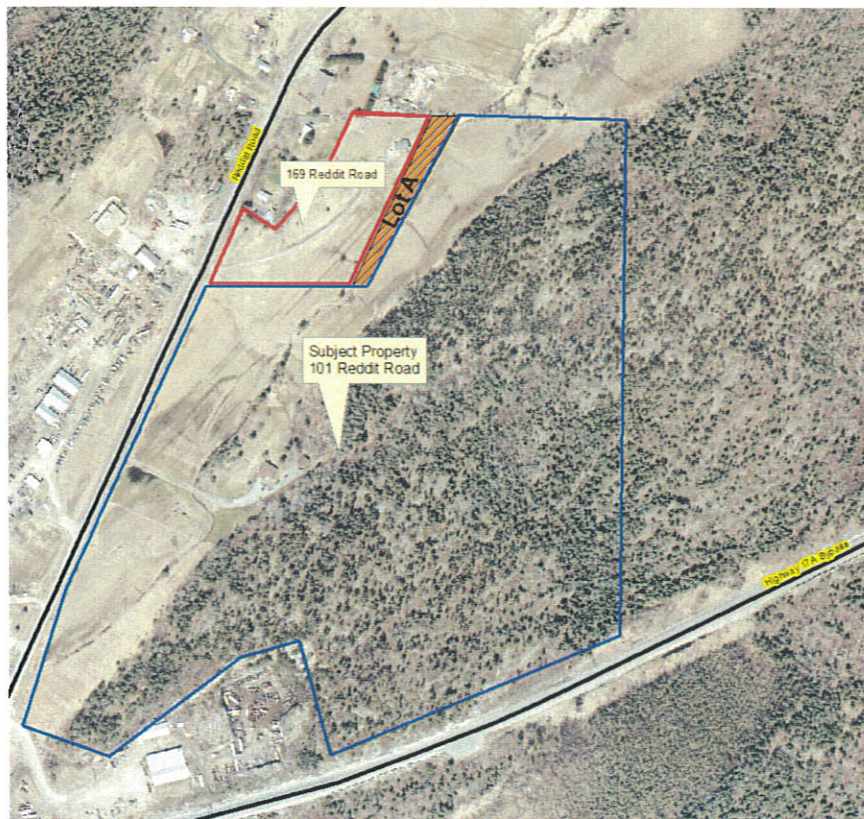


Notice to All Owners of Property within a 60 metre radius of Property Located at
101 Reddit Road, Kenora, ON
SECTION 53 OF THE PLANNING ACT, RSO 1990

TAKE NOTICE that the Kenora Planning Advisory Committee will hold a public meeting on **December 19, 2017 at 7:00 p.m.** in the Operations Training Room, 60 Fourteenth Street North, 2nd Floor, Kenora, to consider an application for consent on subject property municipally known as 101 Reddit Road, Kenora, Ontario.

The purpose of the application is for lot addition. The effect of approval would be to sever a portion of land approximately 0.6 ha in size and identified as Lot A on the Map, from the Subject Property, to 169 Reddit Road. The lot addition will allow for an encroaching septic field and an existing accessory structure to come into compliance with the provisions of the zoning by-law 101-2015.



ANY PERSON may attend the public meeting and/or make written or verbal representation either in support or in opposition of the proposed application for consent.

If you wish to be notified of the decision of the Planning Advisory Committee in respect of this application, you must submit a written request to the Planning Advisory Committee. This will also entitle you to be advised of a possible Ontario Municipal Board hearing.

Even if you agree with the decision of the Committee, you should request a copy of the decision since the Planning Advisory Committee decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public. To appeal the decision, of the Committee, to the Ontario Municipal Board, send a letter to the Secretary-Treasurer for the Planning Advisory Committee outlining the reasons for the appeal. You must enclose the appeal fee of \$300.00 for each application appealed, paid by cheque, made payable to the Ontario Minister of Finance.

ADDITIONAL INFORMATION relating to the proposed application for consent is available for inspection between the hours of 8:30 a.m. and 4:30 p.m., Monday - Friday, at the Planning Department, Operations Centre, 2nd Floor, 60 Fourteenth St. N., Kenora, Ontario, or for further information please contact Melissa Shaw at 807-467-2292 and quote file no. D10-17-11.

Dated at the City of Kenora this 1st Day of December, 2017

Melissa Shaw, Secretary-Treasurer, 60 Fourteenth St N, 2nd Floor, Kenora, ON P9N 4M9
807-467-2292

**The City of Kenora Operations Centre is a Scent-Free Workplace,
Thank you.**



City of Kenora
Application for Consent
Section 53 of the Planning Act &
Ontario Regulation 197/96

Office Use Only

Date Stamp - Date Received:



File Number: 1510-17-11

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 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.: 101	Street Name: Redditt rd.	Postal Code: P9N 0C9	Unit Num.:
Registered Plan Number	M- Con 7J Lot 4 rem pcl 26676 less pt 1 D-78 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 140-001-11000-0000			
Lot Frontage (Metres)	546			
Depth (Metres)	650 varying			
Area (Ha.)	55			

Owner/Applicant Information

Check Appropriate Box:	<input checked="" type="checkbox"/> Person(s)	<input type="checkbox"/> Company
Registered Land Owner	Surname: Margaret	First Name: Moncrief
Mailing Address	Street NO.: 101	Street Name: Redditt rd.
City	Kenora	Province: On
Contact Information	Phone: 807 548 1605	Fax:
Email		
Acquisition Date of Subject Land	29/07/1968	

Agent/Solicitor Information

Company or Firm Name			
Name	Surname: Moncrief	First Name: Gerry	
Mailing Address	Street NO.: 108	Street Name: Ottawa st.	
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:	
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: ☐ Mortgage or Charge ☒ Lot Addition ☐ Creation of new lot(s) - (Number of lots created : _____)

☐ Creation of a Lot for semi-detached or row housing

Other: ☐ Right-of-Way ☐ Easement ☐ Lot Line Adjustment/Correction

☐ Lease ☐ Correction of Title ☐ 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.

Megan L. Moncrief

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

Part of Lot 4 Con 7 Jaffray, Designated as Part 1, Plan 23R-11179 and Part 1, 23R 11183

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.: M 814/05	Status: Completed
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)	90			546
	Depth (m)	163			650
	Area (ha)	2.23			48
9.2 Use of property	Existing Use(s)	Res.			Res.
	Proposed Use(s)	Res.			Res.
9.3 Buildings or Structures	Existing	4			2
	Proposed	none			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)? <u>Commercial development</u>	
Does the proposal conform with the City of Kenora Official Plan (2015)?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
If No, have you made a concurrent application for an Official Plan Amendment?	
<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	File NO.: _____ Status: _____
What is the current zoning designation of the subject property? <u>RU</u>	
Does the proposal conform to Zoning By-law No. 101-2015 as amended?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
If No, have you made a concurrent application for a zoning by-law amendment?	
<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	File NO.: _____ Status: _____
What is the existing use of the subject land? <u>Residential</u>	
What is the proposed use of the subject land? <u>Residential</u>	

What are the uses of the abutting properties?

Residential and commercial

How long have existing uses been present?

Retained property is 50+ years, Lot 1 is 12 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

CONTAMINATION	YES	NO	UNKNOWN
Has the grading of the subject land been changed by adding earth or other material?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Has a commercial, industrial use or a gas station ever been located on the subject land or adjacent land at any time?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Has there been petroleum or other fuel stored on the subject land or adjacent land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there any reason to believe the subject land or adjacent lands may have been contaminated by former uses (brownfields, industrial waste etc.)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 past and present owners.			
*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 1.1.4 of the PPS as it accommodates a mix of housing, encourages redevelopment of existing rural housing and utilizes rural infrastructure and services efficiently.

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: _____

70+ years.

Name of Transferee: _____

There is one commercial property and 3 residential.

Use(s) of Severed Land: _____

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 sole purpose of the application is to correct an encroachment of the existing septic field and out buildings. The newly configured lot line would bring all existing structures into compliance with the City of Kenora current bylaws.

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 properties are approx. 750 meters north of the Kenora bypass on the east side of the Redditt road.

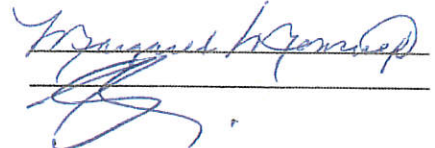
17.0 - AUTHORIZED AGENT/SOLICITOR

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 Wynne H. Gorman, am/are the owner(s) of the land that is subject of this application for consent and I/We hereby authorize Gerry Moncrief 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

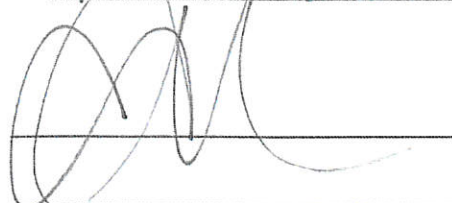


Signature of owner(s)

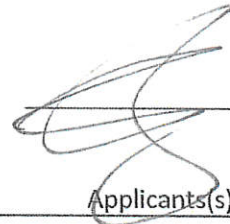
18.0 - SWORN DECLARATION OR AFFIDAVIT

I, GERRY MONCRIEF 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



Applicant(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 Goulet 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.

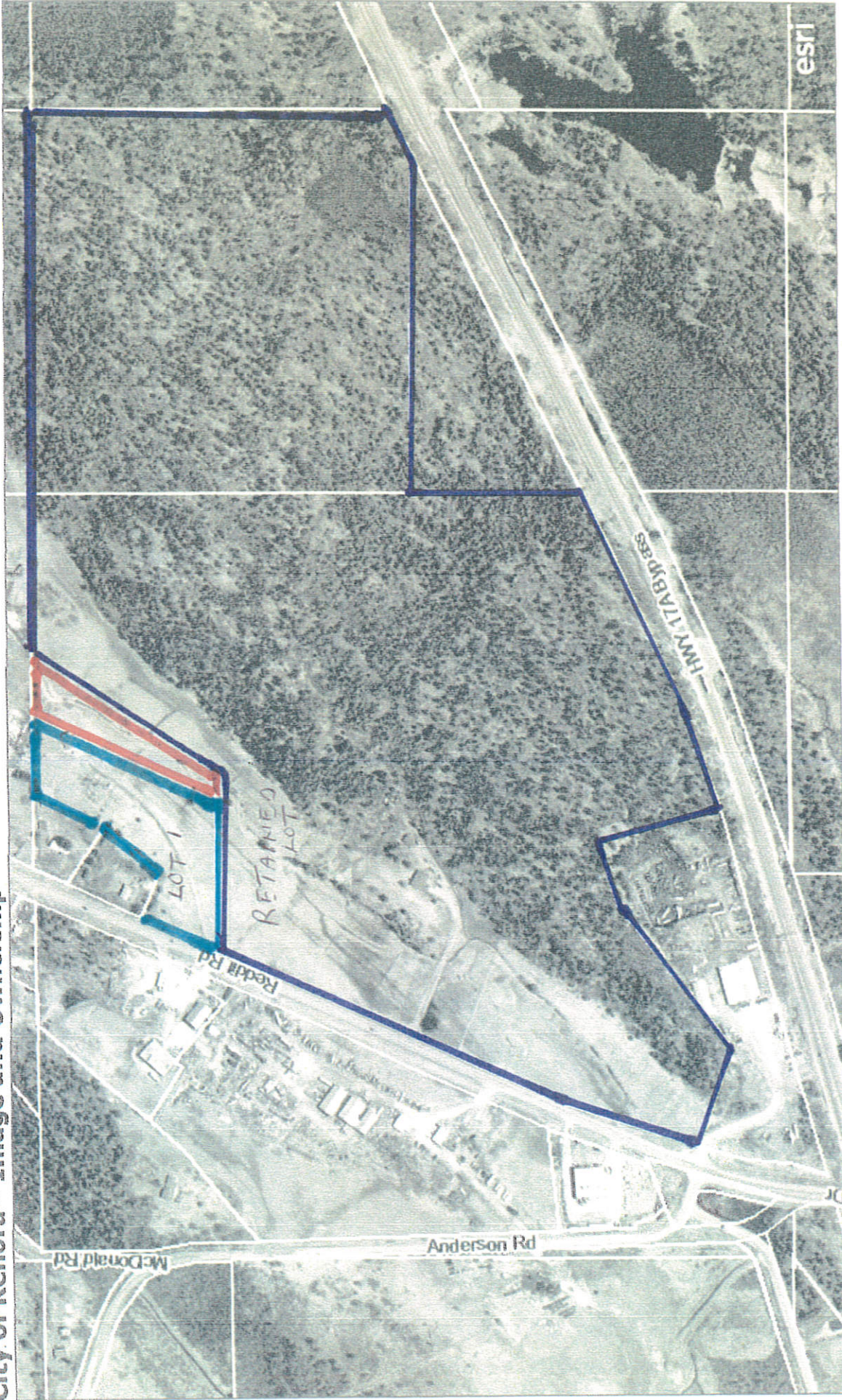
I/We also authorize and consent to representatives from the City of Kenora and the persons and public bodies conferred with under the Planning Act (R.S.O. as amended) entering upon the subject lands of this application for the purpose of conducting any site inspections as may be necessary to assist in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

Margaret Goulet
SG

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



City of Kenora Limits, Image and Ownership

LOT 4, CONCESSION 7

PART 4, PLAN ER-21
(REV. 12/14/2014) (L.T.)

PLAN OF SURVEY OF

PART OF
LOT 4, CONCESSION 7
GEOGRAPHIC TOWNSHIP OF JAFFRAY
CITY OF KENORA
DISTRICT OF KENORA

ERIC RODY, O.L.S.

SCALE 1 : 500

10 0 10 20 30 METRES

METRIC DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING NOTE

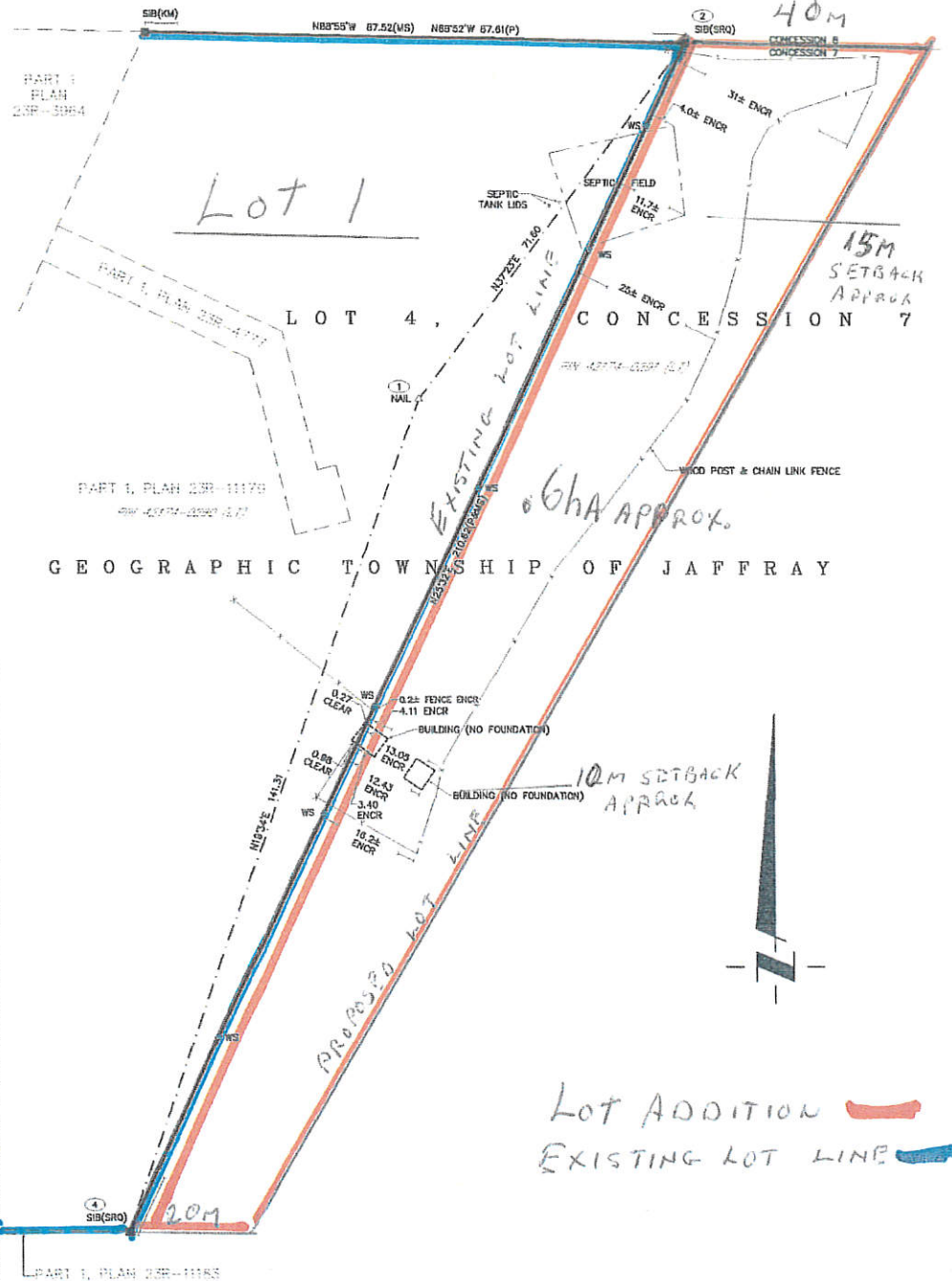
BEARINGS ARE UTM GRID, DERIVED FROM STATIC GPS OBSERVATIONS PROCESSED USING NATURAL RESOURCES CANADA PRECISE POINT POSITIONING ON MONUMENT 4 AND NAIL 1 TO YIELD A GRID BEARING OF N 19°34' E, HAD 83 CSRS AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 15 (53° W LONGITUDE) (1997.0).

ROTATION NOTE

FOR BEARING COMPARISONS, A ROTATION OF 1°11' (CLOCKWISE) WAS APPLIED TO BEARINGS ON P TO CONVERT TO UTM BEARINGS.

SCALE FACTOR NOTE

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999693.



Lot ADDITION
EXISTING LOT LINE

Retained Lot

LEGEND

- DENOTES - SURVEY MONUMENT FOUND
- △ DENOTES - NAIL SET
- SB DENOTES - STANDARD IRON BAR
- ENCR DENOTES - ENCROACHMENT
- KM DENOTES - KENORA, O.L.S.
- SRQ DENOTES - SOUTHWEST RODY QUESNEL INC.
- P DENOTES - PLAN 23R-11173
- WS DENOTES - WOOD STAKE SET
- DENOTES - FENCE LINE

SURVEYOR'S CERTIFICATE

1. I CERTIFY THAT:
1. - THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TOLLS ACT, AND THE REGULATIONS MADE THEREIN.
2. - THE SURVEY WAS COMPLETED ON 2017 04 24.

KENORA, ONTARIO

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ERIC RODY
ONTARIO LAND SURVEYOR

RUGGED GEOMATICS INC.
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KENORA, ONTARIO, P7A 1Y2
CANADA
ONTARIO LAND SURVEYORS
CANADA LAND SURVEYORS

PARTY CHIEF: KYLE CRESWICK
CHECKED BY: ERIC RODY, O.L.S., C.L.S.
FILE: SK17033-MONCREIF
DRAWN BY: EDWARD HUARD

INTEGRATION COORDINATE TABLE

OBSERVED REFERENCE POINTS (ORP) DERIVED FROM GPS OBSERVATIONS USING THE PRECISE POINT POSITIONING (PPP) SERVICE, UTM ZONE 15, HAD 83 CSRS (1997.0).

COORDINATES TO RURAL ACCURACY PER SEC. 14 (2) OF OREG. 216/10.

POINT NO.	NORTHING	EASTING
1	5518107.44	393430.11
2	5518264.31	393473.57
4	5518174.32	393302.01

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

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2010375

THIS PLAN IS NOT VALID
UNLESS IT IS AN ENCLOSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1028, Section 28(2).

Planning Rationale for Consent.

Lot addition

The application for consent, lot addition.

Lot 1 (reference Map) and the retained lots are utilized for year round residential purposes. Lot 1 was severed from the retained lot approximately twelve (12) years ago and has changed owners once within that timeframe.

The construction of the septic field and accessory buildings on lot 1 were inadvertently constructed outside the properties eastern lot line boundary.

An application for lot addition is being applied for, in an effort to bring the septic field and outbuildings which encroach onto the retained lot into compliance.

The lot addition has no impact on adjacent properties, highways, utilities or environment.

The subject property is designated as 'Commercial Development Area" in the Official Plan (2015), although Residential land uses shall be permitted on a limited basis, there is no proposed development within this application, the effect would be to correct an encroaching septic system and accessory buildings.

The parcel is zoned Rural in the City of Kenora zoning by-law 101-2015, the residential use is a permitted use within the provisions of the by-law. The lot line addition, will allow the septic and accessory structures to be compliant with setback provisions. The proposed setback for the septic system is approximately 15 meters and the accessory buildings is approximately 10 meters. The proposed lot additions will bring all septic system components and structures into compliance with municipal setback provisions.

The application is compatible with the Provincial Policy Statement (2015), as no new development is proposed.

The application for consent, lot addition is compliant with the Kenora zoning by-law, conforms to the general purpose, intent and goals of the Official Plan and is consistent with the PPS as no new development is proposed, the effect of an approved application will bring a non-compliant septic system and accessory buildings on the subject property into compliance.