

Notice to All Owners of Property within a 60 metre radius of Property Located at
166 Ritchie 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 **April 17, 2018 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 166 Ritchie Road, Kenora, Ontario, legally described as PIN 42174-0238, Parcel 36770, Section DFK; Part Lot 5, Concession 7, Jaffray Part 3, 23R- 3924; Kenora.

The purpose of the application is to sever the property. The effect of approval would be creation of one (1) RR- Rural Residential zoned lot, approximately 1.66 ha in size. The lot creation will allow for residential development in compliance with the provisions of the RR- Zone within the Kenora Zoning By-law 101-2015.



Under Section 34 of the *Planning Act*, an application for an amendment to the zoning by-law, file: D14-18-01 has been applied for concurrently with the application for consent. The Council of the Corporation for the City of Kenora will hold a statutory public meeting on Tuesday April 10, 2018 at 12:00 p.m., and will consider a decision regarding the application at their regular meeting on April 17, 2018.

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. D10-18-03.

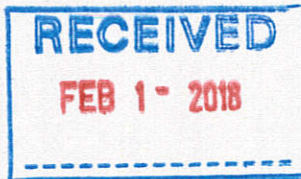
Dated at the City of Kenora this 29th Day of March, 2018

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.

Office Use Only

Date Stamp - Date Received:



File Number: 1510-18-03

Roll Number: 6016 140 602 16300

Date Received: Feb. 1, 2018

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: January 18, 2018				
Subject Property Information				
Civic Address	Street NO.: 166	Street Name: Ritchie Road	Postal Code: P9N 4L2	Unit Num.:
Registered Plan Number	M-			
Legal Description	PIN 42174-0238 Pcd 36770 Sec DKF; Pt Lot 5 Conc 7 Jaffray Pt 3 23R3924 Kenora			
Reference Plan Number	23R- 3924			
Lot NO.(s)/Block NO.(s)				
Concession Number(s)/PT LOT	Concession 7			
Part Numbers(s)	Part Lot 5			
Tax Roll Number	6016 -140-002-16300			
Lot Frontage (Metres)	211.86 m			
Depth (Metres)	148.46 m on West side and 197.53 on East Side			
Area (Ha.)	Approx 3.67 ha			
Owner/Applicant Information				
Check Appropriate Box:	<input checked="" type="checkbox"/> Person(s)		<input type="checkbox"/> Company	
Registered Land Owner	Surname: Davidson		First Name: Apollo Michael and Douglas Jason	
Mailing Address	Street NO.: 619	Street Name: First Street South	Postal Code: P9N 1E1	Unit Num.:
City	Kenora		Province	
Contact Information	Phone: 466-3056		Fax:	
Email	apollo.gmc@live.com			
Acquisition Date of Subject Land	February 23, 2009			
Agent/Solicitor Information				
Company or Firm Name	HOOK, SELLER & LUNDIN, LLP			
Name	Surname: Lundin		First Name: Stephen	
Mailing Address	Street NO.: 301	Street Name: First Avenue South	Postal Code: P9N 1W2	Unit Num.: 204
City	Kenora		Province: Ontario	
Contact Information	Phone: 468-9831		Fax: 468-8384	
Email	slundin@hslaw.ca			
Mortgages, Encumbrances, Holders of Charges Etc. of Subject Land				
Company	N/A			
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.

Douglas Jason Davidson

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

N/A

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

N/A

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.:	Status:
Condominium Description	File No.:	Status:
Official Plan Amendment	File No.:	Status:
Zoning By-law Amendment	File No.:	Status:
Minister's Zoning Amendment	File No.:	Status:
Site Plan Application	File No.:	Status:
Consent	File No. D14-18-01	Status: Submitted concurrently with this Application
Minor Variance	File No.:	Status:
Part Lot Control	File No.:	Status:
Other (please specify)	File No.:	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)	100 m approx.			100 m approx
	Depth (m)	166 m approx.			192 m approx
	Area (ha)	1.66 ha			1.92 ha
9.2 Use of property	Existing Use(s)	vacant			vacant
	Proposed Use(s)	residential			residential
9.3 Buildings or Structures	Existing				garage/Shed
	Proposed	house			house

		<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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Municipal – year round	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 of 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.**

>9.7 Other Services (√)		<u>Lot 1</u>	<u>Lot 2</u>	<u>Lot 3</u>	<u>Retained</u>
	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.

N/A

10.0 - Land Use	
What is the land use designation in the City of Kenora Official Plan (2015)? <u>Rural</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 type="checkbox"/> NO	File NO.: Status:
What is the current zoning designation of the subject property? <u>RU - Rural Residential</u>	
Does the proposal conform to Zoning By-law No. 101-2015 as amended?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If No, have you made a concurrent application for a zoning by-law amendment?	
<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	File NO.: Status: New
What is the existing use of the subject land? <u>Vacant</u>	
What is the proposed use of the subject land? <u>Residential</u>	

What are the uses of the abutting properties?

Neighbour to the West has horses and neighbour to the South has some animals.
Residential to East.

How long have existing uses been present?

Last 10 years - perhaps longer

Has there ever been an industrial or commercial use on the subject land or adjacent land? If Yes, please explain the uses:

Not to my knowledge.

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 type="checkbox"/>	<input checked="" 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. Personal knowledge			
*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 proposed lot to be created is consistent with the City of Kenora Official Plan and the proposed usage is consistent with 1.1(i) of the Provincial Planning Statement and achieves efficient development consistent with land use patterns. See attached Planning Rationale.

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:

Date of Transfer: _____

Name of Transferee: _____

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	200 m	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"/>	<input type="text"/>	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"/>	<input type="text"/>	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"/>	<input type="text"/>	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"/>	<input type="text"/>	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"/>	<input type="text"/>	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"/>	<input type="text"/>	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"/>	<input type="text"/>	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"/>	<input type="text"/>	Development should conserve significant built heritage resources and cultural heritage landscapes.
Significant Archaeological Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	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"/>	<input type="text"/>	Development not permitted
Lands Subject to Flooding and/or Erosions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	Development may be permitted. Must demonstrate that hazards can be addressed.
Erosion Hazards	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	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"/>	<input type="text"/>	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"/>	<input type="text"/>	Slope Study, Flood Line Study. Demonstrate that hazards can be addressed.
Rehabilitated Mine Sites	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	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"/>	<input type="text"/>	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:

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:

Ritchie 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.

APOLLO MICHAEL DAVIDSON +
I/We DOUGLAS JASON DAVIDSON, am/are the owner(s) of the land that is subject of this application for consent and I/We hereby authorize HOOK, SELLER & LUNDIN, LLP 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.



JANUARY 18, 2018

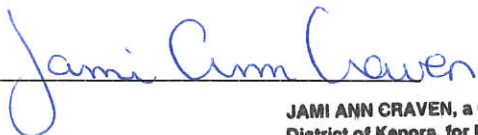
Date

Signature of owner(s)

18.0 - SWORN DECLARATION OR AFFIDAVIT

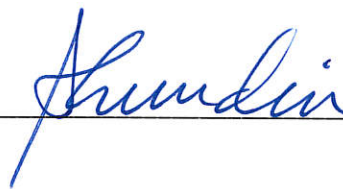
I, STEPHEN R. LUNDIN of the CITY OF KENORA in the province of ONTARIO, make oath and say (or solemnly declare) that the information required under Ontario Regulation 197/96, and provided in this application is accurate, and that the information contained in the documents that accompany this application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

Sworn (or declared) before me at the CITY OF KENORA in
the PROVINCE OF ONTARIO this 18th day of JANUARY in the year 2018



JAMI ANN CRAVEN, a Commissioner, etc.,
District of Kenora, for Hook, Seller & Lundin LLP,
Barristers & Solicitors
Expires November 6, 2018.

Commissioner of Oaths



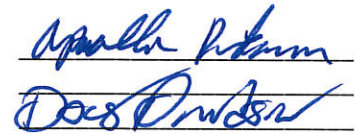
Applicants(s)

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, APOLLO MICHAEL DAVIDSON & DOUGLAS JASON DAVIDSON 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.

Two handwritten signatures in blue ink. The top signature appears to be 'Apollo Michael Davidson' and the bottom signature appears to be 'Douglas Jason Davidson'. Both are written over horizontal lines.

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.

PLANNING RATIONALE - APPLICATION FOR CREATION OF A NEW LOT THROUGH LAND SEVERANCE

APOLLO DAVIDSON and DOUGLAS DAVIDSON

1.0 Physical Description of the Site:

The Davidson property is approximately 3.58 hectares in size. The east boundary of the property is along the Ritchie Road and the north boundary is along the Martin Road. The property is characterized by a majority of cleared land together with some tree growth typical of the area. There is also a mid-size pond/swamp on the proposed severed portion of the property.

2.0 Description and Suitability of the Site:

The RU – Rural Residential zoning of the subject land deem that the size and nature of the proposed lots fall slightly short of the zone regulations, with the proposed lots both not meeting the 2.0 ha minimum of Section 4.12.3 (b) of the City of Kenora By-Law 101-2015. With the concurrent Application for Re-Zoning, being submitted with the Application for Consent, proposing the zoning of the property be changed to RR – Rural Residential as identified in section 4.5.3 of the City of Kenora By-Law 101-2015, the proposed lots would then each comply by meeting or exceeding 1.0 ha in size, with greater than 400 m of road frontage. The proposed lot creation and future uses are compatible with the Rural Residential designation as found in the City of Kenora By-law 101-2015 (Section 3.13.1 Residential Lot Occupancy).

As shown in the attached Northwestern Health Unit Application for Consent Report, it was found that they have received an Application to install a septic field on the retained lot and the proposed lot has “...suitable areas to install a future septic system with imported sand fill.”

3.0 Compatibility of the Proposed Development with Existing Adjacent Developments

Adjacent properties to the subject lands are zoned RU - Rural Residential to the west, south and east and RR – Rural Residential to the north. It is felt that the proposed development activities and newly created lot location is compatible with existing development activities and land zoning designations.

4.0 Impacts on Municipal Services

The road to the newly created lot is a municipal road, maintained year-round by the City of Kenora.

There is already an existing hydro line into the subject property.

Waste and recycling for the future owner of the proposed lot is provided by the City of Kenora.

5.0 Provincial Policy Statement (2014 PPS)

In section 1.1.5.2 of the 2014 Ontario Provincial Policy Statement, it states that

"On rural lands located in municipalities, permitted uses are:

b. resource-based recreational uses (including recreational dwellings);

c. limited residential development"

The proposed development activities are consistent with these permitted uses of rural lands in municipalities as found in the Ontario Provincial Policy Statement, with the proposed land severance and creation of new lots intended to provide opportunities for recreational dwellings and/or limited residential development.

6.0 Proposal Conforms to General Purpose and Intent and Goals of the City of Kenora Official Plan

The proposed lot to be created is consistent with the City of Kenora Official Plan and the proposed usage is consistent with 1.1(i) of the Provincial Planning Statement and achieves efficient development consistent with land use patterns.

7.0 How does Consent Application affect the Application for Re-Zoning?

The subject land that is proposed to be severed will result in insufficient lot sizes to comply with Section 4.12.3 (b) of the City of Kenora By-Law 101-2015 and Re-Zoning of the subject property from RU – Rural Residential to RR – Rural Residential will correct the issue. The severance application will have no effect on the zoning amendment requested through the Re-Zoning application.

L. J. J. J. J.

ASSISTANT EXAMINER OF SURVEYS

PLAN 23 R- 3744
RECORDED UNDER NO. 124750
REGISTERED 244 27th 1977

LAND REGISTRAR

*PARTS 1 to 4 inclusive - All of Parcel 1206
District of Kanara*

SCALE: 1 INCH = 200 FEET

M.M. GRAHAM O.L.S.

1976

BEARING REFERENCE

Bearings shown hereon are astronomic, referred to the N.O°06'E. bearing of the southerly limit of Lot 5, Concession VII, Township of Jeffery as shown on Plan KR-1115.

SURVEYOR'S CERTIFICATE

I hereby certify,

- (1) That this survey and plan are correct and in accordance with The Surveyors Act and The Land Titles Act and the regulations made thereunder,
- (2) That I was present at and did personally supervise the survey represented by this plan,
- (3) That this plan contains a true copy of the field notes of survey,
- (4) That the survey was completed on the 22nd day of November, 1976

*Kenora, Ontario
November 23rd, 1976*

Richard A. Nelson
Murphy M. Goldman
On-the-stand Surgeon.



Ontario

Ministry
of Government
and Consumer
Services

LAND
REGISTRY
OFFICE #23

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER
42174-0238 (LT)
SUBJECT TO RESERVATIONS IN CROWN GRANT

PAGE 1 OF 1
PREPARED FOR chatel12
ON 2009/03/31 AT 13:32:43

PROPERTY DESCRIPTION:

PCL 36770 SEC DKF; PT LT 5 CON 7 JAFFRAY PT 3 23R3924; KENORA

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
ABSOLUTE

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
2005/08/22

OWNERS' NAMES
DAVIDSON, DOUGLAS JASON
DAVIDSON, APOLLO MICHAEL

CAPACITY SHARE
TCOM TCOM

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
23R3924	1977/07/27	PLAN REFERENCE				C
LT124851	1977/08/03	NOTICE AGREEMENT →				C
KN24864	2009/02/23	TRANSFER	\$1	DAVIDSON, SHARRON JUNE	DAVIDSON, DOUGLAS JASON DAVIDSON, APOLLO MICHAEL	C

Application To Delete Notice of Agreement Registered January 18, 2010 as KN 83053

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.



Application for Consent Report

Regarding Property:

legal
description

Parcel 36770

location

Ritchie Road, Kenora

Owner(s)

Apollo and Doug Davidson

NWHU File Number

LDK028-17

The Northwestern Health Unit inspects and/or reviews proposed consents to assess the retained and new proposed lot's ability to have future Ontario Building Code compliant septic systems and to assess the suitability of any existing sewage systems. Most illnesses that arise from contact with sewage are caused by pathogens which are biological agents that cause disease or illness in a host. Pathogens in sewage include bacteria, parasites and viruses. They can cause a wide variety of acute illnesses.

The items below only address the sewage system capability of the proposed consent. Any deficiencies noted about existing sewage systems are dealt with directly with the property owner.

Systems are subject to environmental factors such as soil conditions, prevalence of shallow or exposed bedrock, groundwater table and drainage. Correct or improper usage of a system will also affect its operable longevity.

Retained Property

Main Sewage

There is sufficient area to install a new septic system on this lot when needed.

There is an existing garage on Apollo's lot. The health unit is in receipt of a permit application to install a new septic system on this lot.

Severed Property

Main Sewage

The proposed lot is vacant and there are suitable areas to install a future septic system with imported sand fill.

Final Comments:

The Northwestern Health Unit has no objections to the proposed consent

Property Inspected By:

Doug Vergunst,
Chief Building Official

Date

Report Reviewed By:

Doug Vergunst
Chief Building Official

Date

OCT 10 2017

OCT 10 2017