

Office Use Only

Date Stamp - Date Received:



File Number: 510-17-12

Roll Number: 140.001.11000.0000

Date Received: Nov 28, 2017

Application Fee Paid: ☒

Application Deemed Complete (Date): _____

1.0 - Requirements/Checklist for a Complete Application:

Note: If the information below is not received the application cannot be deemed complete.

- ☐ Pre-consultation meeting
- ☐ 1 copy of the completed application form
- ☐ 2 copies of any reports/letters of support etc.
- ☐ Entrance Permit or MTO clearance if fronting a Provincial Highway
- ☐ Sketch as per the requirements of Ontario Regulation 197/96
- ☐ 2 copies of information/reports as indicated on application form
- ☐ The required application fee of as per the schedule of fees by-law
- ☐ Planning Rationale
- ☐ Required studies identified at pre-consultation or any other time (See section 8.10 of the Official Plan for full list of studies)
- ☐ Authorization
- ☐ Electronic version of all required information (i.e. Reports/studies etc.)
- ☐ Ontario Municipal Board (OMB) cost recovery undertaking
- ☐ Proof of Ownership

2.0 - Concurrent Applications Filed

Please check if you have filed any concurrent applications:

- | | |
|--|---|
| <input type="checkbox"/> Official Plan Amendment | <input type="checkbox"/> Plan of Subdivision or Condominium Description |
| <input type="checkbox"/> Site Plan Application | <input type="checkbox"/> Other (Please Specify): _____ |
| <input checked="" type="checkbox"/> Minor Variance | <input type="checkbox"/> Zoning By-law Amendment |

3.0 - Applicant Information

Date Application Submitted to the City of Kenora:

Subject Property Information

Civic Address	Street NO.:	Street Name:	Postal Code:	Unit Num.:
Registered Plan Number	M- Con 7 Lot 4 rem pcl 26676 less pt 1D-D78 less pt 8 23R-7517			
Legal Description	pt 1&2 23R-7019 pt 1 23R9116 pt 1&2			
Reference Plan Number	23R- See above			
Lot NO.(s)/Block NO.(s)	4			
Concession Number(s)/PT LOT	7			
Part Numbers(s)	See above			
Tax Roll Number	6016 -140-001-110000-0000			
Lot Frontage (Metres)	546			
Depth (Metres)	650			
Area (Ha.)	55			

Owner/Applicant Information

Check Appropriate Box:	<input checked="" type="checkbox"/> Person(s)	<input type="checkbox"/> Company
Registered Land Owner	Surname: Moncrief	First Name: Margaret
Mailing Address	Street NO.: 101	Street Name: Redditt rd.
	Postal Code: P9N 0C9	Unit Num.:
City	Kenora	Province: On
Contact Information	Phone: 807 548 1605	Fax:
Email		
Acquisition Date of Subject Land		

Agent/Solicitor Information

Company or Firm Name			
Name	Surname: Moncrief	First Name: Gerry	
Mailing Address	Street NO.: 108	Street Name: Ottawa st.	
	Postal Code: P0X1C0	Unit Num.:	
City	Kenora	Province: On	
Contact Information	Phone: 807 467 1110	Fax:	
Email			

Mortgages, Encumbrances, Holders of Charges Etc. of Subject Land

Company			
Contact Person	Surname:	First Name:	
Mailing Address	Street NO.:	Street Name:	
	Postal Code:	Unit Num.:	
Contact Information	Phone:	Fax:	
Email			

4.0 - Please list the reports and/or studies that will accompany this application**5.0 - Purpose of Consent Application**

Transfer:	<input type="checkbox"/> Mortgage or Charge	<input type="checkbox"/> Lot Addition	<input checked="" type="checkbox"/> Creation of new lot(s) - (Number of lots created : <u>1</u>)
	<input type="checkbox"/> Creation of a Lot for semi-detached or row housing		
Other:	<input type="checkbox"/> Right-of-Way	<input type="checkbox"/> Easement	<input type="checkbox"/> Lot Line Adjustment/Correction
	<input type="checkbox"/> Lease	<input type="checkbox"/> Correction of Title	<input type="checkbox"/> Other (Please Specify): _____

6.0 - Transferee

If known, state the name of the person to whom the land or an interest in the land is to be transferred, charged or leased.

Greg Moncrief

If the application is for lot addition, identify the lands to which the parcel will be added (legal description).

If application is for easement, identify property which will benefit (legal description).

7.0 Easements

Are there any easements or restrictive covenants affecting the subject lands?

☐

YES

☒

NO

If Yes, please describe each easement and/or covenant and its effect:

Reference Plan Number	Instrument Number	Purpose of Easement and/or Covenant (e.g. hydro, utility, sewer, etc.)

8.0 Other Applications under The Planning Act

Has the subject land ever been the subject of an application for approval of any of the following?

Draft Plan of Subdivision	File No.: N	Status:
Condominium Description	File No.: N	Status:
Official Plan Amendment	File No.: N	Status:
Zoning By-law Amendment	File No.: N	Status:
Minister's Zoning Amendment	File No.: N	Status:
Site Plan Application	File No.: N	Status:
Consent	File No.: N	Status:
Minor Variance	File No.: N	Status:
Part Lot Control	File No.: N	Status:
Other (please specify)	File No.: N	Status:

9.0 Description of Subject Lands and Servicing Information (Complete each subsection.)

		<u>Lot 1</u>	<u>Lot 2</u>	<u>Lot 3</u>	<u>Retained</u>
9.1 Description	Frontage (m)	30			516
	Depth (m)	650			950
	Area (ha)	22.7			25.3
9.2 Use of property	Existing Use(s)	vacant			Res.
	Proposed Use(s)	agriculture			Res.
9.3 Buildings or Structures	Existing	0			2
	Proposed	0			none

		<u>Lot 1</u>	<u>Lot 2</u>	<u>Lot 3</u>	<u>Retained</u>
9.4 Access (√)	Provincial Highway (include MTO letter of support with application)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Municipal – year round	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Municipal - seasonal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Other public road	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Private right of way (provide documentation with application)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Water access	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Describe in Section 9.8 the parking and docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road

		<u>Lot 1</u>	<u>Lot 2</u>	<u>Lot 3</u>	<u>Retained</u>
>9.5 Water Supply (√)	Publically owned and operated piped	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Private individual well	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Private communal well	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lake or other water body	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

		<u>Lot 1</u>	<u>Lot 2</u>	<u>Lot 3</u>	<u>Retained</u>
>9.6 Sewage Disposal (√)	Publically owned and operated sanitary	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Private individual septic	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Private communal septic	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Privy/grey water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*** A certificate of approval from the Northwestern Health Unit for the severed and retained lots is required.**

		<u>Lot 1</u>	<u>Lot 2</u>	<u>Lot 3</u>	<u>Retained</u>
>9.7 Other Services (√)	Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	School bus service	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Waste/recycle collection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

>9.8 If access to the subject land is by other than publically owned and maintained road, indicate who owns the land or road, and who is responsible for its maintenance and whether it is maintained seasonally or all year. Please attach a copy of the registered easement/agreement if available. If access is by water only, please provide proof of arrangements for docking and vehicle parking.

10.0 - Land Use

What is the land use designation in the City of Kenora Official Plan (2015)?
Partially Commercial Development

Does the proposal conform with the City of Kenora Official Plan (2015)? ☒ YES ☐ NO

If No, have you made a concurrent application for an Official Plan Amendment?

☐ YES ☒ NO File NO.: Status:

What is the current zoning designation of the subject property?
Rural

Does the proposal conform to Zoning By-law No. 101-2015 as amended? ☒ YES ☐ NO

If No, have you made a concurrent application for a zoning by-law amendment?

☐ YES ☒ NO File NO.: Status:

What is the existing use of the subject land?
Vacant

What is the proposed use of the subject land?
agriculture and recreation

What are the uses of the abutting properties?

Residential

3 Commercial properties are near or adjacent

How long have existing uses been present?

Residential properties have been in use varying from 12 years to 50 plus years.

Commercial properties have been in use for 40 plus years.

Has there ever been an industrial or commercial use on the subject land or adjacent land? If Yes, please explain the uses:
Yes. There are 2 commercial properties on the west side of the Redditt rd opposite the subject properties and 1 commercial property south of the subject property.

CONTAMINATION

YES

NO

UNKNOWN

Has the grading of the subject land been changed by adding earth or other material?

☐☒☐

Has a commercial, industrial use or a gas station ever been located on the subject land or adjacent land at any time?

☐☒☐

Has there been petroleum or other fuel stored on the subject land or adjacent land?

☐☒☐

Is there any reason to believe the subject land or adjacent lands may have been contaminated by former uses (brownfields, industrial waste etc.)?

☐☒☐

What information did you use to determine the answers to the above questions? If an Environmental assessment has been performed please submit it with the application.
Local knowledge of properties by present owner.

*If the answer to any of the above questions from regarding contamination were checked Yes or if there was a previous industrial or commercial use, please attach a previous use inventory with this application form showing all former uses of the subject land. A soils investigation study may also be required.

11.0 - IS THE PLAN CONSISTENT WITH POLICY STATEMENTS ISSUED UNDER SUBSECTION 3(1) OF THE PLANNING ACT?

Please state how this application is consistent with the 2014 Provincial Policy Statement (PPS).
The application is consistent with 1.1.5.4 of the PSS.

Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.

12.0 - ORIGINAL PARCEL TRANSFER

Has any land ever been severed from the parcel originally acquired by the owner of the subject land? ☒ YES ☐ NO

If Yes, please indicate the date of the transfer, the name of the transferee and the uses of the severed land:

There have been 4 severed parcels from the retained land over the past

Date of Transfer: _____

Name of Transferee: _____

Use(s) of Severed Land: There is 1 commercial and 3 residential

13.0 – SIGNIFICANT FEATURES CHECKLIST

Check through the following list. Indicate under YES, NO or UNKNOWN if a listed feature is on-site or within 500 metres. Indicate under YES, NO or UNKNOWN if a listed development circumstance applies. Be advised of the potential information requirements.

FEATURE OR DEVELOPMENT CIRCUMSTANCE	YES	NO	DON'T KNOW	IF YES, SPECIFY DISTANCE IN M	POTENTIAL INFORMATION NEEDS
Non-farm development near designated urban areas or rural settlement areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Demonstrate sufficient need within 20 year projections and that proposed development will not hinder efficient expansion of urban areas or rural settlement areas.
Class 1 Industry ¹	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Assess development for residential and other sensitive uses within 70 metres.
Class 2 Industry ²	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Assess development for residential and other sensitive uses within 300 metres.
Class 3 Industry ³	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Assess development for residential and other sensitive uses within 1000 metres.
Land Fill Site	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Address possible leachate, odour, vermin and other impacts.
Sewage Treatment Plant	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Assess the need for a feasibility study for residential and other sensitive land uses.
Waste Stabilization Pond	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Assess the need for a feasibility study for residential and other sensitive land uses.
Active Railway Line	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Evaluate impacts within 300 metres.
Operating mine site	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Will Development hinder continuation or expansion of operations?
Non-operational mine site within 1 kilometre of subject land	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Have potential impacts been addressed? Has mine been rehabilitated so there will be no adverse effects?
Airports where noise exposure forecast (NEF) or noise projection (NEP) is 28 or greater	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Demonstrate feasibility of development above 28 NEF for sensitive land uses. Above the 35 NEF/NEP contour, development of sensitive land uses is not permitted.
Electric Transformer Facility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Determine possible impacts within 200 metres.
High Voltage Transmission Lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Consult the appropriate electric power service.
Transportation and Infrastructure corridors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Will corridor be protected? Noise Study Prepared?
Agricultural Operations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Development to comply with the Minimum Distance Separation Formulae and Official Plan.
Mineral Aggregate Resource area	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Will development hinder access to the resource or the establishment of new resource operations?

Mineral Aggregate Operations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will development hinder continuation of extraction? Noise and Dust Study completed?
Existing Pits and Quarries	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will development hinder continued operation or expansion? Noise and Dust Study completed?
Mineral and Petroleum Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will development hinder access to the resource or the establishment of new resource operations?
Significant Wetlands or potentially significant Wetlands	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide Environmental Impact Study (EIS). Must demonstrate that no negative impacts will occur.
Significant portions of habitat of Endangered or Threatened Species	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide Environmental Impact Study (EIS). Must demonstrate that no negative impacts will occur.
Significant Fish Habitat, Wildlife Habitat and areas of Natural and Scientific Interest	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide Environmental Impact Study (EIS). Must demonstrate that no negative impacts will occur.
Sensitive Groundwater Recharge Areas, Headwaters and Aquifers	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Demonstrate that groundwater recharge areas, headwaters and aquifers will be protected.
Significant Built Heritage Resources and Cultural Heritage Landscapes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Development should conserve significant built heritage resources and cultural heritage landscapes.
Significant Archaeological Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Assess development proposed in areas of medium and high potential for significant archaeological resources. These sources are to be studied and preserved, or where appropriate, removed. Catalogued and analyzed prior to development.
Lake of the Woods/Winnipeg River: Within defined Portions of Dynamic Beach and 1:100 year flood level along connecting channels	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Development not permitted
Lands Subject to Flooding and/or Erosions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Development may be permitted. Must demonstrate that hazards can be addressed.
Erosion Hazards	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Determine feasibility within the 1:100 year erosion limits of ravines, river valleys and streams.
Floodplains	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Determine limit of Development or where a Special Policy Area (SPA) is in effect, development must meet the Official Plan policies.
Hazardous Sites ⁴	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Slope Study, Flood Line Study. Demonstrate that hazards can be addressed.
Rehabilitated Mine Sites	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Application for approval from Ministry of Northern Development and Mines should be made concurrently.
Contaminated and/or Brownfield sites	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Assess and inventory of previous uses in areas of possible contamination.

¹Class 1 Industry - small scale, self-contained plant, no outside storage, low probability of fugitive emissions and daytime operations only.

²Class 2 Industry - medium scale processing and manufacturing with outdoor storage, periodic output of emissions, shift operations and daytime truck traffic.

³Class 3 Industry - indicate if within 1000 metres - processing and manufacturing with frequent and intense off-site impacts and a high probability of fugitive emissions.

⁴Hazardous sites - property or lands that could be unsafe for development or alteration due to naturally occurring hazards. These hazards may include unstable soils (sensitive marine clays,

14.0 - ADDITIONAL INFORMATION

Please provide any additional information that you feel would be beneficial to the application:
The 16ha parcel of land at the northeast corner of the subject land is landlocked with no frontage or access. This parcel is zoned RU with no special designation in the OP. The severance will allow access to this parcel of land. The frontage shown will accommodate the MTO requirement of a minimum 30m distance between entrances.

15.0 - SKETCH

A sketch, draft survey or site plan, preferably prepared to scale by a professional shall be submitted as part of each application. The sketch or site plan must clearly demonstrate:

- (a) the boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land;
- (b) the approximate distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing;
- (c) the boundaries and dimensions of the subject land, the part that is intended to be severed and the part that is intended to be retained;
- (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 (*for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks*) that,
 - (i) are located on the subject land and on land that is adjacent to it, and
 - (ii) in the applicant's opinion, may affect the application;
- (f) the current uses of land that is adjacent to the subject land (*for example, residential, agricultural or commercial*);
- (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 travelled road, a private road or a right of way;
- (h) if access to the subject land will be by water only, the location of the parking and boat docking facilities to be used; and
- (i) the location and nature of any easement affecting the subject land.

All necessary information must be contained on one single sketch or site plan.

Applications and plans will be accepted in Metric only (1 foot = 0.3048 metres, 1 acre = 0.4046 hectares). The maximum size for the accompanying sketch/site plan shall be 11"x 17". If there is information provided on larger sizes, at least one copy shall be provided on the 11"x 17" format. Elevation drawings shall also be provided if applicable.

A copy of the most recent available survey of the subject property completed by a registered Ontario Land Surveyor (OLS) should also accompany the application.


16.0 - DIRECTIONS

Please provide directions to the subject property:

The property is approx. 750m north of the Kenora bypass on the east side of the Redditt road.

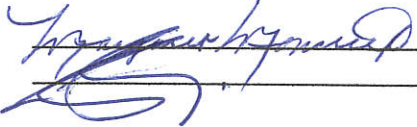
17.0 - AUTHORIZED AGENT/SOLICITOR

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 included with this form or the authorization set out below must be completed.

I/We , am/are the owner(s) of the land that is subject of this application for consent and I/We hereby authorize _____ to make this application on my/our behalf and to provide any of my personal information that will be included in this application or collected during the processing of the application.

Nov 27, 2017

Date




Signature of owner(s)

18.0 - SWORN DECLARATION OR AFFIDAVIT

I, GERRY MONERIEF of the CITY OF KENORA in the province of ONTARIO, make oath and say (or solemnly declare) that the information required under Ontario Regulation 197/96, and provided in this application is accurate, and that the information contained in the documents that accompany this application is accurate.

Sworn (or declared) before me at the City of Kenora in the Province of Ontario this 28 day of Nov. in the year 2017



Commissioner of Oaths



Applicants(s)

Melissa Gail Shaw,
a Commissioner, etc., Province of Ontario,
for the Corporation of the City of Kenora.
Expires October 24, 2019

19.0 - PRIVACY CONSENT/FREEDOM OF INFORMATION DECLARATION

Consent of Owner(s) to the use and disclosure of personal information and to allow site visits to be conducted by City Staff and members of the Planning Advisory Committee or Council Members.

I/We, Margaret K. Gordon being the registered owner(s) of the lands subject of this application, and for the purpose of the Freedom of Information and Protection of Privacy Act, hereby 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 (R.S.O. 1990 as amended) for the purposes of processing this application.

I/We also authorize and consent to representatives from the City of Kenora and the persons and public bodies conferred with under the Planning Act (R.S.O. as amended) entering upon the subject lands of this application for the purpose of conducting any site inspections as may be necessary to assist in the evaluation of the application.

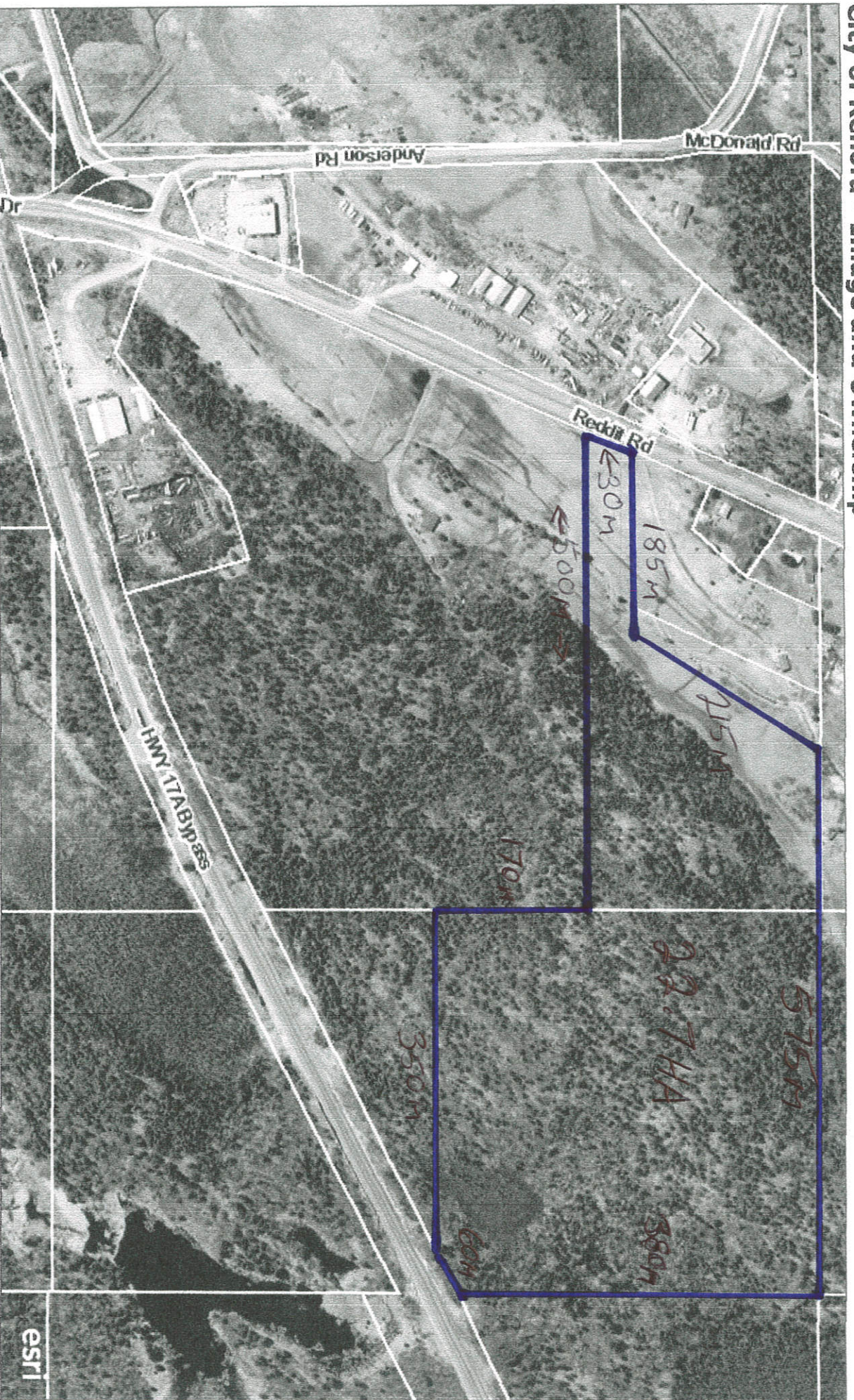
Margaret K. Gordon
[Signature]

Owner(s) Signature

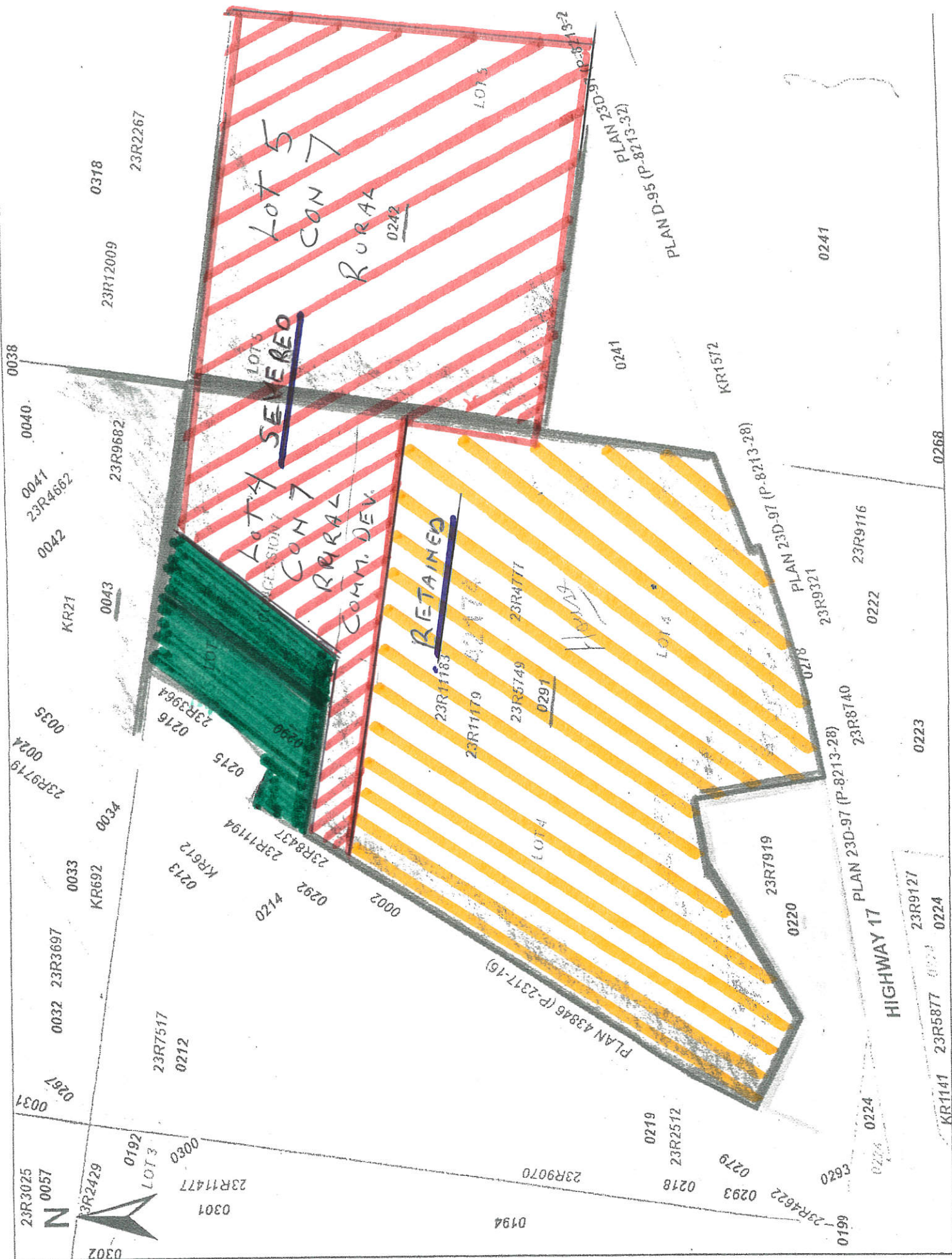
PERSONAL INFORMATION CONTAINED ON THIS FORM IS COLLECTED PURSUANT TO THE MUNICIPAL ACT, AND WILL BE USED FOR THE PURPOSE OF PROCESSING AND APPROVAL OF THIS APPLICATION AND ASSOCIATED APPLICATIONS. QUESTIONS ABOUT THIS COLLECTION SHOULD BE DIRECTED TO: FREEDOM OF INFORMATION AND PRIVACY COORDINATOR, CITY OF KENORA, ONE MAIN STREET SOUTH, KENORA, ON P9N 3X7 - (807) 467-2295.

City of Kenora - Image and Ownership

DISTANCES ARE APPROXIMATE



City of Kenora Limits, Image and Ownership



Planning Rationale for Consent. Lot Creation

The subject property was originally part of a farmstead used for dairy and beef cattle and later on as a hobby farm. It was naturally separated from the residential acreage of the farmland by the Redditt road and was subsequently severed and developed into a residential property. The property is approximately 48ha in size and due to various past developments such as the construction of the Kenora by-pass, the location of the Redditt road and several severances, the property is very irregular in shape.

The subject property is zoned Rural with the western portion having a Commercial Development designation in the OP.

The 16ha parcel of land, Lot 5 Concession 7, which constitutes the majority of land making up lot 1, does not have a Commercial Development designation and is landlocked from any public roadway.

All properties adjacent to the new lot are residential in use and the newly created lot would have no measurable impact on adjacent properties, highways, utilities or the environment.

The proposed frontage on the Redditt road will be 30m which meets MTO requirements per discussions with local MTO manager Jeff Rose. Written comments including frontage and entrance separation requirements from MTO will be forwarded after receipt of the notification from City of Kenora.

The present use of the proposed new lot is agricultural grazing land and the purpose of creating the new lot is for property and estate planning and to provide a family member with property for agriculture and recreational use. The subject properties existing use is a single, large acreage residence. Regardless of the Commercial Designation, it is most likely that the retained property will continue to be used for residential purposes.

The creation of a new lot would allow the 16ha non-designated rural parcel that is now landlocked to be road and utility accessible and the creation of a new lot will clean up some of the irregular configuration of the existing property.

As the subject property has a portion of it designated as Commercial Development, a Minor Variance will be required to reduce the minimum frontage requirement. An application for a Minor Variance is submitted and shall be heard concurrently with this Consent application. The Commercial Development designated portion, which includes all property fronting the Redditt road, requires 90m frontage per 4.12.3.(a). 90m frontage is not practical in this circumstance as the newly created lot would then encroach on the existing residence, is not necessary for the planned uses of the new lot and it would negatively impact the size of the existing cattle grazing land.

The application conforms to the PPS per section 1.1.5.

1.1.5.3 Development that is compatible with rural landscape and can be sustained by rural service levels should be promoted.

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

1.1.5.7 Opportunities to support a diversified rural economy should be promoted by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.

1.1.5.8 Agricultural uses, agricultural- related uses, on-farm diversified uses and normal farm practices should be promoted and protected in accordance with provincial standards.

The applications is consistent with the city by-laws as rural zoning allows for the development of farm produce as well as recreational and other compatible uses.