



TOWNSHIP OF CHISHOLM COMMITTEE OF ADJUSTMENT

2847 Chiswick Line, R.R. # 4

Powassan, Ontario, P0H 1Z0

Phone (705) 724-3526 Fax (705) 724-5099

info@chisholm.ca

Gail Degagne, Mayor

Lesley Marshall, CAO Clerk-Treasurer

AGENDA

COMMITTEE OF ADJUSTMENT MEETING

TUESDAY, JUNE 24, 2025 – 6:30 P.M.

“We respectfully acknowledge that we are on the traditional territory of the Anishinaabe Peoples, in the Robinson-Huron and Williams Treaties areas. We wish to acknowledge the long history of First Nations and Metis Peoples in Ontario and show respect to the neighbouring Indigenous communities. We offer our gratitude for their care for, and teachings about, our earth and our relations. May we continue to honor these teachings.”

1. Call to Order
2. Declaration of pecuniary interest.
3. Approval of Agenda.
4. Consider the following Consent Application:
 - (a) File # 2025-05, 06, 07 – Loxton – Con. 13 Lot 1 – 1278 Memorial Park Drive
5. Adjournment

TOWNSHIP OF CHISHOLM
PLANNING REPORT

Report Prepared for:	Committee of Adjustment	Application Number:	2025-06, 07, 08
Report Prepared by:	Jessica Laberge Admin. Assistant	Owner/Applicant:	Betty Loxton/Tulloch Geomatics Inc.
Location:	Lot 1, Con. 13		
Report Date:	June 18, 2025		

A. PROPOSAL/BACKGROUND

An application to sever has been submitted by Tulloch Geomatics Inc. on behalf of Betty Loxton. The application proposes to sever three rural lots and retain one on Lot 1, Concession 13. Severed area 1 and 2 are to be approximately 15 acres each in size with 147 meters of frontage on Trappers Road. Severed Area 3 contains a dwelling and farm buildings and is to be approximately 35 acres and will have 348 meters of frontage on Trappers Road and 403 meters of frontage on Memorial Park Drive. The retained lands will be approximately 37.4 acres in size and 362 meters of frontage on Trappers Road. The property is currently accessed via Memorial Park Drive at 1278 Memorial Park Drive.

B. ZONING BY-LAW COMPLIANCE

The subject lands are designated Rural (RU), under the Township of Chisholm Zoning By-law (ZB) 2014-25. In the Rural Zone, residential uses are permitted, as per Table A1 on Page 61 of the ZB. The severed and retained lots conform to the Zoning By-law minimum lot area and frontage requirements.

Figure 1 is an excerpt from Schedule A of the Zoning By-law. Figure 2 is from CGIS. The majority of the property is wooded and there are some areas of pastures.

Subject Property

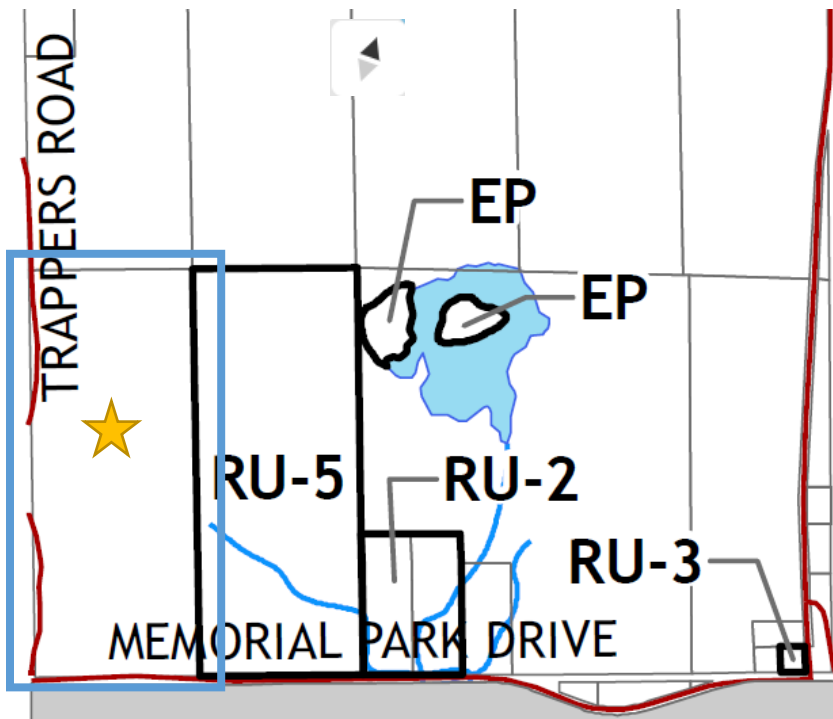


Figure 1: Schedule B ZB

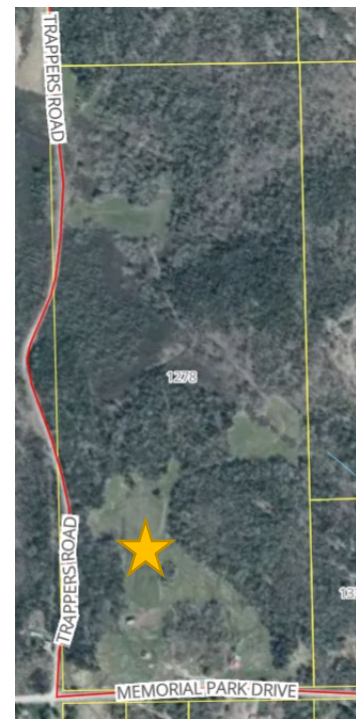


Figure 2: CGIS

C. OFFICIAL PLAN

The property is designated **Rural** under the Official Plan of the Township of Chisholm.

Section B1.3 – Rural

Within the rural designation, single detached dwellings are a permitted use. The subject land is all in the *Rural* designation.

Section B1.4.1(a) allows for the severance of a maximum of 4 new lots may be severed from an original Township lot having a lot area of 40 hectares. According to our records, the subject lot is an original Township lot that is 100 Acres.

The proposed severed area 1, 2 and 3 have frontage on Trappers Road. It appears that the travelled road is situated on portions of the subject land. The applicant will be required to survey the road and transfer the road to the Township. The severed area 3 will also have frontage on Memorial Park Drive. Severed area 3 contains a house, barn and farm out buildings and has an existing entrance off of Memorial Park Drive.

Section B1.4.1(g) the boundary of the severed lot complies with the minimum distance required by the MDS1 Formula. An MDS1 calculation was submitted for the barn on the subject land, with a minimum distance of 129 meters. The severed and retained meets the MDS calculation. The retained lands will have frontage on Trappers Road, which meets the criteria in Section D4.2.1(a) that requires the proposed lot to front on and be directly accessed by a public road that is maintained on a year-round basis.

Provincial Planning Statement

All decisions under the Planning Act are required to be consistent with the Provincial Planning Statement.

The province released a new Provincial Planning Statement which came into effect on October 20, 2024. This Planning Report was considered from the perspective of this new Provincial Planning Statement, 2024

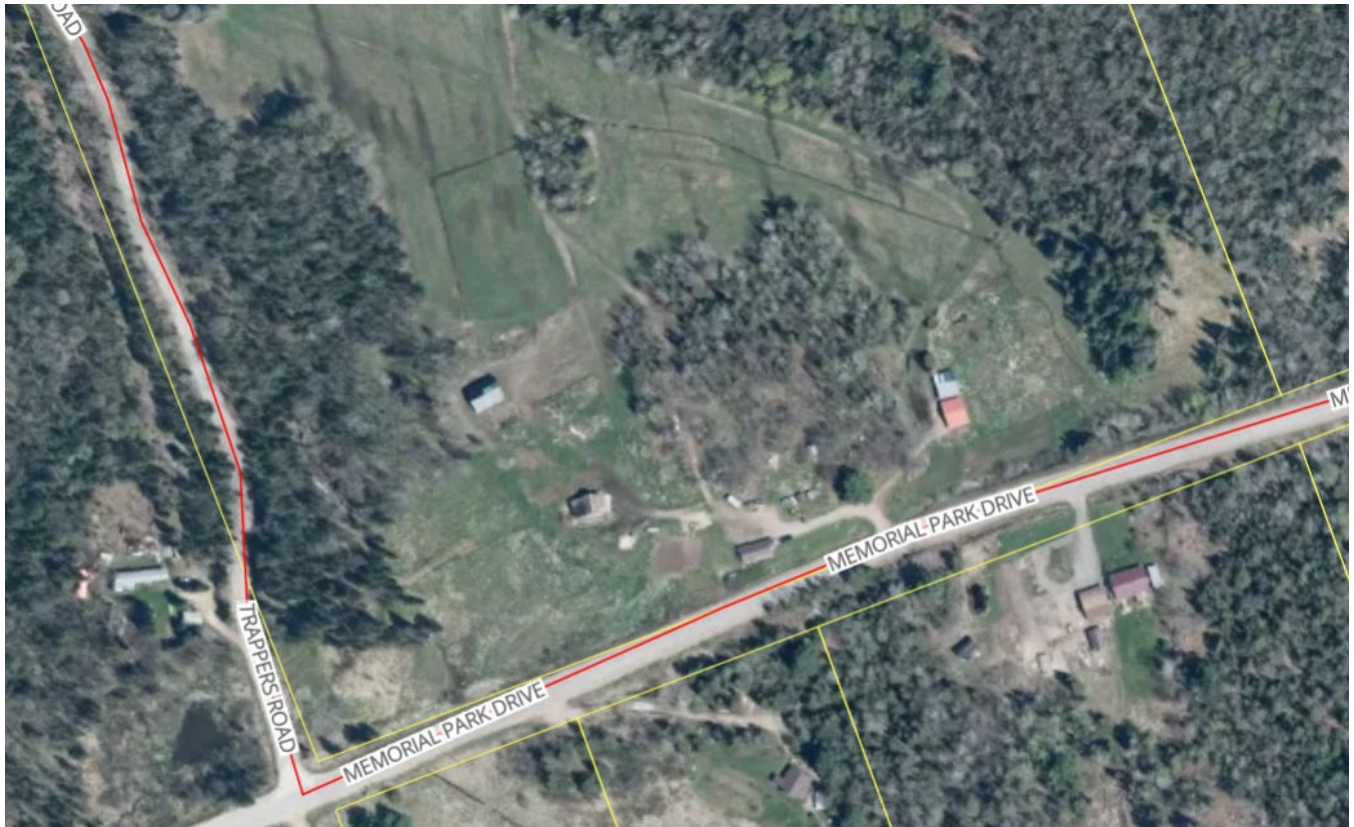
According to the Provincial Planning Statement:

- Growth and development may be directed to rural lands in accordance with section 2.6, including where a municipality does not have a settlement area – (Section 2.5.3);
- On rural lands located in municipalities, permitted uses are: residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services (Section 2.61. c)
- Development that can be sustained by rural services levels should be promoted. (Section 2.6.2)
- Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the uneconomical expansion of this infrastructure. (Section 2.63)

In reviewing the Provincial Planning Statement, and applying relevant policies, it is my opinion that the proposed application is consistent with the Provincial Planning Statement, 2024.

D. Buildings and Uses

The subject land contains a house, barn and farm out buildings.



Attached to this report:

- Comments from North Bay Mattawa Conservation Authority
- Planning Justification Briefing prepared by Mackenzie Van Horn, M.PL., RPP and reviewed by Steve McArthur, MCP., RPP from Tulloch Geomatics Inc.

May 30, 2025

Corporation of the Township of Chisholm
Committee of Adjustment
2847 Chiswick Line RR# 4
Powassan, ON P0H 1Z0
info@chisholm.ca

Attention: Jessica Laberge, Administrative Assistant

RE: Application for Consent – Loxton
1278 Memorial Park Drive, Concession 13, Lot 1; Parcel 8677
Assessment Roll Number: 48310000030010000000
Township File: 2025-07 Loxton
NBMCA File: PC04-CHI-25

The North Bay-Mattawa Conservation Authority (NBMCA) has received and reviewed the proposed consent application for the creation of one severed lot, 14.16ha in size with frontage on Memorial Park Drive, and one retained lot, 15.11ha in size, with frontage on Trappers Road, herein referred to as “the subject lands”. The following comments are based on a review of the application with respect to Section 5.2 of the 2024 Provincial Planning Statement (Natural Hazards), Ontario Regulation 41/24 (Prohibited Activities, Exemptions, and Permits) as per Section 28.1 of the Conservation Authorities Act, Part 8 of the Ontario Building Code (OBC), and as a Source Protection Authority under the Clean Water Act (CWA).

The Municipal Planning Review jurisdiction of NBMCA only partially encompasses the subject lands; including the southeast corner of the retained lands and south and eastern sides of the proposed severed area 3 (as shown in the enclosed map). The balance of Lot 1 Concession 13 falls outside of NBMCA’s jurisdiction.

NBMCA regulates natural hazard features and their adjacent lands such as floodplains, shorelines, wetlands, and watercourses under O. Reg 41/24. There is one area of wetland mapped on the proposed retained lands that is regulated by the CA. NBMCA only regulates the feature and the 30m adjacent within the Planning Review jurisdiction. Where development within the regulated area (as indicated on the enclosed mapping) is proposed, a permit from NBMCA may be required.

Since the proposed retained and severed lots are greater than 4 hectares (10 acres) our office is satisfied that there is adequate space for a sewage system on both lots based on Ontario Regulation 203/24 of the OBC for a 3-bedroom dwelling (less than 20 fixture units and less than 200 m², 4F filter bed of 21.3 m² and a 3600 L tank), soil percolation of T-50

min/cm, and a daily design sewage flow of 1600 L/day. Please note that zoning by-laws are applicable in this area and increased setbacks may apply. Please be advised that prior to any development on the above-mentioned properties a Sewage System Permit is required. Should you have any questions or require further information please contact Derek Airdrie of our office at 15 Janey Avenue, North Bay ON, P1C 1N1 or by telephone at (705) 474-5420

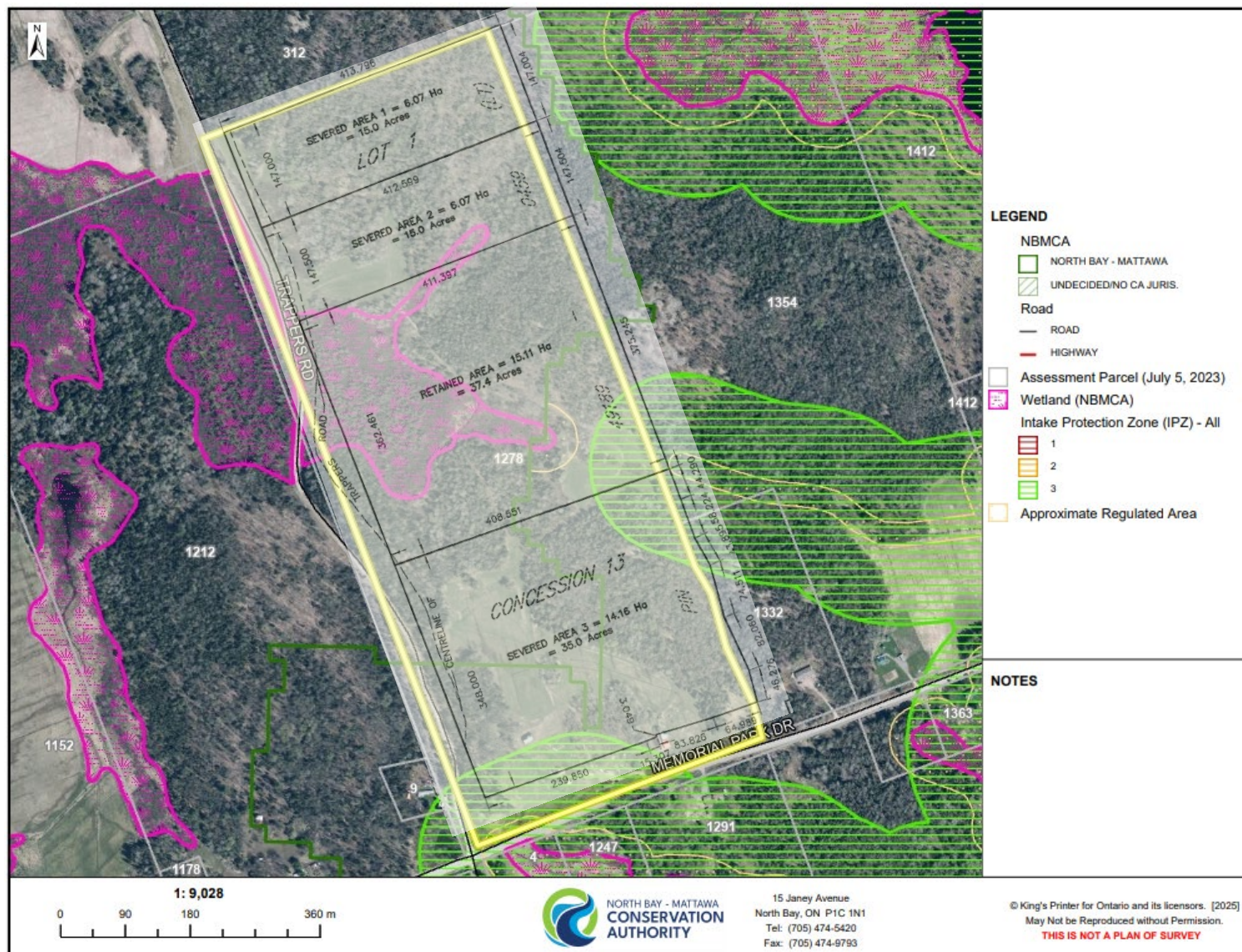
With respect to the CWA, the subject lands are wholly located within an area of Highly Vulnerable Aquifers (HVA) and partially within a Significant Groundwater Recharge Area (SGRA). There is an area of Intake Protection Zone 3 (IPZ-3A & 3B) and Issue Contributing Area (ICA) for Callander on both proposed severed and proposed retained lots (see enclosed maps). Under the current Source Protection Plan (SPP), and pending updated SPP, there are policies that address significant drinking water threat activities that apply in these areas. Some threats are addressed by land use prohibitions while other threats are addressed through education and outreach. The Township, implementing bodies, and landowners should have regard for these policies. A copy of the SPP can be found here: <https://bit.ly/41mWDYG>.

NBMCA is satisfied that the application, where located within NBMCA's area of jurisdiction, is consistent with the policies as set out in Section 5.2 of the PPS and therefore, we have no objection. Should you have any questions, please do not hesitate to contact me directly at (705) 474-5420 x 2004.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'H. Wolfram', with a stylized, cursive script.

Hannah Wolfram
Planning and Regulations Officer



Map of 1278 Memorial Park Drive

PLANNING JUSTIFICATION

BRIEFING

1278 Memorial Park Drive, Chisholm Township
Proposed Consent to Sever Application for the
Purpose of Creating Three (3) New Lots

April 2025

Prepared by: MacKenzie Van Horn, M.PL., RPP.
Planner | Project Manager

Reviewed by: Steve McArthur, MCIP., RPP.
Senior Planner | Project Manager

Prepared for: Betty Loxton

Contents

1.0 INTRODUCTION1

2.0 SUBJECT PROPERTY & SURROUNDING CONTEXT1

3.0 PROPOSAL2

4.0 POLICY OVERVIEW & ANALYSIS.....3

 4.1 PROVINCIAL PLANNING STATEMENT, 2024 (PPS).....3

 4.2 OFFICIAL PLAN OF THE TOWNSHIP OF CHISHOLM (OP)5

5.0 TOWNSHIP OF CHISHOLM ZONING BY-LAW 2014-25.....7

6.0 CONCLUSION7

1.0 INTRODUCTION

TULLOCH has been retained by the owner of land with the civic address of 1278 Memorial Park Drive (being PIN 49189-0459) in Chisholm Township to prepare a Planning Justification Briefing as part of a complete application package to support their proposal to create three (3) new lots via consent.

This report reviews the consistency and conformity of the application in the context of the applicable policies and direction found within the following documents and plans:

- *2024 Provincial Planning Statement (PPS)*
- *Official Plan of the Township of Chisholm (OP)*
- *Township of Chisholm Zoning By-law 2014-25*

Overall, the author finds that the proposed consent applications conform to the Township's Official Plan, is consistent with the 2024 Provincial Planning Statement and represents good planning.

2.0 SUBJECT PROPERTY & SURROUNDING CONTEXT

The subject property is in the Township of Chisholm, with frontage on Memorial Park Drive to the south, and Trappers Road to the west. The lands are an original Township lot with an area of approximately 100 acres. The property includes unevaluated wetlands and is otherwise covered with natural vegetation, except for four areas that have been cleared for agricultural use. The south part of the property, located near Memorial Park Drive contains a dwelling and agricultural buildings, including a livestock facility. The lands experience varied levels of topography with flat areas bordered by forested outcrops. The property is legally described as follows:

PART OF LOT 1, CONCESSION 13, IN THE GEOGRAPHIC TOWNSHIP OF CHISHOLM NOW IN THE TOWNSHIP OF CHISHOLM, IN THE DISTRICT OF NIPISSING

The surrounding area is largely comprised of a mix of rural and agricultural uses. Figure 1 below shows the subject property and surrounding area.

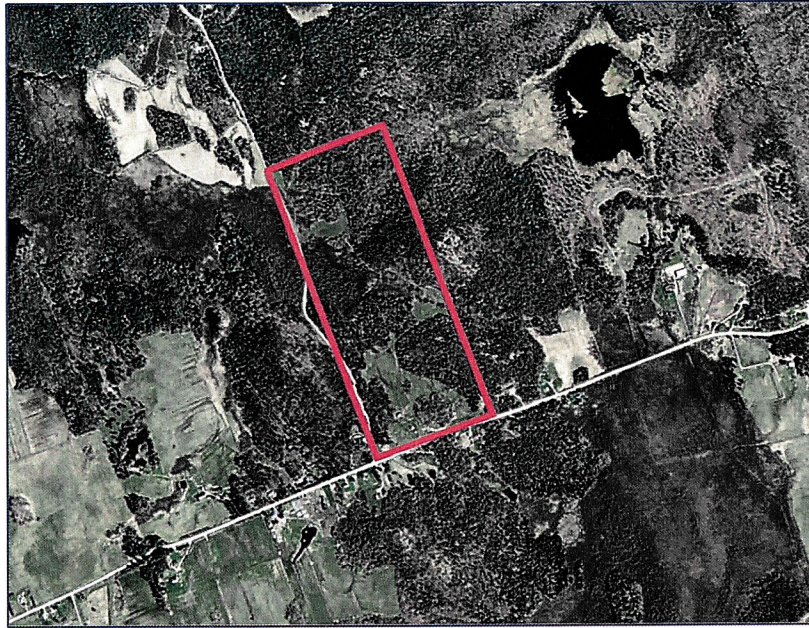


Figure 1: Subject Property & Surrounding Context

3.0 PROPOSAL

The proposal would see the creation of three (3) new lots plus retained. The property owner is applying to Chisholm Township to sever two new vacant rural residential lots, identified as Severed Areas 1 and 2 on the severance sketch shown in Figure 2 below. These lots are proposed to be severed from the northern portion of the site and will each be 15 acres in size with 147 metres of frontage. Additionally, the existing dwelling is proposed to be severed as a third lot (Severed Area 3), resulting in a parcel of approximately 35 acres, with 348 metres of frontage on Trappers Road and 403 metres of frontage on Memorial Park Drive.

The remaining portion of the property, shown as the retained area, is centrally located within the original parcel and is proposed to be approximately 37.4 acres in size, with 362 metres of frontage on Trappers Road. It should be noted that the final size and frontage of Severed Area 3 and the retained lot may vary slightly following a survey, as the common lot line is intended to follow the edge of the existing field. This will be confirmed by geomatics field work.

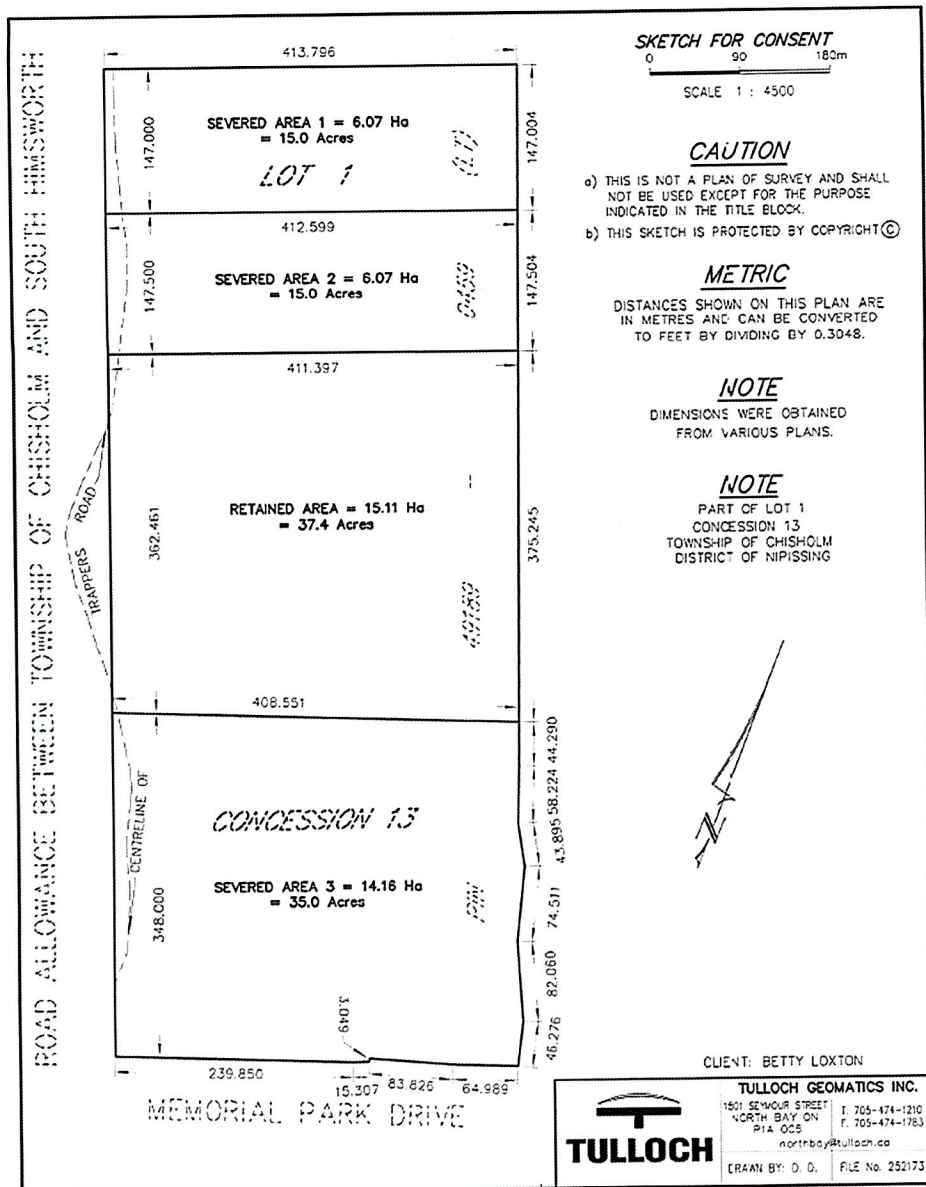


Figure 2: Proposed Consent Application to Create Three (3) New Rural Residential Lot

4.0 POLICY OVERVIEW & ANALYSIS

The following section sets out the relevant planning policy framework to assess the appropriateness of the proposed application in the context of Provincial and Municipal policies and regulations. Each sub-section will outline relevant policies and provide a planning analysis with respect to how the consent application is consistent with or conforms to such policy.

4.1 PROVINCIAL PLANNING STATEMENT, 2024 (PPS)

The *Provincial Planning Statement, 2024* (PPS) provides high-level provincial policy direction for planning approval authorities in preparing municipal planning documents, and in making decisions on *Planning Act* applications. Municipal Official Plans and decisions made by the approval authorities must be consistent with the PPS. Policies applicable to the proposed consent application are outlined and analyzed below.

Section 2.5 of the PPS provides policies for rural areas in municipalities. Chisholm is a rural township with no defined settlement areas. As per **Section 2.5.3** of the PPS “... growth and development may be directed to rural lands in accordance with Section 2.6, including where a municipality does not have a settlement area”. **Section 2.6** of the PPS provides policies for rural lands in Municipalities and states that:

2.6.1. *On rural lands located in municipalities, permitted uses are:*

...

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

...

2.6.2. *Development that can be sustained by rural service levels should be promoted.*

2.6.3. *Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the uneconomical expansion of this infrastructure.*

2.6.4. *Planning authorities should support a diversified rural economy by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.*

2.6.5. *New land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.*

The application would facilitate the creation of three new lots proposed to be used for rural residential development, permitted as per **Section 2.6.1**. As part of the circulation process, the North Bay-Mattawa Conservation Authority will review the application and confirm whether a sewage system can be accommodated on the new lot. It is reasonable to assume that the 15+ hectare lots can accommodate private water and sewage services, meeting **Section 2.6.2** of the PPS as the development can be sustained by rural service levels. The severed and retained parcels will have frontage on year-round, publicly maintained roads. Thus, no new road creation or servicing would be required. This represents efficient development and use of existing land use patterns by utilizing existing hard and soft roads and services and infrastructure and avoiding the need for unjustified or uneconomical expansion of infrastructure, as supported by **Section 2.6.3** of the PPS. The subject lands are currently used for agricultural purposes. **Section 2.6.4** states that the rural economy should be supported by protecting agricultural uses and directing non-related development to areas where it will minimize constraints on these uses. It is important to note that the lands are not designated prime agricultural, so residential lot creation is permitted. However, the lot creation should be compatible with the existing agricultural use. **Section 2.6.5** identifies the Minimum Distance Separation Formulae, which is a land use planning tool used to ensure that development is compatible with nearby livestock facilities. MDS calculations were completed for a barn on the subject property. The required setback from barn does not reach the limit of the proposed new lots. Thus, no land use compatibility impacts are anticipated, and the existing agricultural operation can operate without conflicts from the new lot creation and eventual rural residential construction.

This application has been reviewed in the context of policies contained within the *Provincial Planning Statement, 2024* and has been found to be consistent with all matters of Provincial interest.

4.2 OFFICIAL PLAN OF THE TOWNSHIP OF CHISHOLM (OP)

The *Official Plan of the Township of Chisholm* (OP) is the principal land use planning policy document for the Municipality. The OP establishes objectives and policies that guide both public and private development/decision-making.

The lands are designated 'Rural'. **Section B1** speaks to lands within the Rural designation, with **Section B1.4.1** providing policies for the creation of new lots for rural residential purposes. The OP states that there is an established target of 15 new lots per calendar year. It is our understanding that this target has not been met this year. On this basis, lot creation shall be guided by the following criteria:

- a) a maximum of 4 new lots may be severed from an original Township lot having a lot area of 40 hectares;*
- b) a maximum of 3 new lots may be severed from an original Township lot having a lot area of 20 hectares;*
- c) a maximum of 2 new lots may be severed from an existing lot having a lot area of at least 10 hectares;*
- d) a maximum of 1 new lot may be severed from an existing lot having a lot area of at least 5 hectares;*
- e) the terms "original" and "existing" shall refer to a lot that existed in its current configuration on August 21, 1978;*
- f) the severed and retained lands must maintain a minimum frontage on a public road of 60 metres and a minimum lot area of 1 hectare;*
- g) the boundary of the severed lot complies with the minimum distance required by the Minimum Distance Separation I Formulae;*
- h) the proposed lot(s) comply with the criteria set out in Section D4.2.1 (General Consent Policies) of this Plan;*
- i) the proposed lots(s) are appropriately designed, buffered and/or separated from any industrial or other incompatible land use in accordance with Provincial guidelines to prevent adverse effects from odour, noise and other contaminants and to minimize risk to public health and safety.*

Section B1.4.1a to B1.4.1d provide eligibility criteria to determine how many new lots can be created from a landholding. The subject lands are an original Township lot with an area of 40 hectares. Due to the size of the lot, **B1.4.1a** applies and a maximum of 4 new lots can be severed from the property. The proposal is within this maximum requirement as three new lots are proposed. As per **B1.4.1f**, the severed and retained lots exceed a minimum frontage of 60 metres and minimum lot area of 1 hectare. As per **B1.4.1g**, MDS investigations were completed for any barns within 750m of the property. One barn was identified as requiring an MDS calculation. The barn setback does not encroach into the new lot. Thus, no land use compatibility impacts are anticipated due to the barn. The next section of this report provides the criteria set out in **Section D4.2.1** (General Consent Policies) and demonstrates how the criteria are met with the proposal. Lastly, as per **B1.4.1i**, there are no industrial or other incompatible uses adjacent to the subject property that would require consideration of Provincial guidelines.

Section D4.2 of the OP provides policies for creating new lots by consent and provides a set of criteria that must be applied to create a new lot for any purpose. As per **Section D4.2.1**, "prior to considering an application to create a new lot for any purpose, Council shall be satisfied that the proposed lot:

- a) fronts on and will be directly accessed by a public road that is maintained on a year-round basis;*

The three severed lots and retained area will have access onto municipal roads maintained year-round.

- b)** *notwithstanding (a), a lot may be created on an existing private road as shown on Schedule C with a registered right-of-way extending 500 metres or less from an assumed municipal road;*
- Not applicable.
- c)** *will not cause a traffic hazard as a result of its location on a curve or a hill;*
- There is an existing driveway that provides access to severed lot #3. Driveway access to severed lots 1 and 2, as well as the retained can be reviewed during the consent process. The severed and retained lots are proposed with more than the minimum frontage onto Trappers Road. It is reasonable to assume that this amount of frontage can accommodate a suitable entrance. When residential construction occurs, the Township will have the opportunity to comment on the driveway location as part of the building permit process.
- d)** *can be serviced with an appropriate water supply and means of sewage disposal, including septage disposal;*
- The severed and retained lots will be serviced by private water and wastewater systems. The North Bay-Mattawa Conservation Authority will review the application and confirm whether a sewage system can be accommodated or replaced on the lots. The lots meets the minimum size required in the rural area with a lot area of more than 6 hectares. It is reasonable to assume that the severed and retained can accommodate a private sewage system.
- e)** *will not have a negative impact on the drainage patterns in the area;*
- The severed and retained lot both meet the minimum lot size requirements and can accommodate sufficient building sites large enough to direct and manage stormwater on-site.
- f)** *will not affect the developability of the remainder of the lands, if they are designated for development by this Plan;*
- The retained area will remain large at 15 hectares which is sufficient to accommodate the existing rural use. There is an existing unevaluated wetland on the retained lot. However, there is a sufficiently sized building envelope (over 9 acres) outside the wetland for future development. Access to the site will not be impacted because of the proposed development.
- g)** *will not have a negative impact on the features or their ecological functions of any environmentally sensitive feature in the area or as identified in Schedule B;*
- As previously noted, an unevaluated wetland is located almost entirely within the portion of the property proposed to be retained. However, a viable building envelope exists on this retained land, allowing for the future construction of a dwelling, associated outbuildings, and private services outside the wetland area. As such, no negative impacts on environmentally sensitive features are anticipated as a result of the proposal.
- h)** *will be compatible with surrounding land use and natural features; and,*

The consent application proposes to create three new lots which will be used for rural residential use. This is compatible with the surrounding rural uses.

i) *considers proximity to natural and man made hazards.*

Not applicable.

Overall, the application conforms with the policies of the *Official Plan of the Township of Chisholm*, specifically the policies found in **Section B1** and **D4.2**.

5.0 TOWNSHIP OF CHISHOLM ZONING BY-LAW 2014-25

The subject lands are zoned "Rural". The proposed severed and retained lots meet the minimum lot area of 1 hectare and minimum lot frontage of 60m required for residential uses in the rural zone.

6.0 CONCLUSION

The property owner is applying to Chisholm Township to sever three new lots for rural residential use. The proposal is consistent with the rural lands policies found within the *Provincial Planning Statement, 2024* and conforms with the rural lot creation policies of the *Official Plan of the Township of Chisholm*. It is not anticipated that the unevaluated wetland will be impacted by the creation of the new lots as the retained area is large enough to accommodate a building envelope outside of the natural heritage features. In addition, Minimum Distance Separation (MDS) calculations will be submitted as part of a complete application to demonstrate that a future dwelling on the proposed severed and retained meet required setbacks from the existing barn.

Thus, it is respectfully requested that the proposal to create three (3) new rural residential lot (plus retained), be approved by the Township of Chisholm.

Regards,



MacKenzie Van Horn, M.PL., RPP.
Planner | Project Manager
(705) 474-1210
mackenzie.vanhorn@tulloch.ca



Steve McArthur, MCIP., RPP.
Senior Planner | Project Manager
(705) 474-1210 x.561
steve.mcarthur@tulloch.ca



MDS I

General information

Application date Apr 9, 2025	Municipal file number	Proposed application Lot creation for a maximum of three non-agricultural use lots
Applicant contact information Betty Loxton ON	Location of subject lands District of Nipissing Township of Chisholm CHISHOLM Concession 13 , Lot 1 Roll number: 4831000003001000000	

Calculations**1278 Memorial Park Drive**

Farm contact information
 Betty Loxton
 ON

Location of existing livestock facility or anaerobic digester
 District of Nipissing
 Township of Chisholm
 CHISHOLM
 Concession 13 , Lot 1
 Roll number: 4831000003001000000

Total lot size
 100 ac

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Unoccupied Livestock Barn	1078 <u>ft²</u>	5 <u>NU</u>	1078 <u>ft²</u>

**Confirm Livestock/Manure Information (1278 Memorial Park Drive)**

The livestock/manure information has not been confirmed with the property owner and/or farm operator.

**Unoccupied Barn or Unused Storage (1278 Memorial Park Drive)**

The calculated setback is based on assumptions for an unoccupied barn or unused storage that may not reflect the actual design capacity.

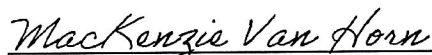
Setback summary

Existing manure storage	- Not Specified -		
Design capacity	5 <u>NU</u>		
Potential design capacity	10 <u>NU</u>		
Factor A (odour potential)	1	Factor B (design capacity)	166.73
Factor D (manure type)	0.7	Factor E (encroaching land use)	1.1
<hr/>			
Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)			129 <u>m</u> (423 <u>ft</u>)
Actual distance from livestock barn			NA
Storage base distance 'S' (minimum distance from manure storage)			No existing manure storage
Actual distance from manure storage			NA

Preparer signoff & disclaimer

Preparer contact information
 MacKenzie Van Horn
 1501 Seymour Street
 North Bay, ON
 P1A 0C5
 705-474-1210

Signature of preparer



MacKenzie Van Horn

4/14/2025

Date (mmm-dd-yyyy)

Note to the user

The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.

© King's Printer for Ontario, 2012-25

Loxton MDS Map



Prepared By:

MacKenzie Van Horn

Notes:



© King's Printer for Ontario and its licensors. May Not be Reproduced without Permission.
THIS IS NOT A PLAN OF SURVEY.

Map Created: 4/14/2025
Map Center: 46.10978 N, -79.29061 W

**Application for Consent Under
Section 53 of the Planning Act**

Note to Applicants: 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 asterisks on the left side of the section numbers. This information is prescribed in the Schedule to Ontario Regulations 41/95 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 Township of Chisholm 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 Township of Chisholm 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 applicable fee is \$600 per severance, plus \$500 deposit (Conservation Authority) plus costs in processing application, i.e. planning consultant fees, etc.
- Site sketch with Measurements

To help you understand the consent process and information needed to make a planning decision on the application, refer to the "Application Guide Q & A". For more information on the Planning Act, the consent process or provincial policies please see the "Guide to Planning Applications" and the "Comprehensive Set of Policy Statements".

Please Print and Complete or (x) Appropriate Box(es)

Application Information		
**1.1 Name of Applicant TULLOCH c/o MacKenzie Van Horn (Planner Project Manager)	Home Telephone	Business Telephone 705-474-1210
Address (Civic and Mailing) 1501 Seymour Street, North Bay, ON		Postal Code P1A 0C5
**1.2 Name of Owner(s) (If different from the applicant). An owner's authorization is required in Section 11.1 if the applicant is different from the owner.		
Name of Owner(s) Betty Loxton	Home Telephone [REDACTED]	Business Telephone
Address (Civic and Mailing) 1278 Memorial Park Drive, Chisholm, ON		Postal Code P0H 1Z0
**1.3 Name of the person who is to be contacted, if different from the applicant (ie. Firm acting on the applicant's behalf)		
Name of Contact Person	Home Telephone	Business Telephone
Address (Civic and Mailing)	Postal Code	Fax Number

2. Location of Subject Land (Complete applicable boxes in 2.1)																																																				
**2.1 District Nipissing		Municipality Chisholm																																																		
Concession 13	Lot Number(s) 1	Reference Plan Number	Parcel Number 8677																																																	
**2.2 Are there any easements or restrictive covenants affecting the subject land? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>																																																				
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). <table style="width: 100%;"> <tr> <td>Transfer</td> <td><input checked="" type="checkbox"/></td> <td>Creation of new lot</td> <td><input type="checkbox"/></td> <td>Addition to lot</td> <td><input type="checkbox"/></td> <td>An easement</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Other</td> <td><input type="checkbox"/></td> <td>A charge</td> <td><input type="checkbox"/></td> <td>A lease</td> <td><input type="checkbox"/></td> <td>Correction of title</td> <td><input type="checkbox"/></td> </tr> <tr> <td></td> <td></td> <td>Other purposes</td> <td><input type="checkbox"/></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>				Transfer	<input checked="" type="checkbox"/>	Creation of new lot	<input type="checkbox"/>	Addition to lot	<input type="checkbox"/>	An easement	<input type="checkbox"/>	Other	<input type="checkbox"/>	A charge	<input type="checkbox"/>	A lease	<input type="checkbox"/>	Correction of title	<input type="checkbox"/>			Other purposes	<input type="checkbox"/>																													
Transfer	<input checked="" type="checkbox"/>	Creation of new lot	<input type="checkbox"/>	Addition to lot	<input type="checkbox"/>	An easement	<input type="checkbox"/>																																													
Other	<input type="checkbox"/>	A charge	<input type="checkbox"/>	A lease	<input type="checkbox"/>	Correction of title	<input type="checkbox"/>																																													
		Other purposes	<input type="checkbox"/>																																																	
**3.2 Name of person(s), if known, to whom 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.)																																																				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 30%;">**4.1 Description</th> <th style="width: 30%;"></th> <th style="width: 20%;">Severed</th> <th style="width: 20%;">Retained</th> </tr> <tr> <td></td> <td>Frontage (m)</td> <td>147m</td> <td>362.461m</td> </tr> <tr> <td></td> <td>Depth (m)</td> <td>412m</td> <td>408.551 - 411.397m</td> </tr> <tr> <td></td> <td>Area (m)</td> <td>6.07ha</td> <td>15.11ha</td> </tr> <tr> <td rowspan="2">**4.2 Use of Property</td> <td>Existing Uses</td> <td>Vacant</td> <td>Vacant</td> </tr> <tr> <td>Proposed Uses</td> <td>Residential</td> <td>Rural residential</td> </tr> <tr> <td rowspan="2">**4.3 Buildings/Structures</td> <td>Existing</td> <td>None</td> <td>None</td> </tr> <tr> <td>Proposed</td> <td>Dwelling</td> <td>Dwelling</td> </tr> <tr> <td rowspan="6">**4.4 Access <i>Check appropriate space.</i></td> <td>Provincial Highway</td> <td></td> <td></td> </tr> <tr> <td>Municipal road maintained all year</td> <td>X</td> <td>X</td> </tr> <tr> <td>Municipal road maintained seasonally</td> <td></td> <td></td> </tr> <tr> <td>Other public road</td> <td></td> <td></td> </tr> <tr> <td>Right of way</td> <td></td> <td></td> </tr> <tr> <td>Water access (if so describe below)</td> <td></td> <td></td> </tr> </table>				**4.1 Description		Severed	Retained		Frontage (m)	147m	362.461m		Depth (m)	412m	408.551 - 411.397m		Area (m)	6.07ha	15.11ha	**4.2 Use of Property	Existing Uses	Vacant	Vacant	Proposed Uses	Residential	Rural residential	**4.3 Buildings/Structures	Existing	None	None	Proposed	Dwelling	Dwelling	**4.4 Access <i>Check appropriate space.</i>	Provincial Highway			Municipal road maintained all year	X	X	Municipal road maintained seasonally			Other public road			Right of way			Water access (if so describe below)		
**4.1 Description		Severed	Retained																																																	
	Frontage (m)	147m	362.461m																																																	
	Depth (m)	412m	408.551 - 411.397m																																																	
	Area (m)	6.07ha	15.11ha																																																	
**4.2 Use of Property	Existing Uses	Vacant	Vacant																																																	
	Proposed Uses	Residential	Rural residential																																																	
**4.3 Buildings/Structures	Existing	None	None																																																	
	Proposed	Dwelling	Dwelling																																																	
**4.4 Access <i>Check appropriate space.</i>	Provincial Highway																																																			
	Municipal road maintained all year	X	X																																																	
	Municipal road maintained seasonally																																																			
	Other public road																																																			
	Right of way																																																			
	Water access (if so describe below)																																																			
Describe in Section 9.1, the parking and docking facilities to be used, and the approximate distance of these facilities from the subject land and the nearest public road.																																																				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">**4.5 Water Supply</td> <td style="width: 30%;">Publically owned and operated piped water system</td> <td style="width: 20%;"></td> <td style="width: 20%;"></td> </tr> <tr> <td></td> <td>Privately owned and operated individual water system</td> <td>X - proposed</td> <td>X - proposed</td> </tr> <tr> <td></td> <td>Privately owned and operated communal well</td> <td></td> <td></td> </tr> <tr> <td></td> <td>Lake or other water body</td> <td></td> <td></td> </tr> <tr> <td></td> <td>Other means</td> <td></td> <td></td> </tr> </table>				**4.5 Water Supply	Publically owned and operated piped water system				Privately owned and operated individual water system	X - proposed	X - proposed		Privately owned and operated communal well				Lake or other water body				Other means																															
**4.5 Water Supply	Publically owned and operated piped water system																																																			
	Privately owned and operated individual water system	X - proposed	X - proposed																																																	
	Privately owned and operated communal well																																																			
	Lake or other water body																																																			
	Other means																																																			

**4.6 Sewage Disposal <i>Check appropriate space.</i>	Publically owned and operated Sanitary sewage system		
	Privately owned and operated Individual septic tank (1)	X - proposed	X - proposed
	Privately owned and operated Communal septic system		
	Other means		
(1) A certificate of approval from the North Bay-Mattawa Conservation Authority submitted with this application will facilitate the review.			
**4.7 Other Services	Electricity	X	X
	School Busing	X	X
	Garbage Collection		
**4.8 If access to the subject land is by private road, or if "other public road" or "right of way" was indicated in Section 4.4, indicate who owns the land or road, who is responsible for its maintenance and whether it is maintained seasonally or all year.			
5. Land Use			
** 5.1 What is the existing official plan designation(s) if any, of the subject land? Rural			
** 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? RU - Rural			
** 5.3 Are any of the following uses or features on the subject land or within 500 meters of the subject land, unless otherwise specified? Please check the appropriate boxes, if any apply.			
Use or Feature	On the Subject Land	Within 500 metres of Subject Land, unless otherwise specified. (Indicate distance.)	
An agricultural operation, including livestock facility or stockyard within 1000 metres of the subject land	X		
A landfill			
A provincially significant wetland (Class 1,2 or 3)			
A provincially significant wetland within 120 meters of the subject land			
Flood Plain			
A rehabilitated or active mine site			
A non-operating mine site within 1 km of the subject land			
Industrial or commercial use (specify the use(s))			
An active railway line			
An existing quarry operation			
An existing pit within 300 metres			
A municipal or federal airport			

6. History of the 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

If yes and if known, provide the Ministry's application file No. and the decision made on the application.

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

**** 6.3** Has 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.

7. Current Applications

**** 7.1** Is the subject land currently the subject of a proposed official plan amendment that has been submitted to the Minister for approval? No

**** 7.2** Is the subject land the subject of an application for a zoning by-law amendment, Minister's zoning order amendment, minor variance consent or approval of a plan of subdivision?

☐
☒

Yes

No

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

8. Sketch (use the attached sketch sheet) To help you prepare a sketch, refer to the attached Sample Sketch.

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

- a) The boundaries and dimensions of the subject land, the part that is to be severed and the part that is to be retained.
- b) The boundaries and dimensions of any land owned by the owner of the subject land and that abut the subject land.
- c) The distance between the subject land and the nearest township lot line or landmark, such as railway crossing or bridge.
- d) The location of all land previously severed from the parcel originally acquired by the current owner of the subject land.
- e) 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.
- f) The existing use(s) on adjacent lands.
- g) The location, width and name of any roads within, or abutting the subject land, indicating whether it is an unopened road allowance, a public road, a private road or a right of way.
- h) If access to the subject land is by water only, the location of the parking and boat docking facilities to be used.
- i) 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 Township or other agencies in reviewing this application? If so, explain below, or attach on a separate page.

**Application for Consent Under
Section 53 of the Planning Act**

Note to Applicants: 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 asterisks on the left side of the section numbers. This information is prescribed in the Schedule to Ontario Regulations 41/95 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 Township of Chisholm will return the application or refuse to further consider the application until the information and fee have been provided.

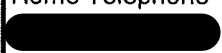
The application form also sets out other information that will assist the Township of Chisholm and others in their planning evaluation of the consent application. To ensure the quickest and most complete review, this information should be submitted at the time of application. In the absence of this information, 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 applicable fee is \$600 per severance, plus \$500 deposit (Conservation Authority) plus costs in processing application, i.e. planning consultant fees, etc.
- Site sketch with Measurements

To help you understand the consent process and information needed to make a planning decision on the application, refer to the "Application Guide Q & A". For more information on the Planning Act, the consent process or provincial policies please see the "Guide to Planning Applications" and the "Comprehensive Set of Policy Statements".

Please Print and Complete or (x) Appropriate Box(es)

Application Information		
**1.1 Name of Applicant TULLOCH c/o MacKenzie Van Horn (Planner Project Manager)	Home Telephone	Business Telephone 705-474-1210
Address (Civic and Mailing) 1501 Seymour Street, North Bay, ON		Postal Code P1A 0C5
**1.2 Name of Owner(s) (If different from the applicant). An owner's authorization is required in Section 11.1 if the applicant is different from the owner.		
Name of Owner(s) Betty Loxton	Home Telephone 	Business Telephone
Address (Civic and Mailing) 1278 Memorial Park Drive, Chisholm, ON		Postal Code P0H 1Z0
**1.3 Name of the person who is to be contacted, if different from the applicant (ie. Firm acting on the applicant's behalf)		
Name of Contact Person	Home Telephone	Business Telephone
Address (Civic and Mailing)	Postal Code	Fax Number

2. Location of Subject Land (Complete applicable boxes in 2.1)																																																											
**2.1 District Nipissing		Municipality Chisholm																																																									
Concession 13	Lot Number(s) 1	Reference Plan Number	Parcel Number 8677																																																								
**2.2 Are there any easements or restrictive covenants affecting the subject land? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>																																																											
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). <table style="width: 100%;"> <tr> <td>Transfer <input checked="" type="checkbox"/></td> <td>Creation of new lot <input type="checkbox"/></td> <td>Addition to lot <input type="checkbox"/></td> <td>An easement <input type="checkbox"/></td> </tr> <tr> <td>Other <input type="checkbox"/></td> <td>A charge <input type="checkbox"/></td> <td>A lease <input type="checkbox"/></td> <td>Correction of title <input type="checkbox"/></td> </tr> <tr> <td></td> <td>Other purposes <input type="checkbox"/></td> <td></td> <td></td> </tr> </table>				Transfer <input checked="" type="checkbox"/>	Creation of new lot <input type="checkbox"/>	Addition to lot <input type="checkbox"/>	An easement <input type="checkbox"/>	Other <input type="checkbox"/>	A charge <input type="checkbox"/>	A lease <input type="checkbox"/>	Correction of title <input type="checkbox"/>		Other purposes <input type="checkbox"/>																																														
Transfer <input checked="" type="checkbox"/>	Creation of new lot <input type="checkbox"/>	Addition to lot <input type="checkbox"/>	An easement <input type="checkbox"/>																																																								
Other <input type="checkbox"/>	A charge <input type="checkbox"/>	A lease <input type="checkbox"/>	Correction of title <input type="checkbox"/>																																																								
	Other purposes <input type="checkbox"/>																																																										
**3.2 Name of person(s), if known, to whom 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.)																																																											
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 30%;">**4.1 Description</th> <th style="width: 30%;"></th> <th style="width: 20%;">Severed</th> <th style="width: 20%;">Retained</th> </tr> <tr> <td></td> <td>Frontage (m)</td> <td>147.5m</td> <td>362.461m</td> </tr> <tr> <td></td> <td>Depth (m)</td> <td>412m</td> <td>408.551 - 411.397m</td> </tr> <tr> <td></td> <td>Area (m)</td> <td>6.07ha</td> <td>15.11ha</td> </tr> <tr> <td>**4.2 Use of Property</td> <td>Existing Uses</td> <td>Vacant</td> <td>Vacant</td> </tr> <tr> <td></td> <td>Proposed Uses</td> <td>Residential</td> <td>Rural residential</td> </tr> <tr> <td>**4.3 Buildings/Structures</td> <td>Existing</td> <td>None</td> <td>None</td> </tr> <tr> <td></td> <td>Proposed</td> <td>Dwelling</td> <td>Dwelling</td> </tr> <tr> <td>**4.4 Access</td> <td>Provincial Highway</td> <td></td> <td></td> </tr> <tr> <td><i>Check appropriate space.</i></td> <td>Municipal road maintained all year</td> <td>X</td> <td>X</td> </tr> <tr> <td></td> <td>Municipal road maintained seasonally</td> <td></td> <td></td> </tr> <tr> <td></td> <td>Other public road</td> <td></td> <td></td> </tr> <tr> <td></td> <td>Right of way</td> <td></td> <td></td> </tr> <tr> <td></td> <td>Water access (if so describe below)</td> <td></td> <td></td> </tr> </table>				**4.1 Description		Severed	Retained		Frontage (m)	147.5m	362.461m		Depth (m)	412m	408.551 - 411.397m		Area (m)	6.07ha	15.11ha	**4.2 Use of Property	Existing Uses	Vacant	Vacant		Proposed Uses	Residential	Rural residential	**4.3 Buildings/Structures	Existing	None	None		Proposed	Dwelling	Dwelling	**4.4 Access	Provincial Highway			<i>Check appropriate space.</i>	Municipal road maintained all year	X	X		Municipal road maintained seasonally				Other public road				Right of way				Water access (if so describe below)		
**4.1 Description		Severed	Retained																																																								
	Frontage (m)	147.5m	362.461m																																																								
	Depth (m)	412m	408.551 - 411.397m																																																								
	Area (m)	6.07ha	15.11ha																																																								
**4.2 Use of Property	Existing Uses	Vacant	Vacant																																																								
	Proposed Uses	Residential	Rural residential																																																								
**4.3 Buildings/Structures	Existing	None	None																																																								
	Proposed	Dwelling	Dwelling																																																								
**4.4 Access	Provincial Highway																																																										
<i>Check appropriate space.</i>	Municipal road maintained all year	X	X																																																								
	Municipal road maintained seasonally																																																										
	Other public road																																																										
	Right of way																																																										
	Water access (if so describe below)																																																										
Describe in Section 9.1, the parking and docking facilities to be used, and the approximate distance of these facilities from the subject land and the nearest public road.																																																											
**4.5 Water Supply	Publically owned and operated piped water system																																																										
	Privately owned and operated individual water system	X - proposed	X - proposed																																																								
	Privately owned and operated communal well																																																										
	Lake or other water body																																																										
	Other means																																																										

**4.6 Sewage Disposal <i>Check appropriate space.</i>	Publically owned and operated Sanitary sewage system		
	Privately owned and operated Individual septic tank (1)	X - proposed	X - proposed
	Privately owned and operated Communal septic system		
	Other means		

(1) A certificate of approval from the North Bay-Mattawa Conservation Authority submitted with this application will facilitate the review.

**4.7 Other Services	Electricity	X	X
	School Busing	X	X
	Garbage Collection		

****4.8** If access to the subject land is by private road, or if "other public road" or "right of way" was indicated in Section 4.4, indicate who owns the land or road, who is responsible for its maintenance and whether it is maintained seasonally or all year.

5. Land Use

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

Rural

**** 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?

RU - Rural

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

Use or Feature	On the Subject Land	Within 500 metres of Subject Land, unless otherwise specified. (Indicate distance.)
An agricultural operation, including livestock facility or stockyard within 1000 metres of the subject land	X	
A landfill		
A provincially significant wetland (Class 1,2 or 3)		
A provincially significant wetland within 120 meters of the subject land		
Flood Plain		
A rehabilitated or active mine site		
A non-operating mine site within 1 km of the subject land		
Industrial or commercial use (specify the use(s))		
An active railway line		
An existing quarry operation		
An existing pit within 300 metres		
A municipal or federal airport		

6. History of the 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

If yes and if known, provide the Ministry's application file No. and the decision made on the application.

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

**** 6.3** Has 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.

7. Current Applications

**** 7.1** Is the subject land currently the subject of a proposed official plan amendment that has been submitted to the Minister for approval? No

**** 7.2** Is the subject land the subject of an application for a zoning by-law amendment, Minister's zoning order amendment, minor variance consent or approval of a plan of subdivision?

☐
☒

Yes

No

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

8. Sketch (use the attached sketch sheet) To help you prepare a sketch, refer to the attached Sample Sketch.

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

- The boundaries and dimensions of the subject land, the part that is to be severed and the part that is to be retained.
- The boundaries and dimensions of any land owned by the owner of the subject land and that abut the subject land.
- The distance between the subject land and the nearest township lot line or landmark, such as railway crossing or bridge.
- The location of all land previously severed from the parcel originally acquired by the current owner of the subject land.
- The approximate location of all natural and artificial features on the subject land and adherent 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 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 Township or other agencies in reviewing this application? If so, explain below, or attach on a separate page.

**Application for Consent Under
Section 53 of the Planning Act**

Note to Applicants: In this form the term "subject" land means the land to be severed and the land to be retained.

<u>Completeness of the Application:</u>
--

The information in this form that must be provided by the applicant is indicated by black asterisks on the left side of the section numbers. This information is prescribed in the Schedule to Ontario Regulations 41/95 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 Township of Chisholm 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 Township of Chisholm 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.

<u>Submission of the Application</u>

- One application form is required for each parcel to be severed.
- The applicable fee is \$600 per severance, plus \$500 deposit (Conservation Authority) plus costs in processing application, i.e. planning consultant fees, etc.
- Site sketch with Measurements

To help you understand the consent process and information needed to make a planning decision on the application, refer to the "Application Guide Q & A". For more information on the Planning Act, the consent process or provincial policies please see the "Guide to Planning Applications" and the "Comprehensive Set of Policy Statements".

Please Print and Complete or (x) Appropriate Box(es)

Application Information		
**1.1 Name of Applicant TULLOCH c/o MacKenzie Van Horn (Planner Project Manager)	Home Telephone	Business Telephone 705-474-1210
Address (Civic and Mailing) 1501 Seymour Street, North Bay, ON		Postal Code P1A 0C5
**1.2 Name of Owner(s) (If different from the applicant). An owner's authorization is required in Section 11.1 if the applicant is different from the owner.		
Name of Owner(s) Betty Loxton	Home Telephone 705-724-2446	Business Telephone
Address (Civic and Mailing) 1278 Memorial Park Drive, Chisholm, ON		Postal Code P0H 1Z0
**1.3 Name of the person who is to be contacted, if different from the applicant (ie. Firm acting on the applicant's behalf)		
Name of Contact Person	Home Telephone	Business Telephone
Address (Civic and Mailing)	Postal Code	Fax Number

2. Location of Subject Land (Complete applicable boxes in 2.1)															
**2.1 District Nipissing		Municipality Chisholm													
Concession 13	Lot Number(s) 1	Reference Plan Number	Parcel Number 8677												
**2.2 Are there any easements or restrictive covenants affecting the subject land? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>															
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). <table style="width: 100%;"> <tr> <td>Transfer <input checked="" type="checkbox"/></td> <td>Creation of new lot <input type="checkbox"/></td> <td>Addition to lot <input type="checkbox"/></td> <td>An easement <input type="checkbox"/></td> </tr> <tr> <td>Other <input type="checkbox"/></td> <td>A charge <input type="checkbox"/></td> <td>A lease <input type="checkbox"/></td> <td>Correction of title <input type="checkbox"/></td> </tr> <tr> <td></td> <td>Other purposes <input type="checkbox"/></td> <td></td> <td></td> </tr> </table>				Transfer <input checked="" type="checkbox"/>	Creation of new lot <input type="checkbox"/>	Addition to lot <input type="checkbox"/>	An easement <input type="checkbox"/>	Other <input type="checkbox"/>	A charge <input type="checkbox"/>	A lease <input type="checkbox"/>	Correction of title <input type="checkbox"/>		Other purposes <input type="checkbox"/>		
Transfer <input checked="" type="checkbox"/>	Creation of new lot <input type="checkbox"/>	Addition to lot <input type="checkbox"/>	An easement <input type="checkbox"/>												
Other <input type="checkbox"/>	A charge <input type="checkbox"/>	A lease <input type="checkbox"/>	Correction of title <input type="checkbox"/>												
	Other purposes <input type="checkbox"/>														
**3.2 Name of person(s), if known, to whom 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)	348m	362.461m												
	Depth (m)	408m	408.551 - 411.397m												
	Area (m)	14.16ha	15.11ha												
**4.2 Use of Property	Existing Uses	Rural Residential	Vacant												
	Proposed Uses	Same	Rural residential												
**4.3 Buildings/Structures	Existing	Dwelling, barn, outbuildings	None												
	Proposed	None	Dwelling												
**4.4 Access	Provincial Highway														
<i>Check appropriate space.</i>	Municipal road maintained all year	X	X												
	Municipal road maintained seasonally														
	Other public road														
	Right of way														
	Water access (if so describe below)														
Describe in Section 9.1, the parking and docking facilities to be used, and the approximate distance of these facilities from the subject land and the nearest public road.															
**4.5 Water Supply	Publically owned and operated piped water system														
	Privately owned and operated individual water system	X - proposed	X - proposed												
	Privately owned and operated communal well														
	Lake or other water body														
	Other means														

**4.6 Sewage Disposal <i>Check appropriate space.</i>	Publically owned and operated Sanitary sewage system		
	Privately owned and operated Individual septic tank (1)	X - proposed	X - proposed
	Privately owned and operated Communal septic system		
	Other means		
(1) A certificate of approval from the North Bay-Mattawa Conservation Authority submitted with this application will facilitate the review.			
**4.7 Other Services	Electricity	X	X
	School Busing	X	X
	Garbage Collection		
**4.8 If access to the subject land is by private road, or if "other public road" or "right of way" was indicated in Section 4.4, indicate who owns the land or road, who is responsible for its maintenance and whether it is maintained seasonally or all year.			
5. Land Use			
** 5.1 What is the existing official plan designation(s) if any, of the subject land? Rural			
** 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? RU - Rural			
** 5.3 Are any of the following uses or features on the subject land or within 500 meters of the subject land, unless otherwise specified? Please check the appropriate boxes, if any apply.			
Use or Feature	On the Subject Land	Within 500 metres of Subject Land, unless otherwise specified. (Indicate distance.)	
An agricultural operation, including livestock facility or stockyard within 1000 metres of the subject land	X		
A landfill			
A provincially significant wetland (Class 1,2 or 3)			
A provincially significant wetland within 120 meters of the subject land			
Flood Plain			
A rehabilitated or active mine site			
A non-operating mine site within 1 km of the subject land			
Industrial or commercial use (specify the use(s))			
An active railway line			
An existing quarry operation			
An existing pit within 300 metres			
A municipal or federal airport			

6. History of the 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?

<input type="checkbox"/>
<input checked="" type="checkbox"/>

Yes

No

If yes and if known, provide the Ministry's application file No. and the decision made on the application.

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

**** 6.3** Has any land been severed from the parcel originally acquired by the owner of the subject land?

<input type="checkbox"/>
<input checked="" type="checkbox"/>

Yes

No

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

7. Current Applications

**** 7.1** Is the subject land currently the subject of a proposed official plan amendment that has been submitted to the Minister for approval? No

**** 7.2** Is the subject land the subject of an application for a zoning by-law amendment, Minister's zoning order amendment, minor variance consent or approval of a plan of subdivision?

<input type="checkbox"/>
<input checked="" type="checkbox"/>

Yes

No

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

8. Sketch (use the attached sketch sheet) To help you prepare a sketch, refer to the attached Sample Sketch.

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

- The boundaries and dimensions of the subject land, the part that is to be severed and the part that is to be retained.
- The boundaries and dimensions of any land owned by the owner of the subject land and that abut the subject land.
- The distance between the subject land and the nearest township lot line or landmark, such as railway crossing or bridge.
- The location of all land previously severed from the parcel originally acquired by the current owner of the subject land.
- The approximate location of all natural and artificial features on the subject land and adherent 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 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 Township or other agencies in reviewing this application? If so, explain below, or attach on a separate page.

SKETCH FOR CONSENT

0 90 180m

SCALE 1 : 4500

CAUTION

- a) THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.
- b) THIS SKETCH IS PROTECTED BY COPYRIGHT ©

METRIC

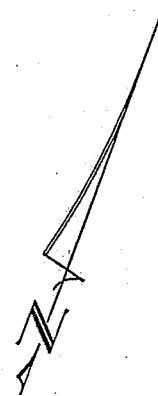
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTE

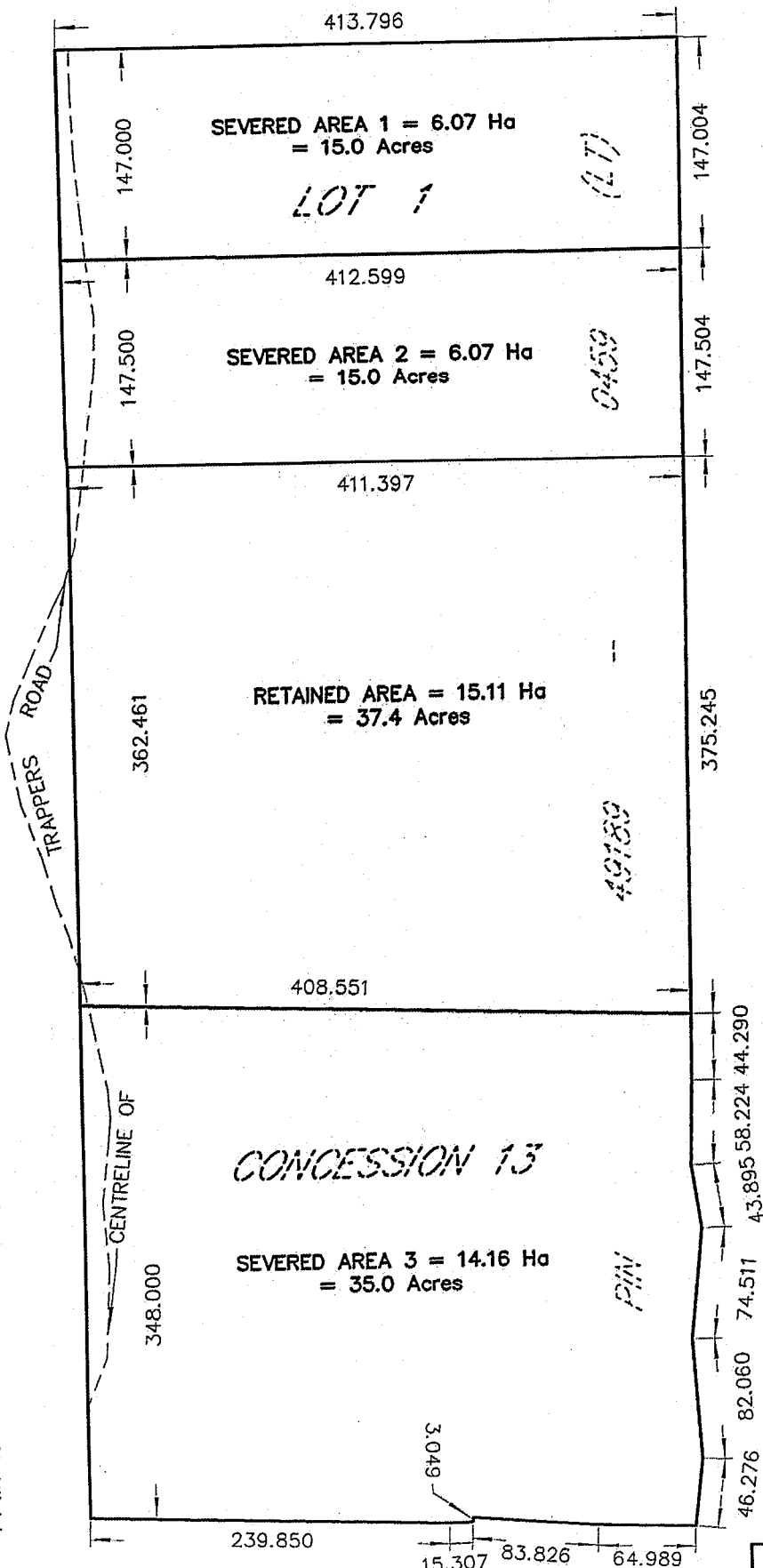
DIMENSIONS WERE OBTAINED FROM VARIOUS PLANS.

NOTE

PART OF LOT 1
CONCESSION 13
TOWNSHIP OF CHISHOLM
DISTRICT OF NIPISSING



ROAD ALLOWANCE BETWEEN TOWNSHIP OF CHISHOLM AND DISTRICT OF NIPISSING



MEMORIAL PARK DRIVE

CLIENT: BETTY LOXTON



TULLOCH GEOMATICS INC.

1501 SEYMOUR STREET
NORTH BAY ON
P1A 0C5
northbay@tulloch.ca

DRAWN BY: D. D.

FILE No. 252173