved that Council accepts first and second reading of Bylaw 38 -2025 to provide for Fees Charged by the Corporation of the Township of McMurrich/Monteith. **Carried**

2025-192 O'Halloran/White

Be It Resolved that Council accepts first, second and third readings and hereby passes Bylaw 39 -2025 to provide for the Administration and Enforcement of the Building Code Act, 1992, S.O.1992 c.23 within the Township of McMurrich/Monteith and to repeal Bylaw 06-2024. **Defeated** (to be amended and brought back to the September 16, 2025 meeting)

2025-193 White/O'Halloran

Be It Resolved that Council accepts first, second and third readings and hereby passes Bylaw 40-2025 to establish a Financial Policy for the Corporation of the Township of McMurrich/Monteith. **Carried**

2025-194 Currie/Roeder-Martin

Be It Resolved that Council accepts first, second and third readings and hereby passes Bylaw 41-2025 to license trailers in the Township of McMurrich/Monteith and to repeal Bylaw 29-2016. **Carried**

2025-195 Currie/Roeder-Martin

Be It Resolved that Council supports the resolution from the Township of Brudenell, Lyndoch and Raglan regarding advocacy for increased income support thresholds for Canadian Veterans. **Carried**

2025-196 Currie/Roeder-Martin

Be It Resolved that Council supports the resolution from the Township of Armour regarding their request to the Province to implement a standard and mandatory governance model for the boards of Family Health Teams across the Province. **Carried**

2025-197 O'Halloran/White

Be It Resolved that Council is supportive to continue a 3 year extension of the 3 year Recruiter Funding term that expires December 31, 2025. **Carried**

2025-198 Currie/Roeder-Martin

Be It Resolved that Council receives the letter from the Township of Ryerson notifying Council of their intent to cancel the Shared Services Agreement for Fire Chief services. **Carried**

2025-199 Currie/Roeder-Martin

Be It Resolved that Council hereby supports the appointment of Sean Cotton as an Area 4 representative to the Parry Sound District Social Services Administration Board. **Carried**

2025-200 Currie/Roeder-Martin

Be It Resolved that Council receives all correspondence listed on the agenda.
Carried

2025-201 Currie/Roeder-Martin

Be It Resolved that Council adjourns this meeting at 9:17pm until Tuesday, September 16, 2025 at 7:00 pm. **Carried**

Mayor, Glynn Robinson

Clerk, Cheryl Marshall

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Township of McMurrich/Monteith

(attach additional pages as necessary)

Note: DELEGATES ARE REQUESTED TO PROVIDE 7 COPIES OF ALL BACKGROUND MATERIAL/PRESENTATIONS TO THE CLERK'S OFFICE BY NOON, BEING AT LEAST ONE WEEK PRIOR TO THE COUNCIL MEETING. ONCE THE ABOVE INFORMATION IS RECEIVED BY THE CLERK, YOU WILL BE CONTACTED TO CONFIRM YOUR PLACEMENT ON THE APPROPRIATE AGENDA. THANK YOU.

ALL INCOMPLETE DELEGATION SUBMISSIONS WILL BE RETURNED TO THE REQUESTER AND WILL NOT BE PLACED ON THE AGENDA UNTIL COMPLETED TO THE SATISFACTION OF THE CLERK.

All presentations are granted 10 minutes. For groups of 5 or more, 2 speakers will be allowed and allotted 7 minutes each to speak.

Communications addressed to Council and its Advisory Committees will become part of the public record and will be placed on a public agenda.

Anonymous communications sent to Council or to its Committees will NOT be accepted.

I acknowledge that personal information contained within my communication(s) may become part of the public record and may be made available to the public through the Council/Committee process.

SIGNATURE: Ryan Moody

DATE: Sept. 8, 2025



Appendix A

Information for Presentation to Council

September 16, 2025

After reviewing the By-law to provide for Fees Charged by the Corporation presented at the Council meeting of September 2, 2025, which is coming for a vote at the September 16, 2025, meeting, Gilead Academy would like to submit to Council the following information.

About Us:

Gilead Academy, registered as a non-profit corporation in 1983, has been a part of the Sprucedale community since 1985. We are currently actively engaged in the following Four (4) Ministries: Music (The Northern Lights Steel Orchestra); Publishing (printed and electronic); Faith-based educational programs; and Broadcasting (Online streaming).

On Campus Staff and Volunteers:

Year Round

- Family Units – 8 (25 individuals)
- Single Individuals – 15
- Total – 40

Summer additions

- Family Units – 2 (4 individuals)
- Single Individuals – 12
- Total Individuals – 16

Guests at Annual Events in 2025 – 10 days/event:

- April Event – additional individuals – 85
- July Event – additional individuals – 175

Point for Clarification:

- Beginning October 1, 2025, the Township is changing to a different Waste Management company. We have been told by the attendant at the Landfill that the new company will only be accepting “residential” waste. If this is true, we’d like clarification on the meaning of “residential.” Does it mean:
 - from properties zoned “residential,” (which appeared to be the attendant’s understanding) or
 - “residential” type waste, i.e. household waste?

Questions:

Schedule “A” of the proposed By-law refers to “Free Bags - up to 50 per year” for “non-recyclable waste,” which doesn’t quite equal 1 bag per week.

- Is there a formula Council has used to determine the number of 50 bags? Is it based on the number of individuals a bag should typically service? If so, is the base per:
 - 1 individual?
 - 1 household?
 - 1 per residential property?
- Is the fee schedule designed to:
 - offset costs to the Township for the Waste Management Company, or
 - to discourage the amount of waste brought to the Landfill by township residents thus extending the life of the landfill.
- Has Council set a bag limit or some other guide for Institutions like Gilead Academy?
- Is our understanding correct that beginning October 1st cardboard boxes will have to be broken down and cut into smaller pieces?

Current Volume:

On average Gilead Academy is bringing the following volumes to the landfill on a weekly basis.

Winter

- Non-recyclable waste – 3 to 5 bags (35" x 50")
- Recyclable waste (Plastics) – 4 to 5 bags (35" x 50")
- Cardboard (not collapsed) – trailer 6' x 10' full
- Compost – 2 to 3 20 gal Trash bins 1/2 full

Summer

- Non-recyclable waste – 7 to 8 bags (35" x 50")
- Recyclable waste (Plastics) – 7 to 9 bags (35" x 50")
- Cardboard (not collapsed) – trailer 6' x 10' full
- Compost – 4 to 5 20 gal Trash bins 1/2 full.

Financial Impact:

Using the proposed "User Fees" and the above numbers based on current average volume the financial impact for Gilead Academy would be. This financial impact is of concern to us.

Winter

- If charged by the bag – \$25/wk – \$900/36 wks
- If charged by the trailer – \$150/wk – \$5,400/36 wks


Summer

- If charged by the bag – \$25/wk – \$400/16 wks
- If charged by the trailer – \$150/wk – \$2,400/16 wks

Yearly Total

- For Bags – \$1,300
- For Trailer – \$7,800

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	<h2>Report to Council</h2>
To	Mayor and Council
From	Fire Chief Joe Readman
Date of Meeting	August 5, 2025
Report Title	Monthly report

Fire Rating

July 2-August 5 MODERATE.

General Information

Our team tried hard this year at the Firefighter Challenge, unfortunately we were unsuccessful in bringing home the trophy.

Sparky made an appearance and was a hit at this year's summer festival.

The Live Fire Burn Building is completed and we will be starting our test burns the week of August 11.

Personnel

No changes this month

Training

- July 2-Team performance
- July 9-Truck Checks
- July 16-Tour of Live Fire Building
- July 23-Community Risk Reduction
- July 30- Team performance
-


Upcoming

Equipment

411 was down again for an electrical issue and will need to go down again next week for another minor issue.

No issues with any other equipment at this time.

Fire Chief: Joe Readman

	<h2 style="text-align: center;">Report to Council</h2>
To	Mayor and Council
From	Doug Godin, Chief Building Official
Date of Meeting	September 16, 2025
RE:	The Ontario Building Code and shipping containers

Recommendation:

That Council receives this report as information and clarification on the requirement for building permits on certain sized shipping containers.

History:

The Ontario Building Code(OBC) considers shipping containers as "buildings" when used for storage or as a foundation, requiring permits for structures exceeding 10 m² (108 sq ft). They must adhere to the same rules as traditional structures, including meeting fire, energy, zoning requirements, and receiving inspections.

Discussion:

In 2022, the OBC introduced the exemption of permit requirements for a shed that is no greater than 15m sq. Therefore, a 20'x8' (160sqft / 15sqm) shipping container that is used as a shed, serving a primary dwelling, will not require a building permit. If the container will be connected to any other building or a roof, deck or other construction is proposed a building permit will be required. Any shipping containers greater than 20'x8' will require a building permit.

Financial Implication:

The permit fee for a single shipping container will be set at \$225.00.

Policy and Legislative Considerations:

- Ontario Building Code (O. Reg. 332/12)

Respectfully submitted,
CBO: Doug Godin

Bylaw Enforcement Program:

For information purposes, a report is included in this package to inform Council that there are some changes to the Municipal Bylaw Enforcement Program. The current shared service agreement is due for renewal at the end of this year. This will be added to a future council meeting.

Community Survey:

A community programming survey was distributed mid July and ended August 22nd. There were 94 responses received. SurveyMonkey has summarized the results. There are some great ideas for programming to be run out of the community centre as well as some constructive comments. Once the Recreation Committee has an opportunity to review and comment, this topic will be added to a future meeting for council discussion.

Fees and Charges Bylaw Review:

Revisions were made from the September 2nd meeting and the revised draft bylaw is included in the agenda package.

Housekeeping Zoning Bylaw Amendments:

The Notice of meeting, Staff Reports and draft bylaw are included in the agenda for Council consideration.

Official Plan:

The new Plan was submitted to the Ministry of Municipal Affairs (MMAH) July 30, 2025. An update on the status was requested from MMAH on August 26, 2025 with a response that the plan is being reviewed and a letter acknowledging the submission will be sent. From there, they have 120 days to process the review and approval.



STAFF REPORT

Date: August 26, 2025
From: Dave Gray, CAO
Subject: Municipal Law Enforcement Department Position Evaluation Results

Recommendation

THAT the Council of the Township of Armour accept and approve the position descriptions and job evaluation results for the Manager of Municipal Law Enforcement and Municipal Law Enforcement Officer positions. Furthermore, that Council approve the creation of the Manager of Municipal Law Enforcement Role and direct staff to implement these changes effective September 1, 2025.

Background

Council received a staff report from the Senior Municipal Law Enforcement Officer regarding the evolution of municipal law enforcement (MLE) at the June 24, 2024 Regular Council Meeting. The report outlined an increased need for services, an overview of growth and service expansion considerations, and the rising need to consider and respond to a variety of complex social issues in the course of performing departmental duties.

Council passed resolution 2025-201 directing staff to review and revise the MLE department's position descriptions, score the positions using the framework set out in the Township of Armour Employment Policy, consult with the CAO and Treasurer, and report back to Council.

Council's direction has been carried out. Copies of the new position descriptions are attached to this report. Within the proposed changes, the creation of the Manager of Municipal Law Enforcement position is being recommended as well as various changes to the Municipal Law Enforcement Officer description. These changes will render the Senior Municipal Law Enforcement inactive. As such, the position was not revised through this process. Should departmental growth and/or demand for services increase to a point that necessitates additional MLE staff, the position will be re-evaluated at that time.

The Armour Township MLE Department is a Township Centre of Excellence serving 7 municipal partners in the Almaguin Region. The Senior MLE Officer has communicated the re-evaluation process to all municipal partners through their regular monthly reporting.

-RESOLUTION-

Evaluation Results

The Employment Review Committee met on Friday, August 8th, 2025 to review the position descriptions and perform the job evaluation.

Manager of Municipal Law Enforcement:

- Job Evaluation Result – Grade 8

Municipal Law Enforcement Officer:

- Job Evaluation Result – Grade 7 (raised from level 6)

Financial Considerations

Implementing these changes effective September 1, 2025 will result in a total wage increase of \$5,460.48 in 2025 which will be shared amongst all partners per established service agreements.

The total expected wage increases in 2026 is \$27,453.26 shared amongst all partners per established service agreements.

Others Consulted:

The Township of Armour Employment Committee
Charlene Watt, Municipal Clerk
Alison McGregor, Treasurer

Attachments:

Job Description – Manager of Municipal Law Enforcement
Job Description – Municipal Law Enforcement Officer



TOWNSHIP OF McMURRICH / MONTEITH

District of Parry Sound
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Sprucedale, Ontario P0A 1Y0
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PUBLIC NOTICE

Take Notice that the Council for the Corporation of the Township of McMurrich/Monteith will hold a Public Meeting to consider municipally initiated amendments to the Township's Zoning By-Law 16-2016, as amended, pursuant to Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended.

On Tuesday, September 16, 2025, at 7:00 p.m.

in the Council Chambers at the Township Administration Office, located at 31 William Street, Sprucedale, Ontario, P0A 1Y0.

Members of the public are encouraged to attend the meeting or submit written comments prior to the meeting.

Purpose and Effect: The purpose and effect of the proposed amendment is to address three matters that have arisen during the application and review of the By-Law and to assist in the use and interpretation of the By-Law. These include the following:

- (1) To amend Section 3.1.3 (Principal Building to be erected First) by removing the following text from the section: "... or a single storage shed not exceeding 25 square metres (270 square feet) in gross floor area or one (1) single storage container." The section is now proposed to read: "No accessory building or structure shall be erected on any lot until the principal building has been erected, with the exception of: temporary construction uses or a garage during the term of an active building permit for the principal building, or a septic system, or dock".
- (2) To reduce the Minimum Dwelling Unit Area in Table 5 to 19 square metres (204.5 square feet) in the Waterfront Residential, Settlement Residential, Rural, General Commercial, Tourist Commercial and General Industrial zones; and
- (3) To remove the size requirement for a secondary dwelling in Table 4 to be a maximum of 50% of the floor area of the principal dwelling.

There is no **key map** attached to this notice given that the provisions of this By-law shall apply to the entire Township.

Information Available: Pursuant to Section 34 (10.7) of the Planning Act, the application file is part of the public record and is available to the public for inspection. An electronic copy of the Draft By-law is available for review on the Township website at www.mcmurrichmonteith.com

Any person who requires further information or clarification regarding the application should contact the Township Clerk at clerk@mcmurrichmonteith.com or 705-685-7901

If you wish to be notified of the decision of the Township of McMurrich/Monteith on the proposed Zoning By-Law Amendment, you must make a written request to the Township Clerk at the address noted below.


If a person or public body would otherwise have an ability to appeal the decision of the Council of the Township of McMurrich/Monteith to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Township of McMurrich/Monteith before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal

before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

DATED AT THE TOWNSHIP OF MCMURRICH/MONTEITH THIS 26th DAY OF August 2025.

Cheryl Marshall, Clerk
Township of McMurrich/Monteith
P.O. Box 70, 31 William Street, Sprucedale, Ontario P0A 1Y0
Tel: 1-705-685-7901 Fax: 1-705-685-7393
Email: clerk@mcmurrichmonteith.com

	<h2 style="text-align: center;">Report to Council</h2>
To	Mayor and Council
From	Doug Godin, Chief Building Official
Date of Meeting	August 5, 2025
RE:	To recommend that Council amend Section 3.1.3 of the Zoning By-law to remove the exception allowing a storage container or storage shed to be placed on a lot prior to the erection of a principal building.

Recommendation:

That Council receive the Report prepared by Doug Godin, That Council **remove the exception for both the storage container and the 25 m² shed** from Section 3.1.3. The revised section would read:

Proposed Revision:

“No accessory building or structure shall be erected on any lot until the principal building has been erected, with the exception of: temporary construction uses or a garage during the term of an active building permit for the principal building, or a septic system, or dock.”

History:

Section 3.1.3 of the Zoning By-law currently reads:

“No accessory building or structure shall be erected on any lot until the principal building has been erected, with the exception of: temporary construction uses or a garage during the term of an active building permit for the principal building, or a septic system, or dock, or a single storage shed not exceeding 25 square metres (270 square feet) in gross floor area or one (1) single storage container.”

This section was originally intended to provide limited flexibility to landowners while they prepared for construction of a principal building.

Impact:


The current exceptions for storage sheds and storage containers have raised concerns:

- **Premature or indefinite accessory use:** Property owners often install sheds or containers with no immediate plans to build a principal structure.

- **Non-compliance and enforcement:** These structures can become permanent or be used improperly (e.g., for dwelling or commercial purposes), making enforcement more complex.
- **Community impact:** Detached structures can negatively affect neighbourhood aesthetics and property values, particularly when no home is ever built.

Respectfully submitted,

CBO: Doug Godin

	<h2 style="text-align: center;">Report to Council</h2>
To	Mayor and Council
From	Doug Godin, Chief Building Official
Date of Meeting	August 5, 2025
RE:	To recommend that Council amend the Zoning By-law to reduce the minimum dwelling size requirement from 74 square metres (796.53sqft) to 18.58 square metres (200sqft), in alignment with the minimum functional dwelling unit size prescribed by the Ontario Building Code.

Recommendation:

THAT Council direct staff to prepare a draft Zoning By-law Amendment to reduce the minimum dwelling size requirement in the Township of McMurrich/Monteith from 74 square metres (796.53sqft) to 18.58 square metres (200sqft), in alignment with the minimum functional dwelling unit size prescribed by the Ontario Building Code.

History:

The current Township of McMurrich/Monteith Zoning By-law mandates a minimum dwelling unit size of 74 square metres. The Ontario Building Code, which governs the health, safety, and structural integrity of buildings, does not set a single numeric minimum dwelling size. However, it does require that self-contained dwelling units meet specific functional requirements (e.g., cooking, sanitary facilities, sleeping/living areas, and egress).

Based on these functional and dimensional requirements, the practical minimum dwelling unit size under the OBC is approximately 17.09 square metres (184 square feet). Several municipalities in Ontario have moved toward recognizing this figure or a slightly higher value as an acceptable minimum for zoning purposes.

Discussion:

This proposed amendment would reduce the minimum dwelling unit size in the Township's Zoning By-law to 18.58 square metres (200 square feet)—a size that meets or exceeds all OBC requirements while providing flexibility for compact and innovative housing forms.

Benefits:

- **Supports Affordable and Attainable Housing:** Enables the construction of smaller units that are more affordable to build and maintain.
- **Facilitates Housing Innovation:** Allows for tiny homes, micro-suites, and other emerging forms of housing, including potential secondary or seasonal units.
- **Aligns with OBC Standards:** Maintains all health, safety, and livability requirements through continued enforcement of the Ontario Building Code.
- **Promotes Sustainability:** Smaller homes consume fewer resources and have a smaller environmental footprint.

Reducing the minimum size to 18.58 m² represents a balanced approach that respects the OBC minimum while allowing for design flexibility and practical living space.

Financial Implication:

No direct cost to the Township. The change may encourage incremental development of underutilized parcels, potentially increasing assessment value over time.

Policy and Legislative Considerations:

- **Ontario Building Code (O. Reg. 332/12)**
- **Provincial Policy Statement (PPS), 2020** – supports a range and mix of housing types and affordability
- **Township Zoning By-law** – to be amended accordingly

Respectfully submitted,

CBO: Doug Godin

THE CORPORATION OF THE TOWNSHIP OF MCMURRICH/MONTEITH

BY-LAW XX - 2025

Being a By-Law to further amend the Zoning By-Law 16-2016, as amended, to update Provisions based on an Administrative Review (Housekeeping Amendment)

WHEREAS the Council of the Corporation of the Township of McMurrich/Monteith is empowered to pass By-laws to regulate the use of land pursuant to Section 34 of the Planning Act, 1990, as amended;

AND WHEREAS the Township of McMurrich/Monteith has initiated a municipal amendment and has proposed to further amend the Zoning By-Law No. 16-2016, as amended ("By-Law"), to address housekeeping matters that have arisen during the application and review of the By-Law and to assist in the use and interpretation of the By-Law;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF MCMURRICH/MONTEITH ENACTS AS FOLLOWS:

1. THAT Section 3.1.3 entitled "Principal Building to be Erected First", of Zoning By-law 16-2016, as amended, is deleted and replaced with the following:

"No accessory building or structure shall be erected on any lot until the principal building has been erected, with the exception of temporary construction uses or a garage during the term of an active building permit for the principal building, or a septic system, or dock."

2. THAT Table 5 entitled "Zone Requirements Table", of Zoning By-law 16-2016, as amended, is amended by deleting the Dwelling Unit Area (minimum) for the Waterfront Residential, Settlement Residential, Rural, General Commercial, Tourist Commercial and General Industrial zones, and replacing it with the following: "19.0 sq m (204.5 sf)."
3. THAT Table 4 entitled "Permitted Uses for all Zones", of Zoning By-law 16-2016, as amended, is amended by deleting Note 8, which reads: "(8) the floor area of the secondary dwelling shall be a maximum 50% of the floor area of the single detached dwelling and replacing it with the following: "(8) This clause deleted by By-law 2025-____."
4. In all other respects, the provisions of Zoning By-Law 16-2016, as amended, shall apply.
5. This By-law shall take effect from the date of its passage by Council and shall come into force in accordance with Section 34 of the Planning Act, R.S.O. 1990, Ch P.13, as amended.

READ a first and second time this 16 day of September 2025

Mayor, Glynn Robinson

Clerk, Cheryl Marshall

READ a third time and passed this 16th day of September 2025

Mayor, Glynn Robinson

Clerk, Cheryl Marshall

Sept 16
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NOTICE OF APPLICATION FOR CONSENT
pursuant to Ontario Regulation No. 197/96, as amended

TAKE NOTICE that the Southeast Parry Sound District Planning Board will be considering applications for consent under Section 53 of the Planning Act (**File No. B-038/25, B-039/25, B-040/25 & B-041/25**).

THE PURPOSE AND EFFECT of the proposed consents is to create four new lots for residential purposes.

THE SUBJECT LANDS ARE LOCATED in Part Lot 6, Concessions 6 & 7 within the Township of McMurrich/Monteith (McMurrich), as shown on the attached map(s). Severed **Lot #2** will have an approximate frontage of 60.1 m. (197.18 ft.) on Round Lake, an approximate depth of 111 m. (364.17 ft.), an approximate area of .49 ha. (1.21 ac.) and is presently vacant. Severed **Lot #3** will have an approximate frontage of 60.1 m. (197.18 ft.) on Round Lake, an approximate depth of 172 m. (564.3 ft.), an approximate area of .629 ha. (1.55 ac.) and is vacant. Severed **Lot #4** will have an approximate frontage of 60.1 m. (197.18 ft.) on Round Lake, an approximate depth of 183 m. (600.39 ft.), an approximate area of .69 ha. (1.7 ac.) and is vacant. Severed **Lot #5** will have an approximate frontage of 168.9 m. (554.13 ft.) on Round Lake, an approximate depth of 288 m. (945 ft.), an approximate area of 2.1 ha. (5.19 ac.) and is vacant. The parcel to be retained (**Lot #1**) will have an approximate frontage of 79.5 m. (260.83 ft.) on Round Lake, an approximate depth of 110 m. (360.89 ft.), an approximate area of .48 ha. (1.186 ac.) and has a cabin, bunkie and septic system located on it. The severed and retained parcels also have frontage and are accessed from Fern Glen Road.

If a person or public body has the ability to appeal the decision of Southeast Parry Sound District Planning Board in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to Southeast Parry Sound District Planning Board before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.

IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE SOUTHEAST PARRY SOUND DISTRICT PLANNING BOARD IN RESPECT OF THE PROPOSED CONSENT, YOU MUST MAKE A WRITTEN REQUEST TO THE PLANNING BOARD AT THE ADDRESS BELOW.

ADDITIONAL INFORMATION AND MATERIAL on this application is available to the public for inspection at the Planning Board office. Please quote **FILE NO. B-038/25, B-039/25, B-040/25 & B-041/25**

DATED AT THE Southeast Parry Sound District Planning Board OFFICE THIS 26TH DAY OF AUGUST, 2025.

For more information about this matter, contact:

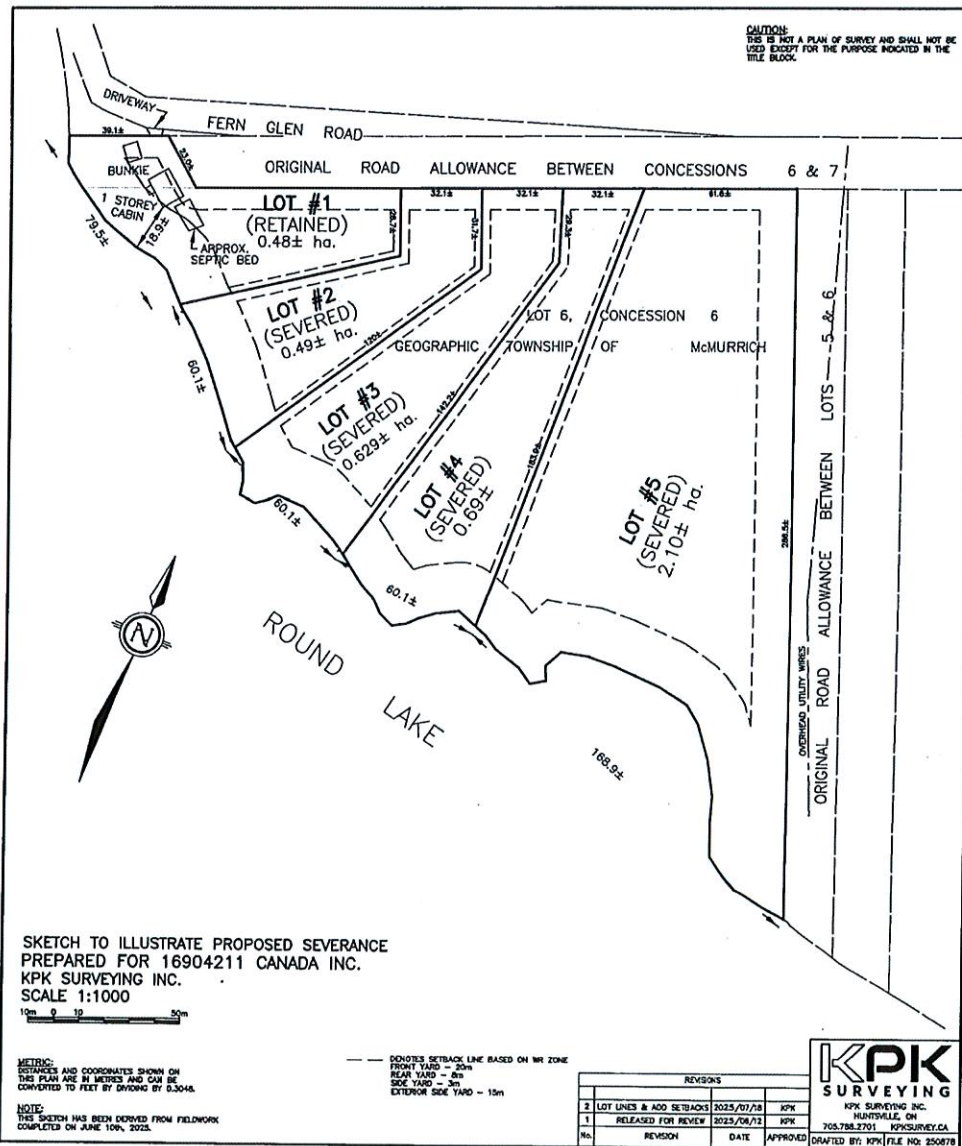
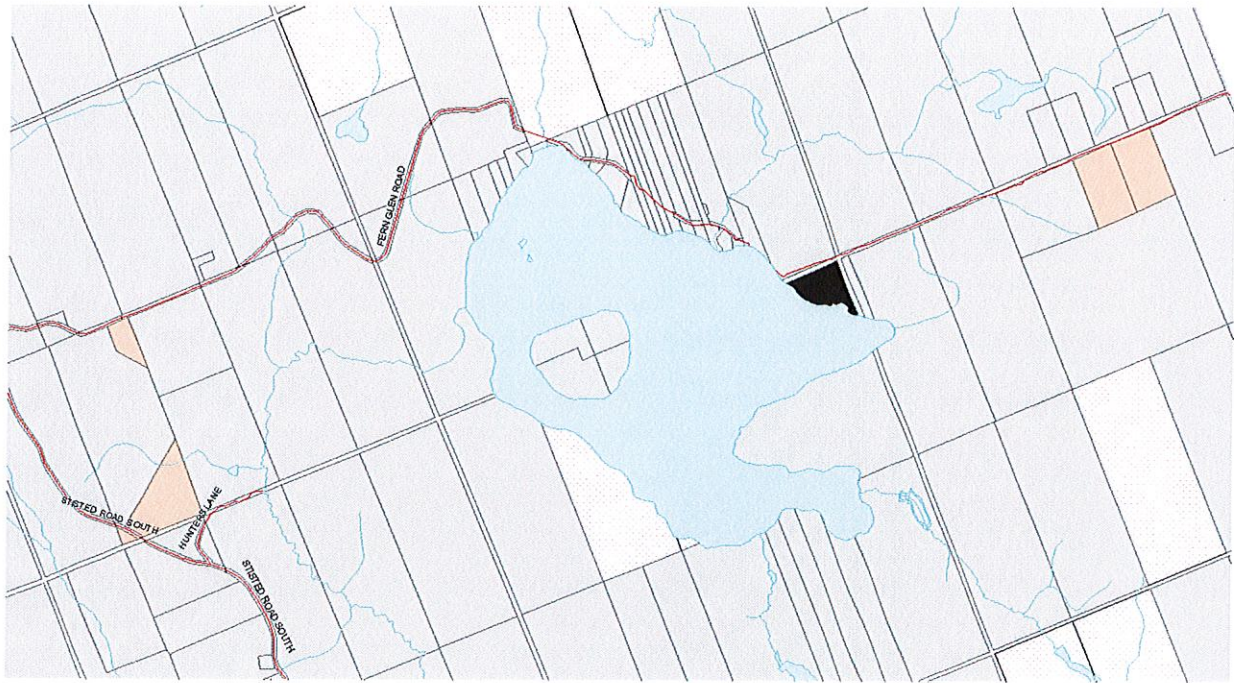
Linda Moyer, Secretary-Treasurer
Southeast Parry Sound District Planning Board
P.O. Box 310
Kearney, Ontario P0A 1M0

Office Location:

1695 Emsdale Road
Emsdale, ON

Telephone: (705) 787-5070

Email: lmoyer@sepsdplanningboard.ca



MEMORANDUM

TO: Mayor Robinson and members of Council

FROM: Rick Hunter

DATE: September 9, 2025

SUBJECT: Consent Applications B-038/25; B-039/25; B-040/25 and B-041/25
16904211 Canada Inc, 2193 Fern Glen Road (Round Lake)
Planning Review

RECOMMENDATION

Based on the review of the applications contained below, it is recommended that Council advise the Planning Board that it has no objection to approval of consent applications B-038/25, B-039/25, B-040/25 and B-041/25, provided that the following conditions apply:

1. The Township of McMurrich/Monteith requires a "Cash-in-lieu of Parkland" payment of 5% based on the assessed value of the severed lots.
2. A draft reference plan of survey shall be submitted to the Planning Board and to the Township, for review prior to registration.
3. The Township requires four (4) copies of the survey, together with a digital (CAD and PDF) copy of the survey.
4. The Township Public Works Superintendent confirms that an entrance permit can be obtained on the severed and retained lots, with any conditions for signage to be provided as a condition of approval of any entrance permit.
5. The Township receives confirmation from the North Bay Mattawa Conservation Authority that the lots are suitable for on-site sewage disposal and that any problems identified with any existing sewage systems be corrected to the satisfaction of the Township.
6. The Township requires that the severed and retained lots be rezoned to Waterfront Residential.
7. The severed and retained lots be made subject to Site Plan Control, in accordance with the provisions of Section 2.2 of By-law 34-2023, in order to regulate the provision and maintenance of shoreline buffers and landscape features, storm drainage and construction mitigation measures, as required.

And that the Planning Board is advised that Council is satisfied that the proposal can proceed by way of consent and that a plan of subdivision is not required for the proper and orderly development of the lands, subject to the conditions noted above.

1. APPLICATION AND BACKGROUND

This report does not repeat information that has been provided by the applicants, but will reference that information where appropriate. The Planning Justification Letter provides additional information on the nature of the proposal and the rationale for the number of lots and their configuration.

The property has not been inspected, and the comments and recommendations are put forward based on a review of the information provided by the applicants and a review of the official plan and zoning by-law.

Applications have been submitted to the Planning Board and the Township for approval of consent applications that would result in the creation of a total of five (5) lots, four (4) severed and one (1) retained. The severance sketch was prepared by KPK Surveying (revised to July 18, 2025). A Planning Justification letter dated July 28, 2025, was prepared by Lanny Dennis and submitted to the Township. No additional reports have been submitted in support of the application.

The proposed lots are located at 2193 Fern Glen Road, in Part of Lot 6, Con 6 & 7, McMurrich. All of the lots have access and frontage on both Fern Glen Road and Round Lake. The lots will have the following characteristics based on the KPK severance sketch:

	Lot Frontage (Lake)	Lot Frontage (Road)	Lot Area	Current Use
Property total	+/- 428 metres	+/- 277 metres	+/- 4.4 hectares	Cabin, Bunkie and septic
Retained Lot (shown on the sketch as Lot #1)	79 metres	Estimate +/- 60 metres	.48 hectare	Cabin, Bunkie and septic
Severed Lot B-028/25 (shown as Lot # 2)	60 metres	32 metres	.49 hectare	Vacant
Severed Lot B-039/25 (shown as Lot # 3)	60 metres	32 metres	.63 hectare	Vacant
Severed Lot B-040/25 (shown as Lot # 4)	60 metres	32 metres	.69 hectare	Vacant
Severed Lot B-041/25 (shown as Lot # 5)	169 metres	61 metres	2.01 hectares	Vacant

The proposed lots appear to have been designed to contemplate further severance of the lot proposed under application B-041/25.



Pre-consultation review occurred in June/July, 2025, which resulted in revisions to the original proposal, that included an increase in the frontage and area of the retained lot.

A review of available topographic information would indicate gentle to moderate slopes, generally from the road and the north east corner of the property to the lake. The property is well vegetated.

2. PLANNING ANALYSIS

2.1 Northern Ontario Growth Plan

The Planning Justification Letter indicates no consistency issues with the Northern Ontario Growth Plan. I would concur with this.

2.2 Provincial Planning Statement (2024)

The Provincial Planning Statement (PPS) provides policy direction on matters of provincial interest related to land use planning. Shoreline areas are categorized as being Rural Lands with Rural Aras. Section 2.5 of the PPS promotes healthy, integrated and viable Rural Areas (including shoreline areas) by building upon rural character and leveraging rural amenities and assets. Section 2.6 contemplates that development which can be sustained by rural services should be promoted, and that permitted uses include lot creation where site conditions are suitable.

Sections 4 and 5 of the PPS address issues related to the protection of natural heritage features and protection from natural and man-made hazards. There are no identified natural features or hazards on the property.

Based on the information provided in the Planning Justification letter, and subject to the recommendations noted at the beginning of this Memo, I am satisfied that the proposal would be consistent with the PPS.

2.3 Section 51(24) of the Planning Act

Section 51(24) of the Planning Act provides criteria that the Planning Board has to have regard for in considering approval of an application for subdivision (or consent, by virtue of Section 53(12) of the Planning Act). The Planning Justification Letter provides a response to the various criteria, and I am satisfied that the proposal has had regard to the various items listed in Section 51(24).

2.4 Township Official Plan –Approved and in Effect

The property is designated Shoreline Area in the Official Plan. The Planning Justification letter provides a review of the applicable policies of the Official Plan.



While there is little detail related to the site suitability of the individual lots provided, they do exceed the minimum requirements of the zoning by-law (and official plan). While it appears that all of the lots would be suitable for development, the specific location and layout of any development would be confirmed at site plan approval, and any mitigation measures required to ensure site suitability and compliance with the Official Plan would be included as part of the site plan approval.

Consistent with current practices, prior to approval of any consent, the North Bay Mattawa Conservation Authority will be required to comment on the suitability of the lots for sewage disposal facilities, in compliance with Ontario Building Code requirements and Official Plan and Zoning requirements

Usually, for the creation of 5 or more lots, the requirements for specific studies (including environmental and servicing) is required, and would generally be undertaken by plan of subdivision, and be accompanied by specific reports. While these reports have not been provided, there do not appear to be any significant constraints to development, and the lots have large enough areas to accommodate development. In this instance, it would be acceptable for the reports to be submitted at the time of site plan and development approval. They would address any site mitigation requirements (e.g. protection, location and extent of shoreline buffers, drainage, construction mitigation measures).

Provided the items noted in Section 3, below, are addressed, the proposal is in general conformity with the Official Plan.

2.5 Township Official Plan (new) – Adopted

Council adopted a new Official Plan on July 15, 2025, which is currently under review by the Ministry of Municipal Affairs and Housing.

The Shoreline development provisions applicable to this property have not significantly changed. See Section 3.1 below for comments on the number of lots proposed.

2.6 Zoning By-law

The property is presently split zoned between Waterfront Residential (on part of the retained lot in the vicinity of the existing cabin) and Rural (the balance of the property).

A zoning amendment to Waterfront Residential will be required for the balance of the property, as a condition of consent.

The lots exceed the minimum .4 hectare lot area requirement of the zoning by-law. Severed lots B-038/25, B-039/25 and B-040/25 meet the minimum lot frontage (water)



requirement. The retained lot and severed lot B-041/25 exceed the minimum lot frontage (water) requirement. There is no minimum road frontage required for a waterfront lot.

The severance sketch superimposed the minimum setback requirements for the Waterfront Residential zone, indicating sufficient area for development on the individual lots. Based on the information provided, there are suitable building envelopes on the proposed lots. The lots would be subject to the provisions of the zoning by-law regarding landscaping and shoreline buffers (see discussion in Section 3.2, below).

3. ISSUES

3.1 Number of Lots by Consent

The current Official Plan under Section 6.9.2 provides that the creation of 5 or more lots should proceed by registered plan of subdivision, which would also require the preparation of additional background studies to support the development. These studies are not automatically required for consent applications, but may be requested.

However, the Plan also indicates that the preferred method of land division is by way of consent, particularly where there is no additional municipal infrastructure required, and the development does not have environmental constraints.

It is noted that the adopted new Official Plan proposes to require a plan of subdivision and additional reports for the creation of 6 or more lots (including severed and retained lots). Based on this provision, a proposal for 5 lots could be considered by consent.

Council needs to be satisfied that a plan of subdivision is not required for the proper and orderly development of the land. In this case, the proposal is for 5 lots, and the lands have the potential for at least one additional lot. Since the lots all front on a public maintained road, and there is no need to extend municipal services to accommodate the creation of the lots, Council could recommend that the current proposal proceed by way of consent.

Due to the number of lots and the potential for additional lots on the land, the development should be subject to a Consent Agreement (51(26) Agreement) and the lands be made subject to Site Plan Control, as noted below.

3.2 Site Plan Control

The existing Site Plan Control By-law 34-2023 (Section 2.1), does not automatically require site plan approval for individual lots with frontage on the shoreline unless they are also in proximity to an Environmental Protection Zone, development is within 30



metres of the flood elevation on Doe or Buck Lakes, or are part of the Horn Lake, Axe Lake or Buck Lake (Haist) subdivisions (all of which were subject to preparation of environmental and site servicing/suitability reports). Council may require Site Plan Control as condition of consent approval.

The existing Official Plan and Zoning By-law require the establishment and maintenance of a shoreline buffer. These provisions can be implemented through a consent agreement, or more appropriately, at the time of construction through the approval of a site plan agreement. Issues such as grading, storm water management and construction mitigation can also be dealt with in both consent and site plan agreements. In this instance, due to the number of lots being proposed, it is recommended that the 51(26) agreement identify the need for site plan approval, and that the lots be made subject to site plan control.

3.3 Access – Public Works Superintendent Comments

There was concern that the relatively small road frontages would make it difficult to accommodate the number of driveways to serve the lots.

The Township Public Works Superintendent has reviewed the proposed lots. He has advised that there is a large, long hill and he felt that there would be satisfactory space for entrances, however the applicants should be responsible for purchasing hidden entrance signs. He also indicated that there were no drainage concerns along the roadway.

4. CONCLUSIONS

Provided the conditions noted in the Recommendations section of this report are added, the proposal would be consistent with matters of provincial interest, would conform to the Official Plan, and would represent good planning.

These conclusions could be reviewed if site conditions identified any issues with site suitability or potential building, septic and access locations.

Respectfully submitted,



Rick Hunter, MCIP, RPP
Planning Consultant for the
Township of McMurrich/Monteith



Severed Lot 2

B-038/25

Application for Consent Under Section 53 of the Planning Act

Note to Applicants: This application form is to be used if the **SOUTHEAST PARRY SOUND DISTRICT 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 Planning Board 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 Planning Board 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.
- The application fee.
- 1 original copy of the completed application form and sketch. Measurements are to be in metric units.

For Help

For more information on the **Planning Act**, the consent process, Provincial and local policies, please contact the Secretary/Treasurer of the Southeast Parry Sound District Planning Board at (705) 636-7889 705-787-5070

1. Applicant Information

▶ 1.1 Name of Owner(s). An Owner's authorization is required in Section 11.4, if the applicant is not the owner.

Name of Owner(s) 16904211 Canada Inc. (Robert San eei)
Address

Home Telephone No.

Business Telephone No.

Postal Code

Fax No.

▶ 1.2 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.)

Name of Contact Person/Agent

Larry Denno, Larry D. Planning

Home Telephone No.

Business Telephone No.

Address

Box 254, Nottaw, Ont. larrydplanning@gmail.com POA 1R0

Postal Code

Fax No.

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

▶ 2.1 District

Parry Sound

Municipality/Unincorporated Township

McMurrich/Mount St. Catharines

Former Township

McMurrich

Concession Number(s)

6 and 7

Lot Number(s)

6

Registered Plan No. (Subd.)

Lot(s)/Block(s)

Reference Plan No.

Part Number(s)

Parcel No.

Name of Street/Road

Fern Glen Road

Street No.

not assigned

Section or Mining Location No.

▶ 2.2 Are there any easements or restrictive covenants affecting the subject land?

☒ 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)

Creation of a new lot ☒ Addition to a lot ☐ A Right-of-way ☐ An easement ☐
A charge ☐ A lease ☐ 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.

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		Severed	Retained
Frontage (m.)		60.1	71.5
Depth (m.)		111	110m
Area (ha. or m ²)		0.49 ha	0.48 ha
4.2 Use of property (i.e. vacant, industrial, commercial, residential, etc.)	Existing Use(s)	vacant	residential
	Proposed Use(s)	residential	residential
4.3 Buildings or Structures (include date of construction, type and size of building)	Existing	vacant	cabin, bunkie, septic
	Proposed	dwellling	no change
4.4 Access (check appropriate space)	Provincial Highway		
	Public Road	X	X
	Name of Authority maintaining road	McMurich / Moniteek	McMurich / Moniteek
	Common name of road	Fern Glen Road	Fern Glen Road
	Private Road (describe in Section 4.8)		
	Right of way (describe in Section 4.8)		
	Period of Maintenance: Seasonal		
	: Year Round	X	X
	Water Access (Describe in Section 4.9)		
4.5 Water Supply (check appropriate space)	Publicly owned and operated piped water system		
	Name of Authority operating and maintaining services		
	Privately owned and operated communal well (Describe in Section 9.1)		
	Privately owned and operated individual well	X	
	Lake or other water body	X	X
	Other means (Describe in Section 9.1)		
4.6 Sewage Disposal (check appropriate space)	Publicly owned and operated sanitary sewage system		
	Name of Authority operating and maintaining service		
	Privately owned and operated communal septic system (Describe in Section 9.1)		
	Privately owned and operated individual septic tank	X	X
	Privy		
	Other means (Describe in section 9.1)		

4.7 Other Services (check if the service is available)	Electricity	X	X
	School Busing	X	X
	Garbage Collection		

4.8 If access to the subject land is by private road, or "right of way" as 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 year round.

N/A

4.9 If access to the subject land is by water, as indicated in section 4.4, describe the parking and docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road.

N/A

5. Land Use (Maps are available at Municipal Offices for verification)

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

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 Ontario Regulation Number?

Waterfront Residential (WR) and Rural (RU)

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)
An agricultural operation, including livestock facility or stockyard		
A landfill		
A sewage treatment plant or waste stabilization plant		
A provincially significant wetland (Class 1, 2 or 3 wetland)		
A provincially significant wetland within 120 metres of the subject land	N/A	
Flood plain		
A rehabilitated mine site		
A non-operating mine site within 1 kilometre of the subject land		
An active mine site		
An industrial or commercial use, and specify the use(s)		
An active railway line		
A municipal or federal airport		

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?
☐ Yes ☒ No ☐ 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.

N/A

6.3 Has any land been severed from the parcel originally acquired by the owner of the subject land?
☐ Yes ☒ No If Yes, provide for each parcel severed, the date of transfer, the name of the transferee and the land use.

6.4 How was the parcel originally acquired by the owner created? ☒ original township lot ☐ by consent ☐ by plan of subdivision
 Another Natural Subdivision

7. Concurrent Applications

- ▶ 7.1 Is the subject land currently the subject of a proposed official plan or official plan amendment?
☐ Yes ☒ No ☐ Unknown If Yes and if known, provide details 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?
☒ Yes ☐ No ☐ Unknown If Yes and if known, specify the approximate file number and status of the application.

condition of severance approval

8. Sketch (Use the attached Sketch Sheet) To help you prepare the sketch, refer to the attached Sample Sketch in The 'Application Guide Q & A'.

- ▶ 8.1 The application must 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, bridge, highway, etc.
 - 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 piling and boat docking facilities to be used
 - the location and nature of any easement affecting the subject land

9. Other Information

- ▶ 9.1 Is there any other information that you think may be useful to the Planning Board, or other agencies in reviewing this application? If so, explain below or attach on a separate page.

Please see attached Planning Justification Report (PSR)

10. Affidavit or Sworn Declaration of Applicant(s)

- ▶ Affidavit or Sworn Declaration for the information set out in this Application

I/we, Larry Seguin of the Township of Perry
In the District of Perry Sound 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 Township of Perry
In the District of Perry Sound
this 25th day of July, 2025

[Signature]
Commissioner of Oaths

KIM SEGUIN
COMMISSIONER OF OATHS
TOWNSHIP OF PERRY

[Signature]
Applicant

Applicant

11. Authorizations of Owner(s)

- 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(s) that the applicant is authorized to make the application must be attached to this application or the authorization set out below must be completed.

Authorization of Owner(s) for Agent to Make the Application

X I/we, 16904211 Canada Inc, am/are the owner(s) of the land that is the subject of this application for a consent and I/we authorize Lanny Dennis, Lanny J. Phoning to make this application on my/our behalf.

X July 24, 2025
Date

[Signature]
Signature of Owner

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(s) concerning personal information set out below.

Authorization of Owner(s) for Agent to Provide Personal Information

X I/we, 16904211 Canada Inc, am/are the owner(s) 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/we authorize Lanny Dennis, Lanny J. Phoning as my/our agent for this application, to provide any of my/our personal information that will be included in this application or will be collected during the processing of the application.

X July 24, 2025
Date

[Signature]
Signature of Owner

Signature of Owner

12. Consent of Owner(s)

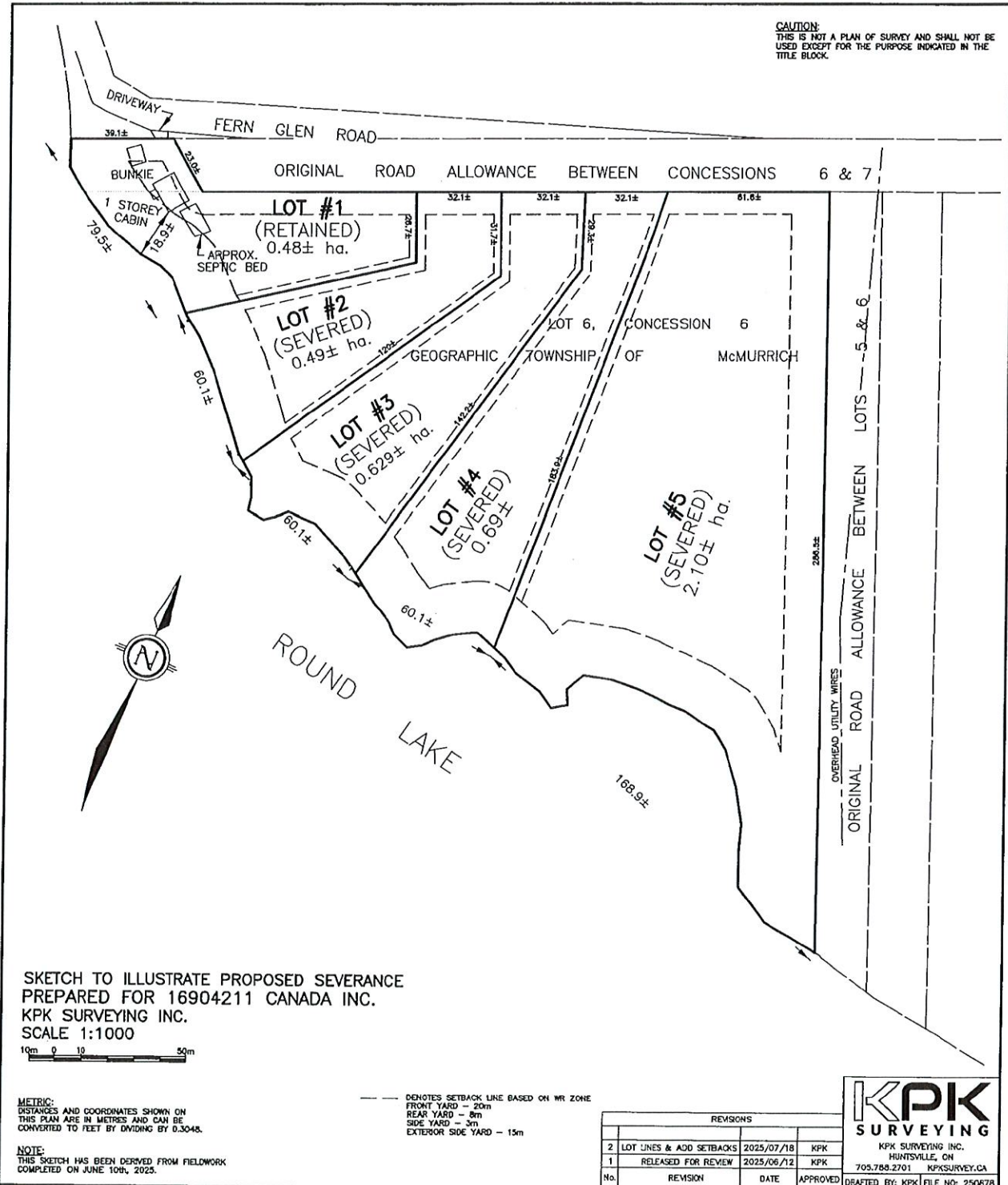
Complete the consent of the owner(s) concerning personal information set out below.

Consent of the Owner(s) to the Use and Disclosure of Personal Information

X I/we, 16904211 Canada Inc, am/are the owner(s) 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/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.

X [Signature]
Signature of Owner

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



Severed Lot 3

B-039/25

Application for Consent Under Section 53 of the Planning Act

Note to Applicants: This application form is to be used if the **SOUTHEAST PARRY SOUND DISTRICT 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 Planning Board 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 Planning Board 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.
- The application fee.
- 1 original copy of the completed application form and sketch. Measurements are to be in metric units.

For Help

For more information on the Planning Act, the consent process, Provincial and local policies, please contact the Secretary/Treasurer of the Southeast Parry Sound District Planning Board at (705) 836-7888 705-787-5070

1. Applicant Information

▶ 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)
16904211 Canada Inc. (David Saieci)

Home Telephone No.

Business Telephone No.

50

Address

Postal Code

Fax No.

▶ 1.2 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.)

Name of Contact Person/Agent

Home Telephone No.

Business Telephone No.

Larry Deane, Larry D. Planning

Postal Code

Fax No.

Box 254, Nelsby, Ont. LarryD.Planning@gmail.com R4 R6

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

▶ 2.1 District

Parry Sound

Municipality/Unorganized Township

McMurrich/Mountieith

Former Township

McMurrich

Concession Number(s)

6 and 7

Lot Number(s)

6

Registered Plan No. (Subd.)

Lot(s)/Block(s)

Reference Plan No.

Part Number(s)

Parcel No.

Name of Street/Road

Fern Glen Road

Street No.

Not assigned

Section or Mining Location No.

▶ 2.2 Are there any easements or restrictive covenants affecting the subject land?
☒ 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)

Creation of a new lot ☒
A charge ☐

Addition to a lot ☐
A lease ☐

A Right-of-way ☐
A correction of title ☐

An easement ☐
Other purpose ☐

► 3.2 Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged.

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		Severed	Retained
Frontage (m.)		60.1	79.5
Depth (m.)		172	110
Area (ha. or m ²)		0.629 ha	0.48 ha
4.2 Use of property (i.e. vacant, industrial, commercial, residential, etc.)	Existing Use(s)	vacant	residential
	Proposed Use(s)	residential	residential
4.3 Buildings or Structures (include date of construction, type and size of building)	Existing	vacant	cabin, bunkies, septic
	Proposed	dwellling	no change
4.4 Access (check appropriate space)	Provincial Highway		
	Public Road	X	X
	Name of Authority maintaining road	McMarich / Monteeh	McMarich / Monteeh
	Common name of road	Fern Glen Road	Fern Glen Road
	Private Road (describe in Section 4.8)		
	Right of way (describe in Section 4.8)		
	Period of Maintenance: Seasonal		
	: Year Round	X	X
	Water Access (Describe in Section 4.9)		
	4.5 Water Supply (check appropriate space)	Publicly owned and operated piped water system	
Name of Authority operating and maintaining services			
Privately owned and operated communal well (Describe in Section 9.1)			
Privately owned and operated individual well		X	
Lake or other water body		X	X
Other means (Describe in Section 9.1)			
4.6 Sewage Disposal (check appropriate space)	Publicly owned and operated sanitary sewage system		
	Name of Authority operating and maintaining service		
	Privately owned and operated communal septic system (Describe in Section 9.1)		
	Privately owned and operated individual septic tank		X
	Privy		
	Other means (Describe in section 9.1)		

4.7 Other Services (check if the service is available)	Electricity	X	X
	School Busing	X	X
	Garbage Collection		

4.8 If access to the subject land is by private road, or "right of way" as 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 year round.

N/A

4.9 If access to the subject land is by water, as indicated in section 4.4, describe the mooring and docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road.

N/A

5. Land Use (Maps are available at Municipal Offices for verification)

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

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 Ontario Regulation Number?
Waterfront Residential (WR) and Rural (RU)

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)
An agricultural operation, including livestock facility or stockyard		
A landfill		
A sewage treatment plant or waste stabilization plant		
A provincially significant wetland (Class 1, 2 or 3 wetland)		
A provincially significant wetland within 120 metres of the subject land	N/A	
Flood plain		
A rehabilitated mine site		
A non-operating mine site within 1 kilometre of the subject land		
An active mine site		
An industrial or commercial use, and specify the use(s)		
An active railway line		
A municipal or federal airport		

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?
☐ Yes ☒ No ☐ 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.

N/A

6.3 Has any land been severed from the parcel originally acquired by the owner of the subject land?
☐ Yes ☒ No If Yes, provide for each parcel severed, the date of transfer, the name of the transferee and the land use.

6.4 How was the parcel originally acquired by the owner created? ☒ original township lot ☐ by consent ☐ by plan of subdivision
Other Natural Severance

7. Concurrent Applications

- ▶ 7.1 Is the subject land currently the subject of a proposed official plan or official plan amendment?
☐ Yes ☒ No ☐ Unknown If Yes and if known, provide details 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?
☒ Yes ☐ No ☐ Unknown If Yes and if known, specify the appropriate file number and status of the application.
condition of substantial approval

8. Sketch (Use the attached Sketch Sheet) To help you prepare the sketch, refer to the attached Sample Sketch in The 'Application Guide Q & A'.

- ▶ 8.1 The application must 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, bridge, highway, etc.
 - 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

- ▶ 9.1 Is there any other information that you think may be useful to the Planning Board, or other agencies in reviewing this application? If so, explain below or attach on a separate page.

Please see attached Planning Justification Report (PJR)

10. Affidavit or Sworn Declaration of Applicant(s)

▶ Affidavit or Sworn Declaration for the information set out in this Application

I/we, Larry Seguin of the Township of Perry
in the District of Perry Sound 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 Township of Perry

in the District of Perry Sound

this 25th day of July, 2025

[Signature]
Commissioner of Oaths

[Signature]
Applicant

Applicant

11. Authorizations of Owner(s)

- 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(s) that the applicant is authorized to make the application must be attached to this application or the authorization set out below must be completed.

Authorization of Owner(s) for Agent to Make the Application

X I/we, 16904211 Canada Inc, am/are the owner(s) of the land that is the subject of this application for a consent and I/we authorize Larry Dennis, Larry D. Pharrington to make this application on my/our behalf.

X July 24, 2025
Date

X [Signature]
Signature of Owner

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(s) concerning personal information set out below.

Authorization of Owner(s) for Agent to Provide Personal Information

X I/we, 16904211 Canada Inc, am/are the owner(s) 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/we authorize Larry Dennis, Larry D. Pharrington as my/our agent for this application, to provide any of my/our personal information that will be included in this application or will be collected during the processing of the application.

X July 24, 2025
Date

X [Signature]
Signature of Owner

Signature of Owner

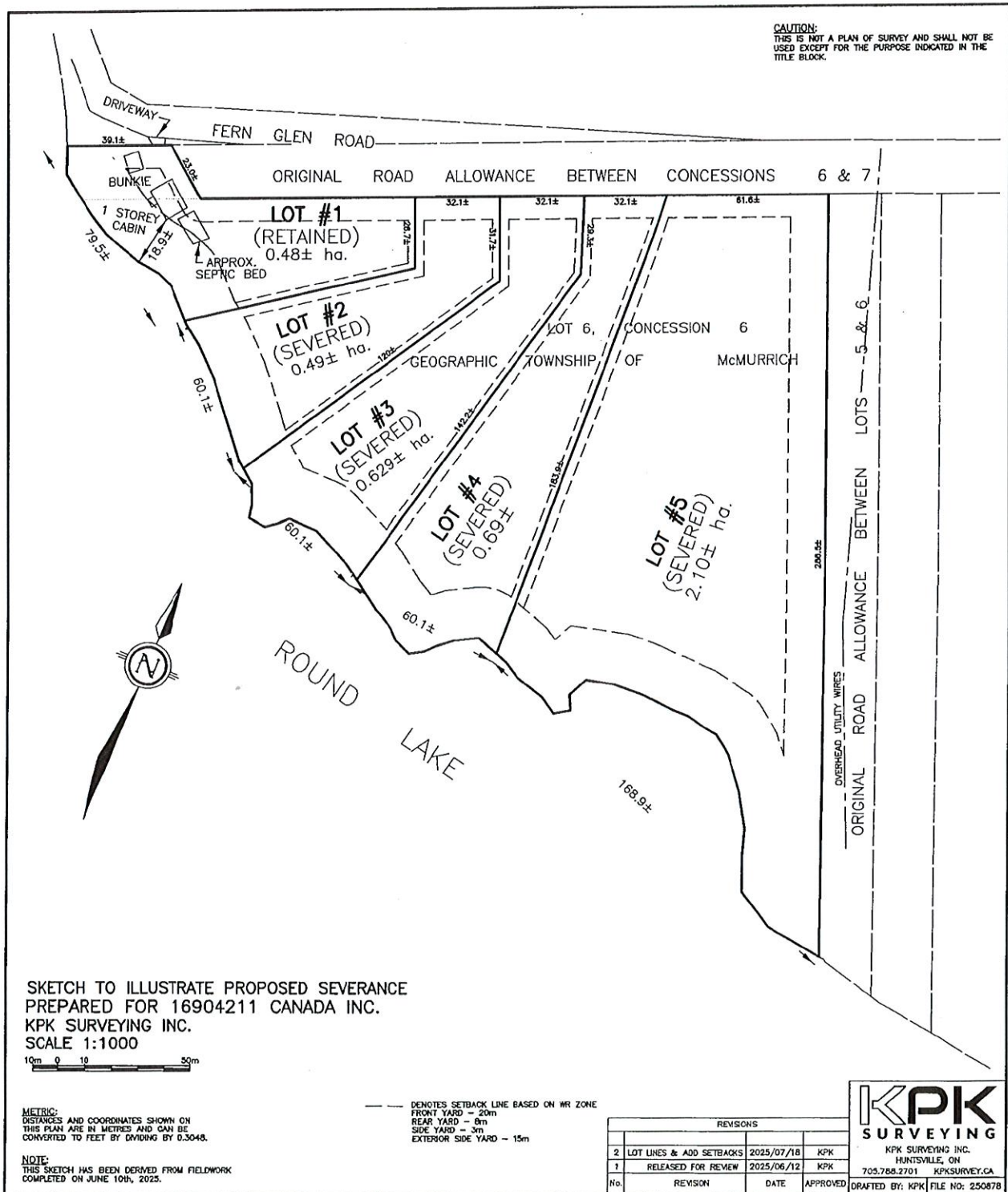
12. Consent of Owner(s)

Complete the consent of the owner(s) concerning personal information set out below.

Consent of the Owner(s) to the Use and Disclosure of Personal Information

X I/we, 16904211 Canada Inc, am/are the owner(s) 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/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.

X [Signature]
Signature of Owner



Severed Lot 4

B-040/25

Application for Consent Under Section 53 of the Planning Act

Note to Applicants: This application form is to be used if the **SOUTHEAST PARRY SOUND DISTRICT 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 Planning Board 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 Planning Board 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.
- The application fee.
- 1 original copy of the completed application form and sketch. Measurements are to be in metric units.

For Help

For more information on the *Planning Act*, the consent process, Provincial and local policies, please contact the Secretary/Treasurer of the Southeast Parry Sound District Planning Board at (705) 836-7888 705-787-5070

1. Applicant Information

▶ 1.1 Name of Owner(s). An Owner's authorization is required in Section 11.4, if the applicant is not the owner.

Name of Owner(s) <u>11904211 Canada Inc. (Davood Saneri)</u>	Home Telephone No.	Business Telephone No.
Address <u>Box 254, Nant, Ont.</u>	Postal Code	Fax No.

▶ 1.2 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.)

Name of Contact Person/Agent <u>Larry Danno, Larry D Planning</u>	Home Telephone No.	Business Telephone No. <u>705 783 4607</u>
Address <u>Box 254, Nant, Ont. larrydplanning@gmail.com</u>	Postal Code	Fax No.

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

▶ 2.1 District <u>Parry Sound</u>		Municipality/Unorganized Township <u>McMurrich/Mounteith</u>	Former Township <u>McMurrich</u>
Concession Number(s) <u>6 and 7</u>	Lot Number(s) <u>6</u>	Registered Plan No. (Subd.)	Lot(s)/Block(s)
Reference Plan No.	Part Number(s)	Parcel No.	Name of Street/Road <u>Fern Glen Road</u>
Street No. <u>not assigned</u>		Section or Mining Location No.	

▶ 2.2 Are there any easements or restrictive covenants affecting the subject land?

☒ 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)

Creation of a new lot ☒
A charge ☐

Addition to a lot ☐
A lease ☐

A right-of-way ☐
A correction of title ☐

An easement ☐
Other purpose ☐

► 3.2 Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged.

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		Severed	Retained
	Frontage (m.)	60.1	79.5
	Depth (m.)	183	110
	Area (ha. or m ²)	0.69ha	0.48ha
► 4.2 Use of property (i.e. vacant, industrial, commercial, residential, etc.)	Existing Use(s)	vacant	residential
	Proposed Use(s)	residential	residential
► 4.3 Buildings or Structures (include date of construction, type and size of building)	Existing	vacant	cabin, banking, septic
	Proposed	dwellings	no change
► 4.4 Access (check appropriate space)	Provincial Highway		
	Public Road	X	X
	Name of Authority maintaining road	McMurrich / Monteeh	McMurrich / Monteeh
	Common name of road	Fern Glen Road	Fern Glen Road
	Private Road (describe in Section 4.8)		
	Right of way (describe in Section 4.8)		
	Period of Maintenance: Seasonal		
	:Year Round	X	X
	Water Access (Describe in Section 4.9)		
	Publicly owned and operated piped water system		
► 4.5 Water Supply (check appropriate space)	Name of Authority operating and maintaining services		
	Privately owned and operated communal well (Describe in Section 9.1)		
	Privately owned and operated individual well	X	
	Lake or other water body	X	X
	Other means (Describe in Section 9.1)		
► 4.6 Sewage Disposal (check appropriate space)	Publicly owned and operated sanitary sewage system		
	Name of Authority operating and maintaining service		
	Privately owned and operated communal septic system (Describe in Section 9.1)		
	Privately owned and operated individual septic tank	X	X
	Privy		
	Other means (Describe in section 9.1)		

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" as 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 year round.

N/A

4.9 If access to the subject land is by water, as indicated in section 4.4, describe the parking and docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road.

N/A

5. Land Use (Maps are available at Municipal Offices for verification)

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

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 Ontario Regulation Number? Waterfront Residential (WR) and Rural (RU)

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)
An agricultural operation, including livestock facility or stockyard		
A landfill		
A sewage treatment plant or waste stabilization plant		
A provincially significant wetland (Class 1, 2 or 3 wetland)		
A provincially significant wetland within 120 metres of the subject land	N/A	
Flood plain		
A rehabilitated mine site		
A non-operating mine site within 1 kilometre of the subject land		
An active mine site		
An industrial or commercial use, and specify the use(s)		
An active railway line		
A municipal or federal airport		

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?
☐ Yes ☒ No ☐ 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.

N/A

6.3 Has any land been severed from the parcel originally acquired by the owner of the subject land?
☐ Yes ☒ No If Yes, provide for each parcel severed, the date of transfer, the name of the transferee and the land use.

6.4 How was the parcel originally acquired by the owner created? ☒ original township lot ☐ by consent ☐ by plan of subdivision
☒ other Natural Severance

7. Concurrent Applications

- ▶ 7.1 Is the subject land currently the subject of a proposed official plan or official plan amendment?
☐ Yes ☒ No ☐ Unknown If Yes and if known, provide details 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?
☒ Yes ☐ No ☐ Unknown If Yes and if known, specify the appropriate file number and status of the application.
condition of sustainable approval

8. Sketch (Use the attached Sketch Sheet) To help you prepare the sketch, refer to the attached Sample Sketch in The 'Application Guide Q & A'.

- ▶ 8.1 The application must 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, bridge, highway, etc.
 - 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

- ▶ 9.1 Is there any other information that you think may be useful to the Planning Board, or other agencies in reviewing this application? If so, explain below or attach on a separate page.

Please see attached Planning Justification Report (PSR)

10. Affidavit or Sworn Declaration of Applicant(s)

▶ Affidavit or Sworn Declaration for the Information set out in this Application

I, Laany Seguin of the Township of Perry
in the District of Perry Sound 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 Township of Perry
in the District of Perry Sound
this 25th day of July, 2025

[Signature]
Commissioner of Oaths

[Signature]
Applicant

Applicant

11. Authorizations of Owner(s)

- 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(s) that the applicant is authorized to make the application must be attached to this application or the authorization set out below must be completed.

Authorization of Owner(s) for Agent to Make the Application

X I/we 16904211 Canada Inc, am/are the owner(s) of the land that is the subject of this application for a consent and I/we authorize Larry Dennis, Larry J. Phanning to make this application on my/our behalf.

X July 24, 2025
Date

[Signature]
Signature of Owner

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(s) concerning personal information set out below.

Authorization of Owner(s) for Agent to Provide Personal Information

X I/we 16904211 Canada Inc, am/are the owner(s) 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/we authorize Larry Dennis, Larry J. Phanning as my/our agent for this application, to provide any of my/our personal information that will be included in this application or will be collected during the processing of the application.

X July 24, 2025
Date

[Signature]
Signature of Owner

Signature of Owner

12. Consent of Owner(s)

Complete the consent of the owner(s) concerning personal information set out below.

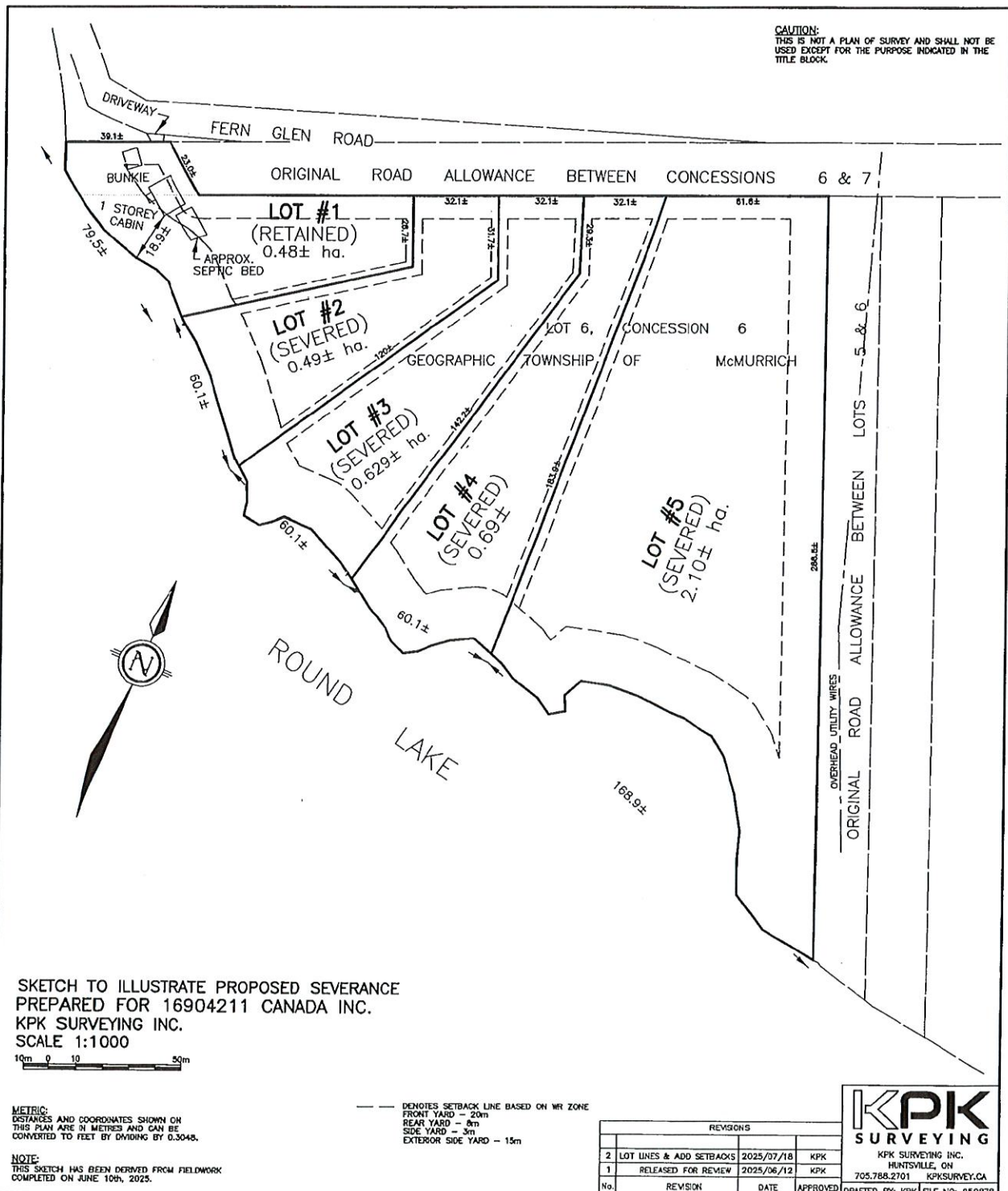
Consent of the Owner(s) to the Use and Disclosure of Personal Information

X I/we 16904211 Canada Inc, am/are the owner(s) 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/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.

X [Signature]
Signature of Owner

Signature of Owner

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



\\2025\\250878 ROUND LAKE\\PROJECT DRAWINGS\\250878 Round Lake SKETCH-2.DWG

Sewered Lot 5

B-041/25

Application for Consent Under Section 53 of the Planning Act

Note to Applicants: This application form is to be used if the **SOUTHEAST PARRY SOUND DISTRICT 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 Planning Board 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 Planning Board 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.
- The application fee.
- 1 original copy of the completed application form and sketch. Measurements are to be in metric units.

For Help

For more information on the *Planning Act*, the consent process, Provincial and local policies, please contact the Secretary/Treasurer of the Southeast Parry Sound District Planning Board at (705) 636-7000 705-787-5070

1. Applicant Information

- ▶ 1.1 Name of Owner(s). An Owner's authorization is required in Section 11.4, if the applicant is not the owner.

Name of Owner(s) 16904211 Canada Inc (David Sanezi)	Home Telephone No.	Business Telephone No.
Address	Postal Code	Fax No.

- ▶ 1.2 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.)

Name of Contact Person/Agent Larry Danno, Larry D Planning	Home Telephone No.	Business Telephone No. 705 783 4607
Address Box 254, Napanee, Ont. larrydplanning@gmail.com R0A 1R0	Postal Code	Fax No.

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

▶ 2.1 District Parry Sound		Municipality/Unorganized Township McMurrich/Mountieith	Former Township McMurrich
Concession Number(s) 6 and 7	Lot Number(s) 6	Registered Plan No. (Subd.)	Lot(s)/Block(s)
Reference Plan No.	Part Number(s)	Parcel No.	Name of Street/Road Fern Glen Road
Street No. not assigned		Section or Mining Location No.	

- ▶ 2.2 Are there any easements or restrictive covenants affecting the subject land?
☒ 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)

Creation of a new lot ☒ Addition to a lot ☐ A Right-of-way ☐ An easement ☐
 A charge ☐ A lease ☐ 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.

N/A

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

4.1 Description		Severed	Retained
	Frontage (m.)	168.9	79.5
	Depth (m.)	288	110
	Area (ha. or m ²)	2.1 ha	0.48 ha.
► 4.2 Use of property (i.e. vacant, industrial, commercial, residential, etc.)	Existing Use(s)	vacant	residential
	Proposed Use(s)	residential	residential
► 4.3 Buildings or Structures (include date of construction, type and size of building)	Existing	vacant	cabin, bank, septic
	Proposed	dwellings	no change
► 4.4 Access (check appropriate space)	Provincial Highway		
	Public Road	X	X
	Name of Authority maintaining road	McMurrich / Monteeh	McMurrich / Monteeh
	Common name of road	Fern Glen Road	Fern Glen Road
	Private Road (describe in Section 4.8)		
	Right of way (describe in Section 4.8)		
	Period of Maintenance: Seasonal		
	:Year Round	X	X
	Water Access (Describe in Section 4.9)		
	Publicly owned and operated piped water system		
► 4.5 Water Supply (check appropriate space)	Name of Authority operating and maintaining services		
	Privately owned and operated communal well (Describe in Section 9.1)		
	Privately owned and operated individual well	X	
	Lake or other water body	X	X
	Other means (Describe in Section 9.1)		
► 4.6 Sewage Disposal (check appropriate space)	Publicly owned and operated sanitary sewage system		
	Name of Authority operating and maintaining service		
	Privately owned and operated communal septic system (Describe in Section 9.1)		
	Privately owned and operated individual septic tank	X	X
	Privy		
	Other means (Describe in section 9.1)		

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" as 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 year round.

N/A

4.9 If access to the subject land is by water, as indicated in section 4.4, describe the parking and docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road.

N/A

5. Land Use (Maps are available at Municipal Offices for verification)

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

Shoreline

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 Ontario Regulation Number?

Natural Residential (NR) and Rural (RU)

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)
An agricultural operation, including livestock facility or stockyard		
A landfill		
A sewage treatment plant or waste stabilization plant		
A provincially significant wetland (Class 1, 2 or 3 wetland)		
A provincially significant wetland within 120 metres of the subject land	N/A	
Flood plain		
A rehabilitated mine site		
A non-operating mine site within 1 kilometre of the subject land		
An active mine site		
An industrial or commercial use, and specify the use(s)		
An active railway line		
A municipal or federal airport		

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?
☐ Yes ☒ No ☐ 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.

N/A

6.3 Has any land been severed from the parcel originally acquired by the owner of the subject land?
☐ Yes ☒ No If Yes, provide for each parcel severed, the date of transfer, the name of the transferee and the land use.

6.4 How was the parcel originally acquired by the owner created? ☒ original township lot ☐ by consent ☐ by plan of subdivision
☒ other Natural Severance

7. Concurrent Applications

- ▶ 7.1 Is the subject land currently the subject of a proposed official plan or official plan amendment?
☐ Yes ☒ No ☐ Unknown If Yes and if known, provide details 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?
☒ Yes ☐ No ☐ Unknown If Yes and if known, specify the appropriate file number and status of the application.
condition of sustainable approval

8. Sketch (Use the attached Sketch Sheet) To help you prepare the sketch, refer to the attached Sample Sketch in The 'Application Guide Q & A'.

- ▶ 8.1 The application must 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, bridge, highway, etc.
 - 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

- ▶ 9.1 Is there any other information that you think may be useful to the Planning Board, or other agencies in reviewing this application? If so, explain below or attach on a separate page.

Please see attached Planning Justification Report (PSR)

10. Affidavit or Sworn Declaration of Applicant(s)

▶ Affidavit or Sworn Declaration for the Information set out in this Application

I/we, Larry Seguin of the Township of Perry
in the District of Perry Sound 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 Township of Perry

in the District of Perry Sound

this 25th day of July, 2025

[Signature]
Commissioner of Oaths

KIM SEGUIN
COMMISSIONER OF OATHS
TOWNSHIP OF PERRY

[Signature]
Applicant

Applicant

11. Authorizations of Owner(s)

- 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(s) that the applicant is authorized to make the application must be attached to this application or the authorization set out below must be completed.

Authorization of Owner(s) for Agent to Make the Application

X I/we, 16904211 Canada Inc, am/are the owner(s) of the land that is the subject of this application for a consent and I/we authorize Larry Dennis, Larry J. Planning to make this application on my/our behalf.

X July 24, 2025
Date

[Signature]
Signature of Owner

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(s) concerning personal information set out below.

Authorization of Owner(s) for Agent to Provide Personal Information

X I/we, 16904211 Canada Inc, am/are the owner(s) 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/we authorize Larry Dennis, Larry J. Planning as my/our agent for this application, to provide any of my/our personal information that will be included in this application or will be collected during the processing of the application.

X July 24, 2025
Date

[Signature]
Signature of Owner

Signature of Owner

12. Consent of Owner(s)

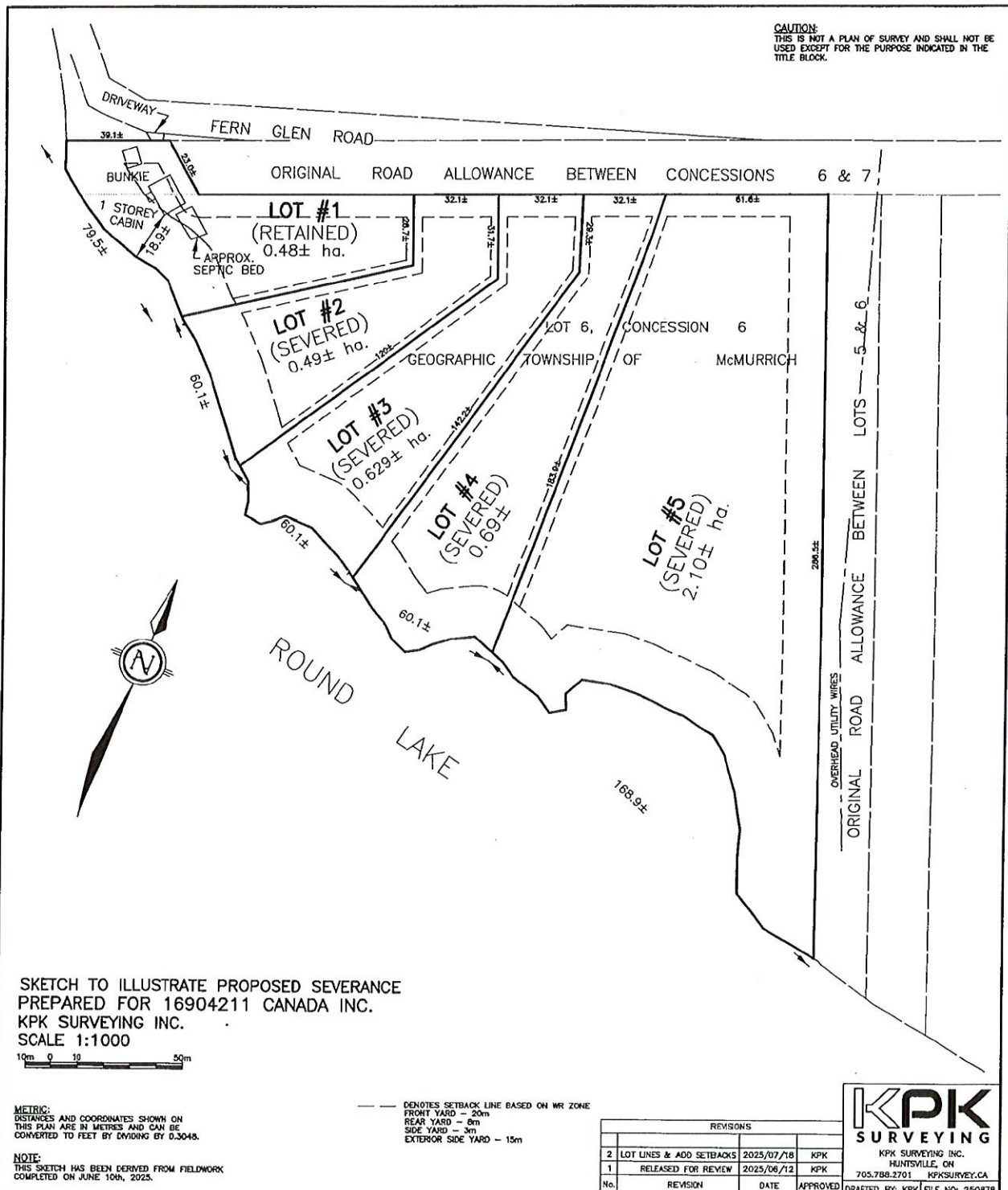
Complete the consent of the owner(s) concerning personal information set out below.

Consent of the Owner(s) to the Use and Disclosure of Personal Information

X I/we, 16904211 Canada Inc, am/are the owner(s) 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/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.

X [Signature]
Signature of Owner

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



July 25, 2025

Ms. Cheryl Marshall, Clerk
Township of McMurrich/Monteith
31 William Street,
P.O. Box 70
Sprucedale, Ontario
POA 1Y0

Dear Ms. Marshall:

**Re: Severance Applications ("16904211 Canada Inc.") Part of Lot 6,
Concessions 6 and 7, Township of McMurrich, Now in the Township
of McMurrich/Monteith.**

As authorized agent for 16904211 Canada Inc. I am submitting 4 severance applications to create 4 new vacant waterfront residential building lots and retaining one developed lot on Part of Lot 6, Concessions 6 and 7, Township of McMurrich, now in the Township of McMurrich/Monteith. The roll number is 4912 010 002 00600.

A. Introduction

The property has water frontage on Round Lake and mainland access directly from Fern Glen Road which is year-round municipally maintained.

Overall, the subject lands consist of about 428.7m (1,405.05 feet) water frontage on Round Lake, 277.2m (909.45 feet) road frontage on Fern Glen Road and about 4.389ha (10.85 acres) of lot area. The land presently has one existing cabin, a bunkie and a septic bed.

Proposed severed lot 2 has about 60.1m (200 feet) frontage on Round Lake, about 32.1m (105.3 feet) frontage on Fern Glen Road and about 0.49ha (1.2 acres) of lot area. It is presently vacant.

Proposed severed lot 3 has about 60.1m (200 feet) frontage on Round Lake, about 32.1m (105.3 feet) frontage on Fern Glen Road and about 0.629ha (1.55 acres) of lot area. It is presently vacant.

Proposed severed lot 4 has about 60.1m (200 feet) frontage on Round Lake, about 32.1m (105.3 feet) frontage on Fern Glen Road and about 0.69ha (1.7 acres) of lot area. It is presently vacant.

Proposed severed lot 5 has about 168.9m (554.13 feet) frontage on Round Lake, about 61.6m (202.1 feet) frontage on Fern Glen Road and about 2.1ha (5.2 acres) of lot area. It is presently vacant.

The proposed retained lot will have about 79.5m (260.8 feet) frontage on Round Lake, about 119.1m (390.7 feet) and will consist of about 0.48ha (1.2 acres). It presently has a cabin, a bunkie and septic bed (**Please see attached Appendix A – severance sketch**).

B. Background

As part of the pre-consultation process with the Township they requested a Planning Justification Report (PJR) specifically addressing sections 4.2 and 6.9 of the Township's official plan and sections 51(24) and 53(12) of the Planning Act (**Please see attached Appendix B – pre-consultation comments**).

The pre-consultation comments also required clarification on the ownership of the overall lot but more specifically the proposed retained lot. The sketch clarifies this, and the surveyor has provided a PIN and a reference plan to indicate that the part is part of the overall land holdings. Specifically, a portion of the original road allowance was stopped up and closed and forms part of the subject land (where the cabin currently sits). The reference plan is attached as is the PIN abstract showing ownership (**Please see attached Appendix C – PIN and reference plan**).

There was also a comment pertaining to the suitability of proposed retained lot 1 and as noted above the ownership. The ownership has been resolved, and the boundary of the lot is clearly defined by the surveyor. With the title of the property confirmed and the existing structures plotted there is ample area to accommodate the existing cabin, bunkie and septic bed and the long-term suitability for future development. The existing cottage does not have a well but rather its water source is the lake.

For reference the sketch used for the pre-consultation is attached as **Appendix D**. You will note that the water frontage has increased from 60.1m to 79.1m and the lot area from 0.41ha to 0.48ha.

The proposed retained lot now has 79.1m water frontage, about 119.1m frontage on Fern Glen Road and about 0.48ha all larger than the minimum requirements under the Town's official plan. The building envelope has been identified should future development be contemplated that complies with the yard requirements of the zoning by-law.

The existing driveway is located on the far side of the lot, which appears to cross over intervening private land. Should this driveway need to be relocated there is more than ample frontage on Fern Glen Road to do so. Relocating it will place it closer to the envelope identified.

C. Planning Act

1. Section 2

Section 2 of the *Planning Act* provides that Council of a municipality in carrying out their responsibilities shall have regard to among other matters, matters of provincial interest, the most relevant for this proposal being:

- “(a) the protection of ecological systems, including natural areas, features and functions;**
- (h) the orderly development of safe and healthy communities;**
- (p) the appropriate location of growth and development;”**

The scope of the proposed development is so specific that matters of provincial interest found in the *Planning Act* are generally too broad to directly apply to the application.

However, consideration for *the above sections* of the proposed application should be considered and given the location of the subject lands within the waterfront area of the Township. There are no natural heritage features that require protection, the waterfront community is the lifeline of sustainability for the Township. Submitting the severance applications provides for the proper and orderly development of the safe and healthy development of the site. Through this process driveway entrances will need to be approved by the Township, the North Bay Mattawa Conservation Authority (NBMCA) will need to provide comment on the septic suitability, and there were no natural heritage features identified.

In conclusion, it is my opinion that the proposed development generally has regard to the matters of provincial interest set out by Section 2 of the *Planning Act*, given the broad nature of those matters.

2. Section 3(5) Provincial Growth Plan

Northern Ontario Growth Plan.

No concerns.

3. 2024 Provincial Planning Statement

The subject lands are identified as Rural. The proposal is to remove all the structures except for the existing docks and replace them with a new 315 sq. m. dwelling, 102 sq. m. detached garage and a new septic system a minimum 20m from the shoreline of Clear Lake.

Section 2.6.1 states **"On rural lands located in municipalities, permitted uses are:**

b) resource-based recreational uses (including recreational dwellings not intended as permanent residences);

"c) residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services;"

The lot is located fronting on Round Lake. By virtue of its location with access and use of a lake, a recreational amenity it is a resource based recreational use. Further, the PPS permits new residential lot creation provided the lands can new lots are suitable for the provision of water and sewage. A condition can be imposed that the NBMCA provide a clearance letter that the lands are suitable for the intended use. All lots meet or exceed the minimum standards under the Township's official plan so there shouldn't be an issue with private individual water and septic. The lake is immediately abutting so there is an endless supply of water.

The development of the lands would require private individual water, septic, and its access from an existing year-round municipally maintained road. There are no municipal services required. In fact, by creating 4 new lots, it

will increase the tax base and assist in paying for municipal maintenance that is already occurring along Fern Glen Road.

The area is characterized by existing cottages and associated accessory structures.

The PPS also indicates under Section 2.6.2 **“Development that can be sustained by rural service levels should be promoted.”** The key word in this section in my opinion is “promoted”. As noted above, the proposed development is compatible and appropriate for the area and requires no additional municipal services.

Chapter 4 of the PPS is entitled the Wise Use and Management of Resources and primarily deals with the environmental health including fish habitat, deer wintering yards, wetlands, wildlife including species at risk, ground/surface/lake water, streams, agriculture, aggregate and archaeology of an area.

Chapter 5 of the PPS is entitled Protecting Public Health and Safety and addresses the health and safety issues and property damage that could result from natural and man-made hazards. Primarily this section deals with flooding, contaminated sites, and mining/petroleum operations.

During the pre-consultation no natural heritage features were identified

The proposal is consistent with the 2024 PPS.

4. Section 51(24) and 53(12)

53 (12) is the legislation pertaining to the consent process and states **“A council or the Minister in determining whether a provisional consent is to be given shall have regard to the matters under subsection 51 (24) and has the same powers as the approval authority has under subsection 51 (25) with respect to the approval of a plan of subdivision and subsections 51 (26) and (27) and section 51.1 apply with necessary modifications to the granting of a provisional consent. 1994, c. 23, s. 32.”**

This Section of the report will review the criteria listed in Section 51(24) as prescribed by Section 53(12) of the Planning Act R.S.O. 1990, which states: ***“In considering a draft plan of subdivision, regard shall be had, among***

other matters, to the health, safety, convenience and welfare of the present and future inhabitants of the municipality and to:

a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;

I have reviewed the items of Provincial interest set out in Section 2 of the Planning Act and it is my opinion that the proposed creation of 4 new residential building lots fronting the shoreline Round Lake will not compromise any of the noted Provincial interests.

b) whether the proposed subdivision is premature or in the public interest;

The proposal is not premature as it is a comprehensive and orderly plan, the use of land which is permitted in the PPS, the official plan and zoning by-law.

c) whether the plan conforms to the Official Plan and adjacent plans of subdivision, if any;

The Township of McMurrich/Monteith has an Official Plan in effect which contemplates new shoreline development including single detached residential building lots. The proposed sketch and applications is in keeping with the Official Plan policies for the Shoreline designation.

d) the suitability of the land for the purposes for which it is to be subdivided;

The subject land appears highly suited for waterfront residential recreational purposes. There are ample size building envelopes and the NBMCA will be required on the septic suitability.

e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;

Access to the proposed subdivision will be immediately from an existing year-round municipally maintained road.

f) the dimensions and shapes of the proposed lots;

The dimensions, size and shape conform to the Official Plan and comprehensive zoning by-law. They have been designed to reflect the existing terrain and topography to accommodate natural features and constraints and limit disturbance to the lots. They are generally rectangle in shape that provide access from a year-round municipality-maintained road. With respect to the retained lot please see analysis in the background section of this report.

g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;

These are reasonably straight forward severance applications. There should be no onerous requirements or restrictions required for the creation of these lots.

h) conservation of natural resources and flood control;

None identified.

i) the adequacy of utilities and municipal services;

Hydro electricity is available and access from a year-round municipally maintained road. There will be no municipal services required.

j) the adequacy of school sites;

The adequacy of the school sites is not an issue in the proposed plan as there is declining enrollment. The impact of 4 new permanent residential would have a negligible impact on the school system.

k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;

There will be no land conveyed for parkland purposes.

l) the physical layout of the plan having regard to energy conservation.

The proposed lots will utilize an existing year-round road network and existing hydro lines. There is no need for a new road or hydro corridor.

D. Township Official Plan

The subject property is designated Shoreline. Section 4.2 is the applicable policy base as is section 6.9 (lot creation).

Section 4.2.2 states in part **“Development is permitted in locations where demands on public services will be minimized, and where development will most effectively use or help pay for existing services. No development will be approved on lakes rated at development capacity.”**

The lots front on and intended to access a year-round municipally maintained road. They will be serviced by private water and septic. No additional municipal services are required. The creation of these lots will assist the

Township's tax base and help pay for existing services already being provided.

Section 4.2.3 refers to Permitted Uses and states **"Permitted uses include:**

i) a single detached dwelling;"

The intended use conforms to the permitted uses under the Township's official plan.

Section 4.2.4 refers to Development Policies and states **"Shoreline lots should be of sufficient dimension and size to accommodate the use proposed, related structures, and on-site water and sewage disposal systems. All surface water supplies used for domestic drinking purposes should be filtered and treated to Provincial standards."**

The proposed lots are larger than the minimum requirements of 60m water frontage and 0.4ha of lot area. The proposed lots range in size from 60.1m to 186.2m and from 0.41ha to 2.1ha. Each lot will be accessed from Fern Glen Road, a year-round municipally maintained road. Large building envelopes have been identified on the sketch and the NBMCA will be required to comment on the septic suitability. These lots have adequate area to accommodate a private individual septic system and water supply system. They are generally flat and conducive for development.

Section 4.2.4 continues onto to state, **"The minimum lot area shall be one (1) acre with a minimum water frontage of 60 metres (200 feet) for the creation of new residential lots."**

All the proposed lots exceed these minimum standards.

Section 4.2.4 also states **"Buildings and structures shall be located at a minimum of 20 metres (66 feet) from the normal or controlled high water mark of a waterbody, except:**

ii) septic tile beds and mantles, which shall be located a minimum of 30 metres (100 feet) from the high-water mark of a waterbody; and,

The building envelopes shown on the severance sketch comply with the 20m setback. The depth of the lots range from about 150m to 265m ample distance

to accommodate a new septic system 30m from the shoreline. The buildings and septic on the retained lot are existing structures.

Section 4.2.4 continues onto to state **"Proper and adequate means of access shall be provided to all new lots. Development shall not be permitted where it would contribute to the demand for public services that are uneconomic to provide, improve, or maintain or that could otherwise be located in a Settlement Area.**

Development is required to front upon and have direct access to a year-round publicly maintained road, except as noted below:

All the proposed lots intend to be accessed from Fern Glen Road a year-round municipally maintained road. This road exists and with the additional lots will help contribute financially to the municipal tax base to pay for a service that already exists.

Section 6.9 refers to Lot Creation and states **"The preferred method of land division in the Township will be by means of consent.**

The proposed land division is through applications for consent the preferred means following the direction of the Township's official plan.

Section 6.9.1 continues onto to state **"In addition to specific land use policies, the following criteria shall be applied to the creation of lots by consent:**

- i) Council shall establish that a plan of subdivision is not required for the proper and orderly development of the land;**

Typically, a plan of subdivision is required where there are significant municipal interests to be implemented or protected, such as new municipal road and/or municipal water and sanitary sewer services, and/or a litany of requirements/mitigation measures as a result a reports from numerous professional disciplines.

- ii) conformity with the overall intent, goals, objectives and policies of the Official Plan;**

Through the previous analysis this was addressed.

- iii) the lot should be reasonably well proportioned, of regular shape and dimension, and must be of sufficient size and configuration to be serviced by private on-site water and sewage disposal systems;**

The proposed lots are generally rectangular but done so to provide access from Fern Glen Road a year-round municipally maintained road – the highest priority considered by the Township. There are large building envelopes and the lots deep and wide enough to ensure each of the lots have adequate room to build a reasonably sized new home and septic systems.

- iv) the lot must front on an existing year round publicly maintained Township road, except as otherwise permitted in the Shoreline designation;**

The access is from Fern Glen Road, which is year-round municipally maintained.

- v) the lot shall not create a traffic hazard to sight lines, curves, or grades of existing development, as set out in accepted traffic engineering standards; and,**

This can be addressed by applying a condition on the severance that the Township's Roads Department is satisfied that there is safe access from Fern Glen Road to the proposed new lots.

- vi) the lot shall meet Minimum Distance Separation requirements, as established in the Zoning By-law.**

Not applicable.

Section 6.9.1 continues onto to state, **"Exceptions to minimum lot size and access requirements may be considered by the Township where more than one primary, free standing, substantive and structurally sound building legally exists, subject to the general intent and policies of the plan being satisfied."**

Not applicable.

Section 6.9.2 refers to Subdivision Development and states **"The following apply to any proposal for the creation of 5 (five) or more lots:**

- i) all applications must be accompanied by a hydrogeology report (which demonstrates that the water quality of the subject and surrounding properties will not be adversely affected and that the impact from the proposed sewage disposal systems will be acceptable), a servicing options report as stipulated in MOEE's D-5-3 Guideline, and a storm water management report (prepared by a qualified professional to the satisfaction of the Township);**
- ii) an aquifer evaluation report will be required to confirm that a suitable water supply can be obtained for each proposed lot;**
- iii) approval from the appropriate road authority for access to the development, and confirmation of road allowance widenings and reserves will be required at the time of application; and,**
- iv) all areas of environmental constraint and significance, including but not limited to those indicated on Schedule B, shall be investigated and reported on by a qualified professional, the results and recommendations of which shall be implemented through conditions of draft plan approval."**

The above policies are not applicable because the land division is not a plan of subdivision. The above policy appears not to be prohibitive. Words such as "shall" or "will" do not appear in the policy, so it could be interpreted as having some flexibility for the number of lots created by consent. The proposal is utilizing the preferred means of lot creation under the Township's official plan that being the consent process. The proposal illustrates that this is the comprehensive development of the property. There doesn't appear to be a restriction on the number of severances on a waterfront property, so an application for one less lot could be made, and it wouldn't trigger this policy, but then a short time after another application could be so it the results would be the same 5 lots.

Typically, a draft plan of subdivision is required where there are municipal interests involved, such as constructing new municipal water, sanitary sewers or roads, as noted previously. None of these municipal services are required

since the lots can be supported by private individual wells and there is an existing year-round municipally maintained road. In fact, by creating 4 new lots it will add to the tax base to assist in paying for municipal road maintenance and school bus pick up that already occurs along Fern Glen Road.

There is only one more lot being created through the consent process than what would be permitted 4 proposed vs 5 permitted including the retained. To me, this policy may not apply anyways because it states the creation of 5 lots. The retained already exists, so the proposal is only creating 4 new lots from the parent property. Regardless, the plan of subdivision process would not be warranted or necessary to have an application for a plan of subdivision for one additional new lot, when there are no significant municipal interests. Additionally, any recommendations made for mitigation can be implemented through a 51(26) agreement, if required which is the same agreement used for a plan of subdivision or through the zoning bylaw which would apply to a plan of subdivision or consent.

E. Township Zoning By-Law

The subject lands are zoned Waterfront Residential (WR) at the northwest corner of the property where the existing structures are located. The balance of the property is zoned Rural (RU).

A rezoning from Rural (Ru) to Waterfront Residential (WR) would be required. The new lots created would not comply with the existing (RU) zone for lot area being 1ha or the minimum setback from the high-water mark being 15m. However, when the WR zone is approved it will permit a lot with a minimum of 0.4ha of lot area and the required 20m setback from the high-water mark.

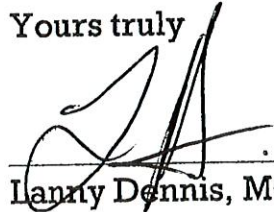
I don't believe any exceptions are required. The structures existed on the retained lands well before the implementation of the Township's comprehensive zoning by-law, so any setbacks would be considered legal non-complying.

F. Conclusion

It is my professional planning opinion that the proposal to create four new vacant waterfront residential building lots in the Shoreline designation is consistent with the 2024 PPS, has had regard to Section 2 of the Planning Act,

conforms to the Growth Plan, meets the tests of section 51(24) of the Planning Act, conforms to the Township of McMurrich/Monteith official plan and represents good planning.

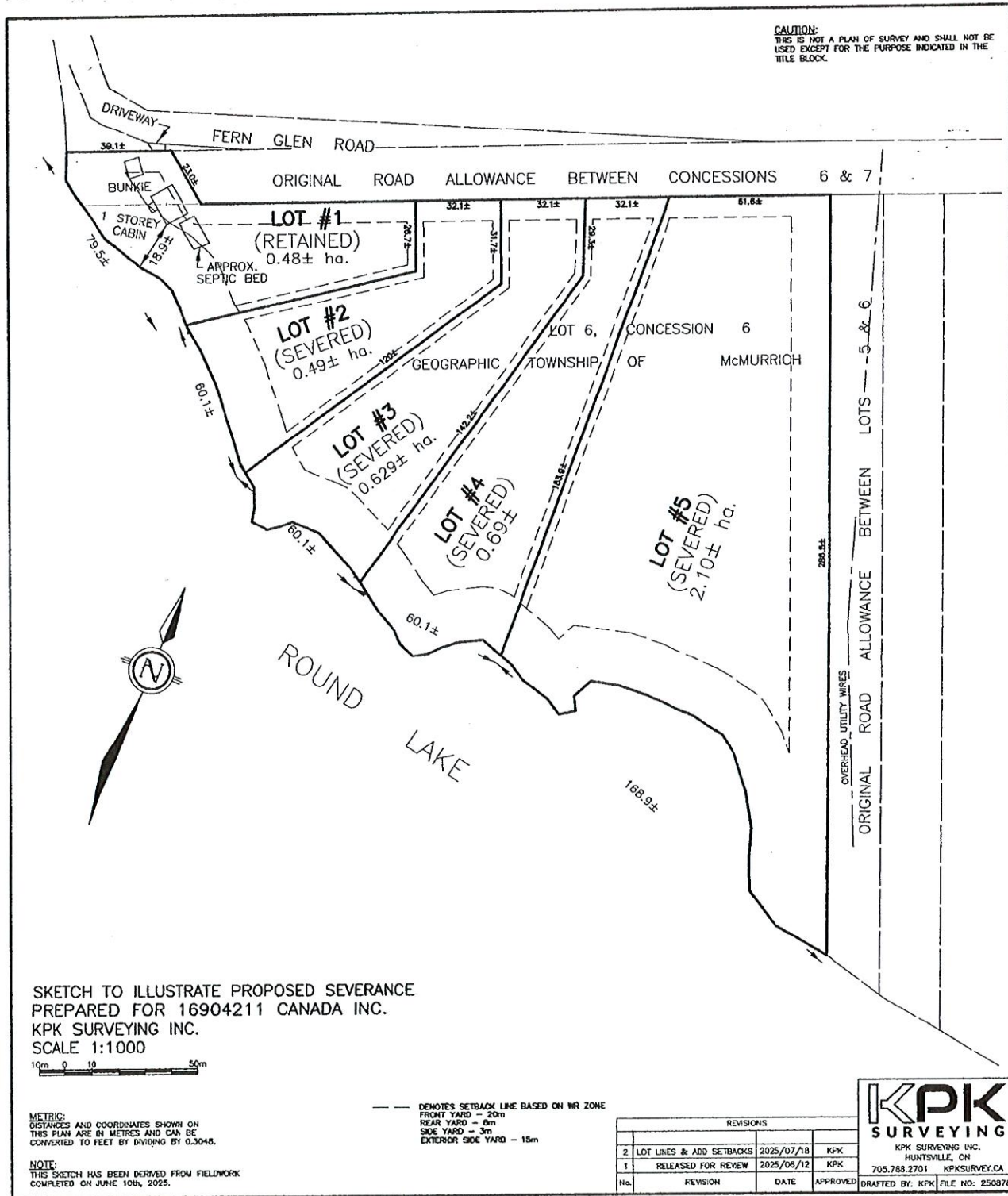
Yours truly

A handwritten signature in black ink, appearing to be 'Lanny Dennis', written over a horizontal line.

Lanny Dennis, MCIP, RPP
President, LannyD.Planning

APPENDIX A

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



APPENDIX B



Lanny Dennis <lannydplanning@gmail.com>

RE: FW: Round Lake Severances - Pt Lot 6, Con 4, McMurrich, 16904211 Canada Inc. 2193 Fern Glen Road

1 message

Rick Hunter <rhunter@planscape.ca>

10 July 2025 at 13:04

To: Lanny Dennis <lannydplanning@gmail.com>, "clerk@mcmurrichmonteith.com" <clerk@mcmurrichmonteith.com>

Cc: Ash >, McMurrichPS - 048603 <McMurrichPS048603@planscape.ca>

Good afternoon, Lanny;

My apologies for the length of time that it has taken to respond to your request.

I have not inspected the property, and these comments are based on the information that has been provided and a review of the zoning by-law and official plan. You have not provided any information on topographic features on the site, and whether there are any topographic constraints that would affect any of the individual lots.

The proposal that you are considering is located in Part of Lot 6, Con 4, McMurrich, with public road frontage on Fern Glen Road. The property has a total area of +/- 4.5 hectares, with +/- 250 metres of frontage on Fern Glen Road and +/- 425 metres of frontage on Round Lake. The property is part of a larger holding (former Shmigelsky Estate) that includes vacant land in Part of Lots 5 and 6, Concession 4 (Roll No. 49 12 010 002 00600). Because this portion of the property is separated from the other lands either by Round Lake or the road allowance between lots 5 and 6, Con 4, McMurrich, it would be considered a separate lot.

It is noted that the MPAC description for the lands refers to: "McMurrich, Con 6 and 7, Lot 6, Part of Road Allowance and RP 42R-20644, Part 1". There appears to be an error in the MPAC Lot/Concession description, and the description also references a possible closure of part of the road allowance, and an additional reference plan number. The sketch provided does not show the details on whether there are any intervening private lands between the retained lot and Fern Glen Road, which is a trespass road that deviates off of the original road allowance. Please confirm the legal description and whether the severance sketch accurately includes all of the lands owned. This should be clarified as part of any application.

The proposal is for 5 lots (4 severed and one retained). The lots vary in size from a minimum of .41 hectares to 2.3 hectares. Four of the lots have the minimum 60 metres of frontage on Round Lake, with one lot having 186 metres of frontage. Each of the lots has some frontage on Fern Glen Road, with the smallest frontage being 32 metres.

The existing two structures are located on Lot # 1 (retained). According to MPAC records, one structure, built around 1982, has 1,200 square feet in area, 3 bedrooms, and 1 bathroom (shown on the sketch as 1 storey cabin), and the second structure, built around 1940, has 414 square feet in area, 2 bedrooms and no bathrooms (shown on the sketch as bunkie). The sketch shows the larger structure to be 18.9 metres from the shoreline. The MPAC records also indicate the property is served by a well, sanitary facilities (presumably septic) and hydro. The location of the existing septic system and well are not shown on the sketch.

The property is zoned Waterfront Residential at the north west corner of the property where the existing structures are located, with the balance of the property zoned Rural. An amendment to the zoning by-law to a Waterfront Residential zone (with or without exemptions) would be required as a condition of approval of any consent application. While all of the lots would meet the minimum lot area and frontage requirements of the zoning by-law, there may be some issues about the suitability of the current lot configuration and the potential for redevelopment on at least one of the lots (retained Lot #1). (See further comment below).

The property is also located in the Shoreline Designation, according to the current, in force official plan. The provisions of the official plan need to be reviewed as part of the application, to ensure conformity with the official plan, particularly those in Section 4.2 (Shoreline) and 6.9 (Lot Creation). There are no identified natural heritage features that would preclude development on the property.

Paragraph 1 of Section 4.2.4 of the official plan notes that shoreline lots should be of sufficient dimension and size to accommodate the use proposed. In addition, Clause (iii) of Paragraph 1 of Section 6.9.1 notes that a lot should be reasonably well proportioned, of regular shape and dimensions and must be of sufficient size and configuration to be serviced by private on site water and sewage disposal systems. Based on the information available, it is not clear whether Retained Lot # 1 would satisfy this requirement, given the limited depth of the property, and the constraints on the location of potential future development on the site, which, given the age, size and quality of the existing structures, would be likely.

Section 6.9.2 directs that for 5 or more lots, the applications should proceed by way of plan of subdivision. Council and the Planning Board can consider an exemption to this requirement if they are satisfied that a plan of subdivision is not required for the proper development of the property and the proposal meets the intent and purpose of the official plan. This would include confirmation that the lots are suitable for development, can meet current by-law requirements, have adequate driveway access, and are not subject to any topographic constraints. Any potential drainage issues should be identified that may impact either the Fern Glen road allowance or the shoreline of the Round Lake (some storm water management/function servicing review should be provided. You should be providing a rationale for the number of lots being proposed by way of consent.

As part of any submission, you should also be providing a planning opinion on how the proposal satisfies the provisions in Section 51(24) and 53(12) of the Planning Act.

It is noted that proposed Severed Lot # 5 may have further potential to be divided. This has not been addressed s part of this review.

Based on this review, subject to addressing the various items noted above, the property would have potential to be divided. Whether that proposal is for a total of 4 lots or 5 lots will require further evaluation.

Retained Lot # 1 is of concern given its proposed configuration and concerns on the long term suitability and options for redevelopment on the site. The lot should be increased in size to reflect suitable future building and servicing envelopes. The exact northern boundary of the lot also needs to be confirmed, which may impact the size and configuration of the lot. As a general note, at 4.5 hectares, the property has sufficient area to increase the lot beyond the minimum standard in the zoning and official plan to address any issues with respect to site suitability.

If you wish to discuss any of these comments, we can arrange for a further pre-consultation discussion at your convenience.

Regards,

Rick

Rick Hunter, MCIP, RPP Senior Associate

PLANSCAPE INC.

104 Kimberley Avenue

BRACEBRIDGE, ON P1L 1Z8

Tel: 705 645-1556 Ext 111 / Fax: 705 645-4500 / Mobile 705 644-0893

Email: rhunter@planscape.ca

From: Lanny Dennis <lannydplanning@gmail.com>

Sent: July 8, 2025 12:57 PM

To: Rick Hunter <rhunter@planscape.ca>

Cc: Ash

Subject: Re: FW: Round Lake Severances - Pt Lot 6, Con 4, McMurrich, 16904211 Canada Inc.

Hi Rick,

Further to our recent discussions and my vm's can you please provide comment. I was looking for something the end of the week before or last week.

Thx

Lanny

On Mon, 16 Jun 2025 at 12:27, Rick Hunter <rhunter@planscape.ca> wrote:

Good afternoon Cheryl;

This is what I received from Lanny Dennis to initiate the pre-consultation discussion on possible severances on part of the former Shmigelsky Estate properties. This is only for the portion of the lands that are in the north part of Lot 6, Con 4, McMurrich, which is separate from the other lands. It does not include any of the lands in the balance of Lot 6, Con 4, or Lots 4 and 5, Con 4, which I also believe are now owned by 19604211 Canada Inc.

I will prepare an initial review to advise Lanny on any pre-consultation issues with this proposal.

Do you need anything else from Lanny right now for me to initiate the review?

Regards,

Rick

Rick Hunter, MCIP, RPP Senior Associate

PLANSCAPE INC.

104 Kimberley Avenue

BRACEBRIDGE, ON P1L 1Z8

Tel: 705 645-1556 Ext 111 / Fax: 705 645-4500 / Mobile 705 644-0893

Email: rhunter@planscape.ca

From: Lanny Dennis <lannydplanning@gmail.com>

Sent: June 12, 2025 1:35 PM

To: Rick Hunter <rhunter@planscape.ca>

Cc: Ash

Subject: Round Lake Severances

Good Afternoon Rick,

Further to our recent discussions please find attached a sketch for the intended creation of 4 new lots for a total of 5 through the severance process., Please accept this email as a formal request for a pre-consultation.

Thx

Lanny.

APPENDIX C



ServiceOntario

LAND
REGISTRY
OFFICE #42
52167-0541 (LTP)

PAGE 1 OF 2
PREPARED FOR KEVIN001
ON 2025/05/22 AT 12:35:48

PROPERTY DESCRIPTION:

PART OF ROL BTR CON 6 AND CON 7 MCMURRICH (AKA FERN GLEN RD) IN FRONT OF LT 6 CON 7 BEING PART 1 ON PLAN 42R20644 (CLOSED BY GB100937); SUBJECT TO AN EASEMENT AS IN GB105117; TOWNSHIP OF MCMURRICH/MONTEITH

PROPERTY REMARKS:

ESTATE/CO-OWNERS:
FEE SIMPLE
LT CONVERSION QUALIFIED
OWNERS' NAMES
SHMIGELSKY KOZIAK, ROMANA
SHMIGELSKY, JOAN - ESTATE
RECENTLY:
DIVISION FROM 52167-0291
CAPACITY SHARE
TWN

PIN CREATION DATE:
2017/10/10

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHRD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT,	ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:					
**	SUBSECTION 44(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: 2009/08/23 **						
NOTE: THE NO DEALINGS INDICATOR IS IN EFFECT ON THIS PROPERTY						
42R20644	2016/11/10	PLAN REFERENCE				C
GB100937	2017/04/27	BYLAW		THE CORPORATION OF THE TOWNSHIP OF MCMURRICH/MONTEITH		C
REMARKS: BY-LAW 09-2017 TO STOP UP, CLOSE & SELL PART 1 42R20644						
GB105117	2017/09/01	TRANSFER EASEMENT	\$2	THE CORPORATION OF THE TOWNSHIP OF MCMURRICH/MONTEITH	BELL CANADA	C
GB105345	2017/09/11	TRANSFER	\$2	THE CORPORATION OF THE TOWNSHIP OF MCMURRICH/MONTEITH	SHMIGELSKY, JOAN	C
GB180066	2025/02/19	TRANSMISSION-LAND		SHMIGELSKY, JOAN	SHMIGELSKY KOZIAK, ROMANA	C
GB181777	2025/05/02	TRANS PERSONAL REP	\$2,539,000	SHMIGELSKY KOZIAK, ROMANA	16904211 CANADA INC.	
REMARKS: PLANNING ACT STATEMENTS.						
GB181778	2025/05/02	CHARGE	\$1,250,000	16904211 CANADA INC.	HILLMOUNT CAPITAL MORTGAGE HOLDINGS INC.	

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.



Ontario

ServiceOntario

LAND
REGISTRY
OFFICE #42

52167-0541 (LT)

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 2 OF 2
PREPARED FOR Kevin001
ON 2025/05/22 AT 12:35:48

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

REG. NO.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
GB181779	2025/05/02	NO ASSGN RENT GEN		16904211 CANADA INC.	HILLMOUNT CAPITAL MORTGAGE HOLDINGS INC.	
GB181780	2025/05/02	RESTRICTION-LAND		16904211 CANADA INC.		

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.

POINT	NORTHING	EASTING	DESCRIPTION
A	509145.548	623189.552	DRILL HOLE
B	509273.886	623458.824	MAIL

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

PLAN OF SURVEY OF
PART OF THE ORIGINAL ROAD ALLOWANCE BETWEEN
CONCESSIONS 6 & 7, IN FRONT OF LOT 6
GEOGRAPHIC TOWNSHIP OF MCMURRICH
TOWNSHIP OF MCMURRICH / MONTEITH

DISTRICT OF PARRY SOUND
JOHN E. JACKSON SURVEYING LIMITED
SCALE - 1 : 200



I REQUIRE THIS PLAN TO BE DEPOSITED
UNDER THE LAND TITLES ACT
DATE: MAY 29, 2018
John E. Jackson
JOHN E. JACKSON O.L.S.

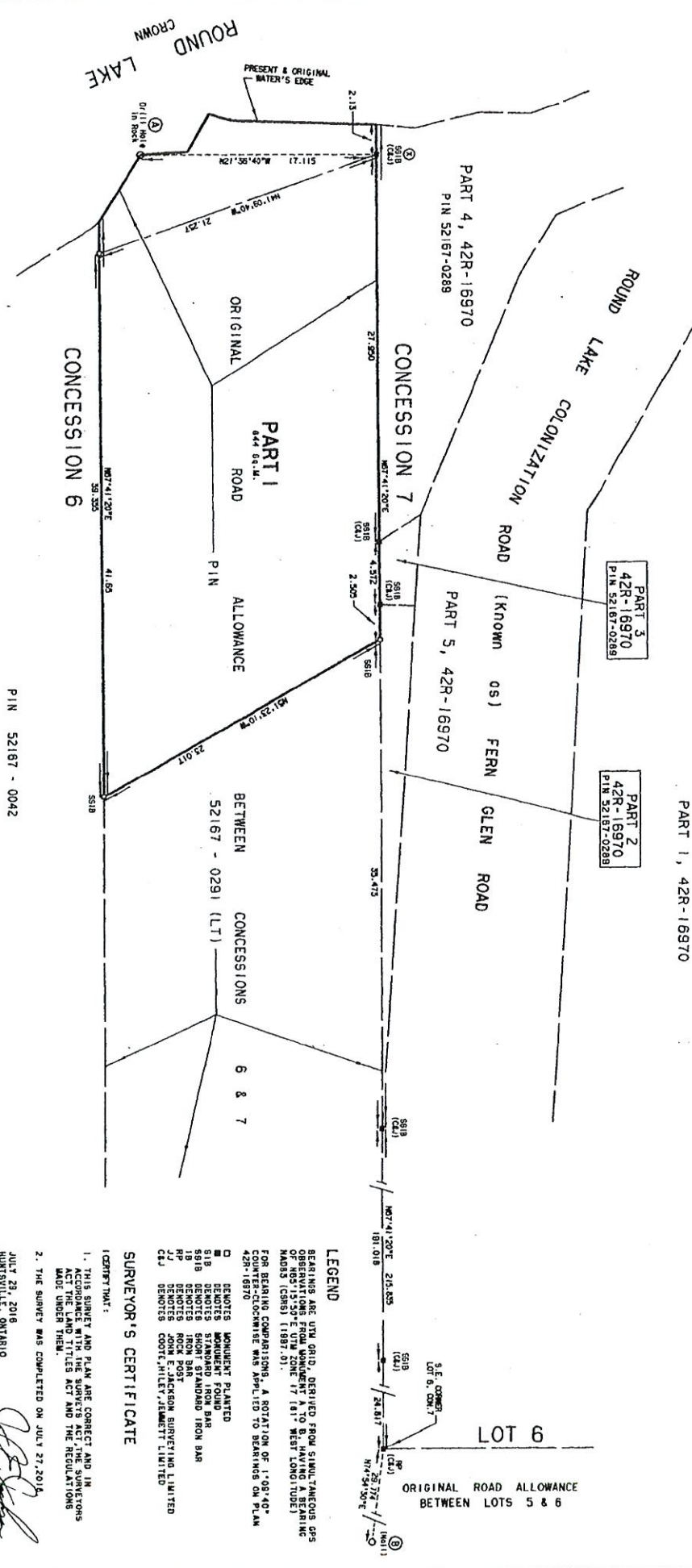
PLAN 42R-20644

RECEIVED AND DEPOSITED
DATE: NOV 29, 2018
John E. Jackson

REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE
LAND TITLES DIVISION OF PARRY SOUND (NO. 42)

PART	LOT	CON.	PIN
1	PART OF THE ORIGINAL LOT 6, CON. 1	52187-0281 (LT)	
2	PART OF CONCESSIONS 6 & 7 IN FRONT OF LOT 6		

METRIC CONVERSION :
DISTANCES AND COORDINATES
SHOWN ON THIS PLAN ARE IN
METRES AND CAN BE CONVERTED
TO FEET BY DIVIDING BY 0.3048.
GRID SCALE CONVERSION
DISTANCES ARE GROUND AND CAN BE
CONVERTED TO GRID BY MULTIPLYING
BY THE COMBINED SCALE FACTOR
OF 0.9997482



RAILWAY SHORE TIES FROM X

NOTE:
THE PRESENT WATER'S EDGE OF ROUND LAKE AS
SHOWN ON THIS PLAN IS BASED ON THE BEST
AVAILABLE EVIDENCE OF THE EDGE OF THIS LAKE
AS IT EXISTED AT THE TIME OF THE ORIGINAL
SURVEY OF THE TOWNSHIP OF MCMURRICH.

PIN 52187 - 0042

JOHN E. JACKSON SURVEYING LIMITED
9 MAIN STREET WEST, SUITE 101
HUNTSVILLE, ONTARIO
PIN 2C5
PHONE: (705) 769-6283 FAX: (705) 769-9242
FILER: 8800REF PRINTER: 2-MCM-5-1

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN
ACCORDANCE WITH THE SURVEYORS ACT AND THE REGULATIONS
MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON JULY 27, 2018.
JULY 23, 2018
HUNTSVILLE, ONTARIO
John E. Jackson
JOHN E. JACKSON
ONTARIO LAND SURVEYOR

LEGEND

BEARINGS ARE TRUE GRID, DERIVED FROM SIMULTANEOUS GPS
OBSERVATIONS AND TRANSFORMED TO THE NAD83 DATUM
OF 1983 (NAD83) (1987.0).
FOR BEARING COMPARISONS, A ROTATION OF 1.0940°
COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON PLAN
42R-16970
□ REMOTES MONUMENT PLANTED
SIB REMOTES STANDBY IRON BAR
SIB REMOTES STANDBY IRON BAR
SIB REMOTES IRON BAR
RP REMOTES ROCK POST
CJ REMOTES COTTAGE/SHED/JAMBEY LIMITED
CJ REMOTES

Drawn by: R.M. Filer: 8800REF PRINTER: 2-MCM-5-1

AZIMUTH	DISTANCE
149° 00'	27.4
149° 39'	21.5
149° 59'	12.5
171° 31'	10.7
247° 41'	2.1

NOTE:
THE PRESENT WATER'S EDGE OF ROUND LAKE AS
SHOWN ON THIS PLAN IS BASED ON THE BEST
AVAILABLE EVIDENCE OF THE EDGE OF THIS LAKE
AS IT EXISTED AT THE TIME OF THE ORIGINAL
SURVEY OF THE TOWNSHIP OF MCMURRICH.

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9 MAIN STREET WEST, SUITE 101
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APPENDIX D

Pre-Consultation Sketch

