

Township of McMurrich/Monteith
Special Council Meeting - Agenda
Tuesday, September 23, 2025 – 1:00pm

Meeting to be held inside Municipal Office/Fire Hall

1. Call to Order:
2. Declaration of pecuniary interest:
3. Business Carried Forward:
 - 3.1 Consent Applications – B-038, 039, 040, 041/25 – Part Lot 6, Cons 6 & 7, McMurrich (16904211 Canada Inc.)
4. Closed Session: Section 239 2 (b) Personal matters about an identifiable individual, including municipal or local board employees;
 - (3.1) For the purpose of education or training the members
5. Adjournment:

Dates to Remember:

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

Sept 23
3.1

MEMORANDUM

TO: Mayor Robinson and members of Council

FROM: Rick Hunter

DATE: September 19, 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)
Supplementary Recommendations

Council deferred consideration of the proposed severances at 2193 Fern Glen Road (Round Lake) and requested that a meeting be held between the applicant's planning consultant and the Township. I have also reviewed the written submissions provided by 3 residents on Round Lake.

As noted, these applications are for the smaller parcel of land that is separate from the balance of the holdings. The property is separated from the other lands by municipal road allowances, and is considered a separate conveyable property. These comments only apply to the current applications.

Lanny Dennis and I had a telephone conversation on September 18, 2025 to discuss the issues raised on the development. Following that conversation, and review of the comments raised at the meeting, I would recommend the following two additional conditions be added to the original recommendation made in my memo of September 9.

The first addresses the comment by Councillor O'Halloran regarding the 51(26) agreement. This was referenced in the earlier memo, but I missed adding it to the recommendation.

The second is the result of my discussions with Lanny Dennis, where we agreed that it would be appropriate to increase the width of the shoreline buffer for these lots, from the existing zoning requirement of 7.5 metres width to 15 metres. This would provide additional buffering between the development envelope and the lake and reduce potential impacts from surface drainage on the lake. This would be reflected in the zoning by-law amendment and implemented through both the 51(26) agreement and the future site plan agreements for the individual lots.

As such, it recommended that the following additional conditions be considered by Council:

8. The Owner and the Township enter into a consent agreement pursuant to Section 51(26) of the Planning Act.

9. The zoning by-law amendment include a minimum Shoreline Vegetation Buffer of 15 metres to be applied to all of the lots.

Respectfully submitted,



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



Sept 16
a. 2

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:

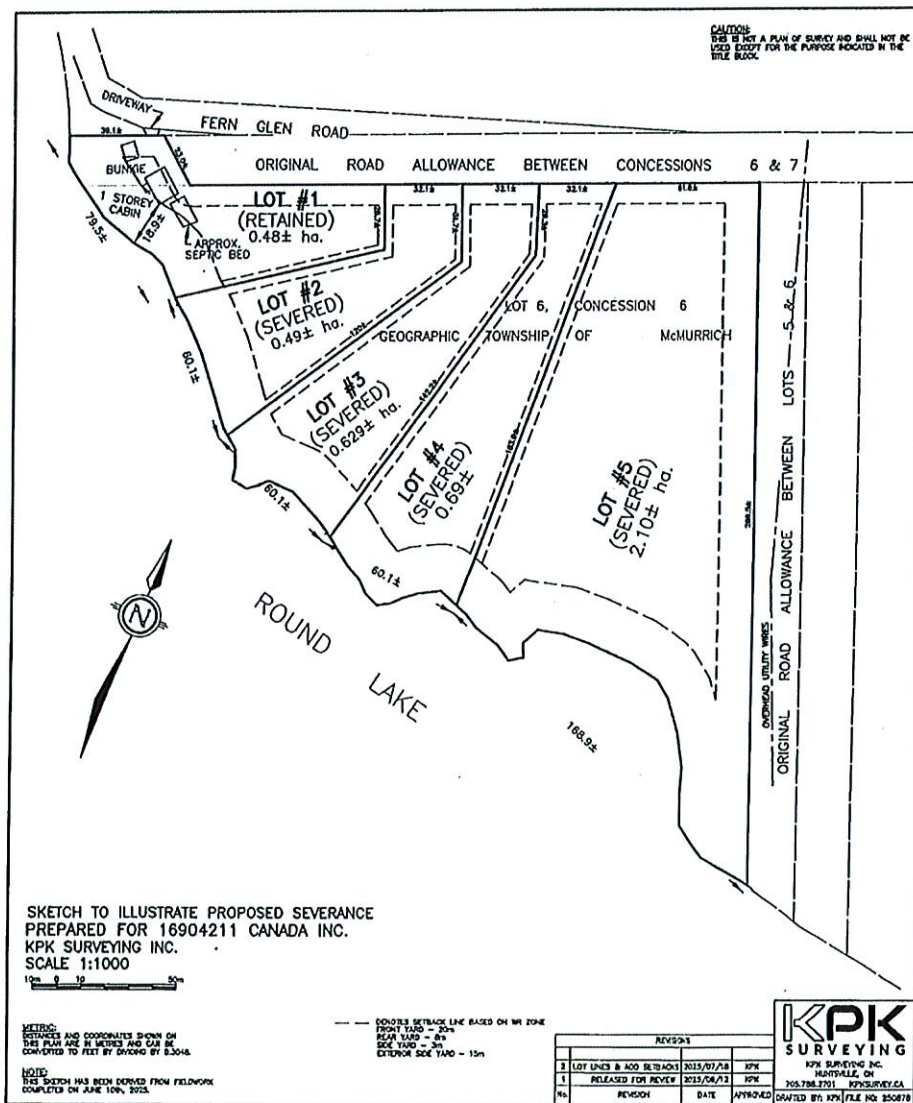
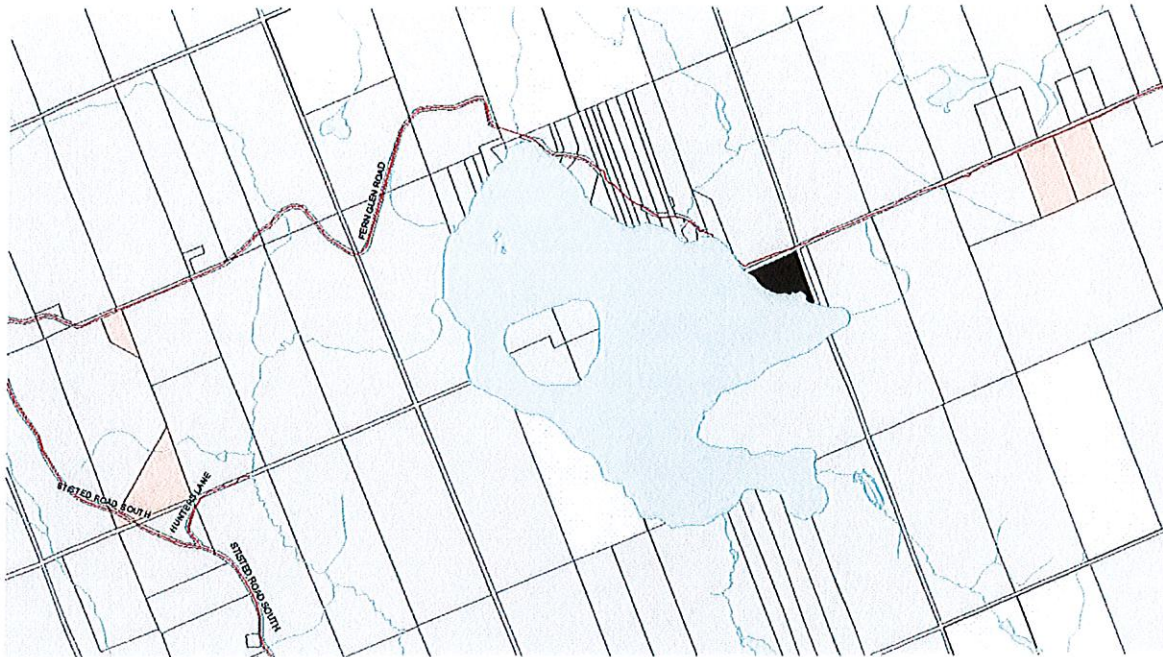
Linda Moyer, Secretary-Treasurer
Southeast Parry Sound District Planning Board
P.O. Box 310
Kearney, Ontario P0A 1M0

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 Areas. 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) 636-7000 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) <u>16404211 Canada Inc. (Robert San eei)</u>	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 <u>Larry Dingo, 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 <u>R0A 1R0</u>	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/Monfeith</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 ☒ 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.)	60.1	71.5
	Depth (m.)	111	110 m
	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, banking, septic
	Proposed	dwellings	no change
► 4.4 Access (check appropriate space)	Provincial Highway		
	Public Road	X	X
	Name of Authority maintaining road	McMarrich / Monteech	McMarrich / Monteech
	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 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?

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?

Natural Resource (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
 By other Natural Succession

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, railway, 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. 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.

SKETCH TO ILLUSTRATE PROPOSED SEVERANCE
PREPARED FOR 16904211 CANADA INC.
KPK SURVEYING INC.
SCALE 1:1000

LEGEND:
--- DENOTES SETBACK LINE BASED ON MIN. ZONE
FRONT YARD - 20m
REAR YARD - 8m
SIDE YARD - 3m
EXTERIOR SIDE YARD - 15m

REVISIONS			
2	LOT LINES & ADD SETBACKS	2025/07/18	KPK
1	RELEASED FOR REVIEW	2025/06/12	KPK
No.	REVISION	DATE	APPROVED

NOTE:
THIS SKETCH HAS BEEN DERIVED FROM FIELDWORK
COMPLETED ON JUNE 10th, 2025.


KPK SURVEYING
KPK SURVEYING INC.
HUNTSVILLE, ON
705.768.2701
KPKSURVEY.CA
DRAFTED BY: KPK FILE NO: 250678



METRIC:
DISTANCES AND COORDINATES SHOWN ON
THIS PLAN ARE IN METRES AND CAN BE
CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTE:
THIS SKETCH HAS BEEN DERIVED FROM FIELDWORK
COMPLETED ON JUNE 10th, 2023.

--- DENOTES SETBACK LINE BASED ON MR ZONE
FRONT YARD - 20m
REAR YARD - 8m
SIDE YARD - 3m
EXTERIOR SIDE YARD - 15m

REVISIONS				 SURVEYING	
2	LOT LINES & ADD SETBACKS	2025/07/18	KPK	KPK SURVEYING INC. HUNTSVILLE, CN	
1	RELEASED FOR REVIEW	2025/06/12	KPK	703.788.2701 KPKSURVEYING.CA	
No.	REVISION	DATE	APPROVED	DRAFTED BY: KPK	FILE NO: 250678

\\2025\250678 Round Lake\PROJECT DRAWINGS\250678 Round Lake SKETCH-2.DWG

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) 636-7888 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)

16904211 Canada Inc. (David Sanpei)

Address

Home Telephone No.

Business Telephone No.

50

Facsimile No.

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 Dando, Larry D. Planning

Address

Box 254, Nant, Ont. LarryDPlanning@gmail.com

Home Telephone No.

Business Telephone No.

705 783 4607

Facsimile No.

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. Patrick

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 <input checked="" type="checkbox"/> | Addition to a lot <input type="checkbox"/> | A Right-of-way <input type="checkbox"/> | An easement <input type="checkbox"/> |
| A charge <input type="checkbox"/> | A lease <input type="checkbox"/> | A correction of title <input type="checkbox"/> | Other purpose <input type="checkbox"/> |
- 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.)	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	dwellings	no change
► 4.4 Access (check appropriate space)	Provincial Highway		
	Public Road	X	X
	Name of Authority maintaining road	McMurich / Monteeh	McMurich / 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		
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)			
► 4.5 Water Supply (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)		
► 4.6 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 piling 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 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? ☒ legal 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 (PSR)

10. Affidavit or Sworn Declaration of Applicant(s)

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

I/we, 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 Lanny Dennis, Lanny D. 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 Lanny Dennis, Lanny D. 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

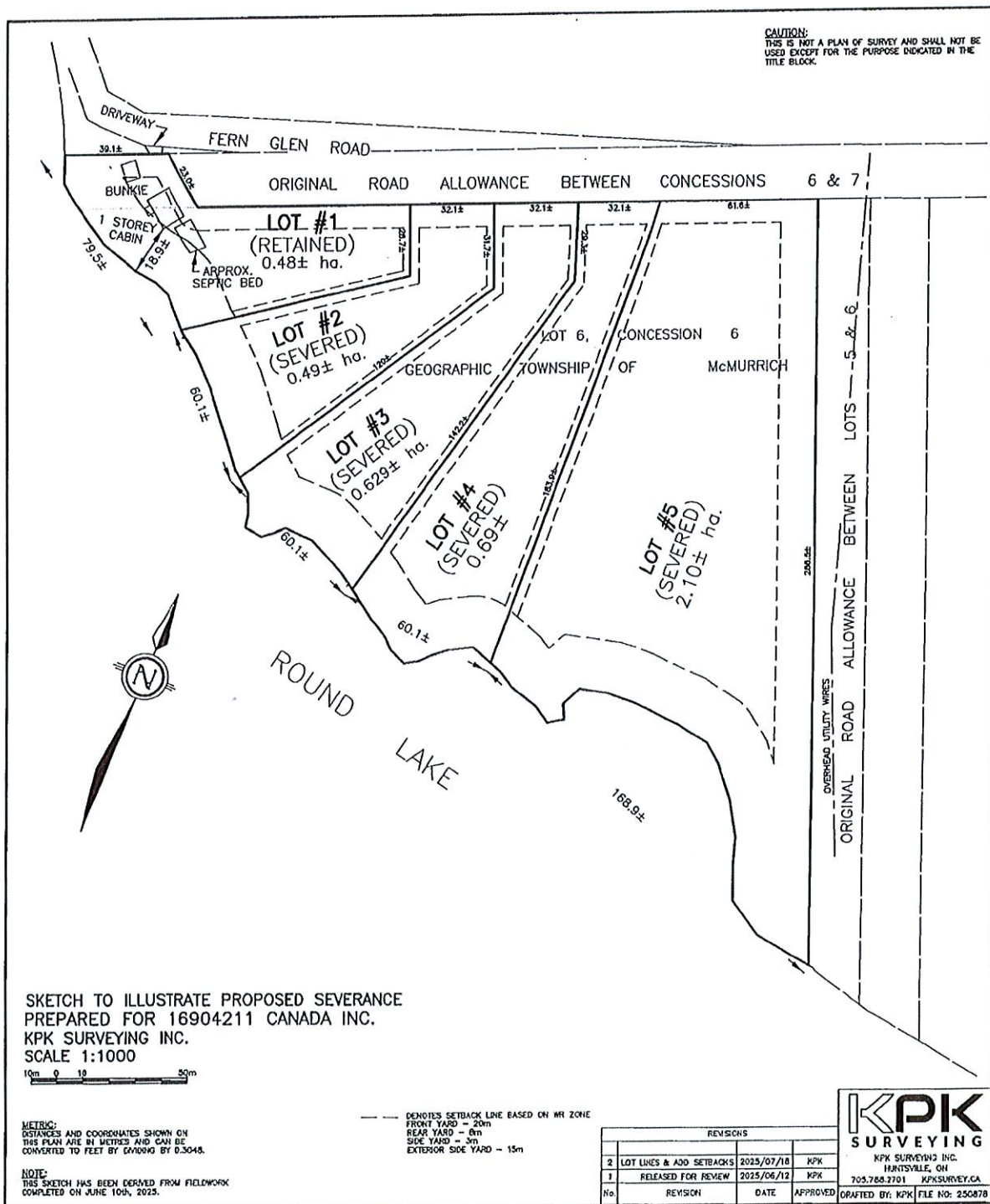
12. Consent of Owner(s)

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



Severed Lot 4

B-040125

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) 636-7888 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) <u>11904-211 Canada Inc. (David Saneci)</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 Dinn, Larry D Planning</u>	Home Telephone No.	Business Telephone No. <u>705 783 4607</u>
Address <u>Box 254, Nant, Ont. larrydplanning@gmail.com POA 1R0</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/Monterith</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 ☒

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.)		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	dwellling	no change
4.4 Access (check appropriate space)	Provincial Highway		
	Public Road	X	X
	Name of Authority maintaining road	McMarich / Montieck	McMarich / Montieck
	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 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?

Natureland 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 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 bylaw 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 subsurface approval

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

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. 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 Lanny Dennis, Lanny 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.

The sketch illustrates a land parcel divided into several lots along Fern Glen Road. Key features include:
- **LOT #1 (RETAINED)**: 0.48± ha.
- **LOT #2 (SEVERED)**: 0.49± ha.
- **LOT #3 (SEVERED)**: 0.629± ha.
- **LOT #4 (SEVERED)**: 0.69± ha.
- **LOT #5 (SEVERED)**: 2.10± ha.
- **Other Labels**: DRIVEWAY, BUNKIE, 1 STOREY CABIN, APPROX. SEPTIC BED, GEOGRAPHIC TOWNSHIP OF McMURRICH, CONCESSION 6, ROUND LAKE, ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 6 & 7, OVERHEAD UTILITY WIRES, ORIGINAL ROAD ALLOWANCE BETWEEN LOTS 5 & 6.
- **Dimensions**: Various boundary measurements are provided, such as 39.1±, 23.0±, 18.9±, 60.1±, 61.8±, 32.1±, 179.0±, 168.9±, and 240.5±.
- **Setbacks**: A dashed line indicates setbacks based on zoning requirements: FRONT YARD - 20m, REAR YARD - 5m, SIDE YARD - 3m, EXTERIOR SIDE YARD - 15m.
- **North Arrow**: Located on the left side of the sketch.
- **Scale**: 1:1000, represented by a graphic scale bar from 0 to 50m.

SKETCH TO ILLUSTRATE PROPOSED SEVERANCE
PREPARED FOR 16904211 CANADA INC.
KPK SURVEYING INC.
SCALE 1:1000

METRIC:
DISTANCES AND COORDINATES SHOWN ON
THIS PLAN ARE IN METRES AND CAN BE
CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTE:
THIS SKETCH HAS BEEN DERIVED FROM FIELDWORK
COMPLETED ON JUNE 10th, 2023.

--- DENOTES SETBACK LINE BASED ON M1 ZONE
FRONT YARD - 20m
REAR YARD - 5m
SIDE YARD - 3m
EXTERIOR SIDE YARD - 15m

REVISIONS			
No.	REVISION	DATE	APPROVED
2	LOT LINES & ADD SETBACKS	2025/07/18	KPK
1	RELEASED FOR REVIEW	2025/06/12	KPK

KPK

SURVEYING


KFK SURVEYING INC.
 HUNTSVILLE, ON
 705.788.2701 KFK.SURVEY.CA

METRIC:
DISTANCES AND COORDINATES SHOWN ON
THIS PLAN ARE IN METRES AND CAN BE
CONVERTED TO FEET BY MULTIPLYING BY 0.3048.

NOTE:
THIS SKETCH HAS BEEN DERIVED FROM FIELDWORK
COMPLETED ON JUNE 10th, 2025.

----- DENOTES SETBACK LINE BASED ON WET ZONE
FRONT YARD - 20m
REAR YARD - 8m
SIDE YARD - 3m
EXTERIOR SIDE YARD - 15m

REVISIONS			
2	LOT LINES & ADD SETBACKS	2025/07/18	KPK
1	RELEASED FOR REVIEW	2025/06/12	KPK
No	REVISION	DATE	APPROVED



SURVEYING

KPK SURVEYING INC.
HUNTSVILLE, OH
705.788.2701 KPK.SURVEY.CA

GRANTED BY: KPK FILE NO: 250878

1/2025/2025/8 ROUND LAY/PROJECT DRAWING/2500/8 Round Lake BRUSH-2.000

Severed 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 Saneel) 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 Diano, Larry D Planning Home Telephone No. _____ Business Telephone No. 705 783 4607
Address Box 254, Nant, 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 <u>Parry Sound</u>		Municipality/Unorganized Township <u>McMurrich/Monroeth</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.)		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 / Montieck	McMurrich / Montieck
	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 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 600 metres of the subject land, unless otherwise specified. Please check the appropriate boxes, if any apply.

Use or feature	On the Subject Land	Within 600 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 subsale 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

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 D. 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 D. 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

Signature of Owner

July 25, 2025

Ms. Cheryl Marshall, Clerk
Township of McMurrich/Monteith
31 William Street,
P.O. Box 70
Sprucedale, Ontario
P0A 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 finically 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 if 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.

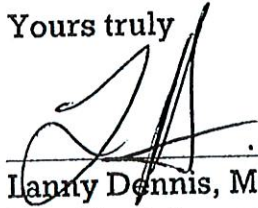
I don't believe any exceptions are required. The structures existed on the retained lands well before the implementation of the Township's comprehensive zoning by-law, so any setbacks would be considered legal non-complying.

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.

DRIVEWAY
32.1±
61.0±
FERN GLEN ROAD
ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 6 & 7
BUNKIE
1 STOREY CABIN
79.5±
18.9±
APPROX. SEPTIC BED
LOT #1 (RETAINED)
0.48± ha.
LOT #2 (SEVERED)
0.49± ha.
GEOGRAPHIC TOWNSHIP OF McMURRICH
LOT #3 (SEVERED)
0.629± ha.
LOT #4 (SEVERED)
0.69± ha.
LOT #5 (SEVERED)
2.10± ha.
60.1±
60.1±
60.1±
168.9±
250.5±
ORIGINAL ROAD ALLOWANCE BETWEEN LOTS 5 & 6
OVERHEAD UTILITY WIRES

ROUND LAKE

SKETCH TO ILLUSTRATE PROPOSED SEVERANCE
PREPARED FOR 16904211 CANADA INC.
KPK SURVEYING INC.
SCALE 1:1000

10m 0 10 50m

METRIC:
DISTANCES AND COORDINATES SHOWN ON
THIS PLAN ARE IN METRES AND CAN BE
CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTE:
THIS SKETCH HAS BEEN DERIVED FROM FIELDWORK
COMPLETED ON JUNE 10th, 2023.

--- DEMOTES SETBACK LINE BASED ON NR ZONE
FRONT YARD - 20m
REAR YARD - 6m
SIDE YARD - 3m
EXTERIOR SIDE YARD - 15m

REVISIONS			
2	LOT LINES & ADD SETBACKS	2025/07/18	KPK
1	RELEASED FOR REVIEW	2025/04/12	KPK
No.	REVISION	DATE	APPROVED

KPK
SURVEYING
KPK SURVEYING INC.
HUNTSVILLE, ON
705.763.2701
KPKSURVEYING.CA
DRAFTED BY: KPK FILE NO: 25037

METRIC:
DISTANCES AND COORDINATES SHOWN ON
THIS PLAN ARE IN METRES AND CAN BE
CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTE:
THIS SKETCH HAS BEEN DERIVED FROM FIELDWORK
COMPLETED ON JUNE 10th, 2025.

DENOTES SETBACK LINE BASED ON NR ZONE
 FRONT YARD - 20m
 REAR YARD - 6m
 SIDE YARD - 3m
 EXTERIOR SIDE YARD - 15m

REVISIONS			
No.	REVISION	DATE	APPROVED
2	LOT LINES & ADD SETBACKS	2025/07/18	KPK
1	RELEASED FOR REVIEW	2025/08/12	KPK

KPK
SURVEYING
KPK SURVEYING INC.
HUNTSVILLE, ON
705.783.2701 KPKSURVEY.CA
DRAWN BY: KPK FILE NO: 25007

12025/250878 ROUND LAKE/PROJECT DRAWINGS/50878 Round Lake SKETCH-2.DWG

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

10 July 2025 at 13:04

Rick Hunter <rhunter@planscape.ca>

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

Cc: Ash <ash@mcmurrichmonteith.com>, 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 as 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.

7/10/25, 1:11 PM

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

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 16904211 Canada Inc.

7/10/25, 1:11 PM

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

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



Ontario

ServiceOntario

LAND
REGISTER
OFFICE #42
52167-0541 (LT)

PAGE 1 OF 2
PREPARED FOR Kev10001
ON 2025/05/22 AT 12:35:48

PROPERTY DESCRIPTION: PART OF RDAL BTH CON 6 AND CON 7 MCMURICH (AKA FERN GLEN RD) IN FRONT OF LT 6 CON 7 BEING PART 1 ON PLAN 42R20644 (CLOSED BY G8100937); SUBJECT TO AN EASEMENT AS IN G8105117; TOWNSHIP OF MCMURICH/MONTEITH

PROPERTY REMARKS:
ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED
OWNERS' NAMES
SHWIGELSKY, JOAN - ESTATE
RECENTLY:
DIVISION FROM 52167-0291
CAPACITY SHARE
TWR

PLAN CREATION DATE:
2017/10/10

REG. NR.	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
G8100937	2017/04/27	BY-LAW				C
REMARKS: BY-LAW 09-2017 TO STOP UP, CLOSE & SELL PART 1 42R20644						
G8105117	2017/09/01	TRANSFER EASEMENT				C
G8105345	2017/09/11	TRANSFER	\$2	THE CORPORATION OF THE TOWNSHIP OF MCMURICH/MONTEITH	BELL CANADA	C
G8180066	2025/02/19	TRANSMISSION-LAND		THE CORPORATION OF THE TOWNSHIP OF MCMURICH/MONTEITH	SHWIGELSKY, JOAN	C
G8181777	2025/05/02	TRANS PERSONAL REP	\$2,539,000	SHWIGELSKY, JOAN	SHWIGELSKY KOZLIK, ROMANA	C
REMARKS: PLANNING ACT STATEMENTS.						
G8181778	2025/05/02	CHARGE	\$1,250,000	16904211 CANADA INC.	16904211 CANADA INC.	C

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 REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER
REGISTRY OFFICE #42
52167-0541 (L7)
* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *
PAGE 2 OF 2
PREPARED FOR KEVIN001
ON 2025/05/22 AT 12:35:48

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CARD
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.

APPENDIX D

Pre-Consultation Sketch

