

The Municipality of Huron Shores

APPLICATION FOR CONSENT UNDER SECTION 53 OF THE PLANNING ACT



Note to Applicants: This application form is to be used if the Municipality of Huron Shores is the consent granting authority. In this form the term "subject" land means the land to be severed and the land to be retained.

Completeness of the Application

All application questions must be answered.
Incomplete applications will be returned.

Submission of the Application

- A fee of \$600.00 for the first parcel/consent or lot addition proposed + \$250.00 for each additional parcel/consent or lot addition proposed must accompany the application. The fee is non-refundable whether application is approved or denied.
- The original and 1 copy of the completed application form and 1 copy of the sketch are required by the Municipality of Huron Shores.

For Help

To help you understand the consent process and information needed to make a planning decision on the application, refer to the "Application Guide Q & A". For more information on the **Planning Act**, the consent process or provincial policies, please see the Ministry of Municipal Affairs and Housing "Guide to Planning Applications" and the applicable "Provincial Policy Statement".

You may also call the Municipal Office – 705-843-2033

Please Print and Complete or check the Appropriate Box(es)

1. Registered Owner(s):

Hebel, Werner

1.1 Applicant:

Hebel Werner

Address:

136 Ingram Road, Thessalon, ON, P0R 1L0

Telephone numbers:

Home: 705-842-2118

Business:

Fax:

Email:

2. Agent (if applicable):

Gordon Acton/Wishart Law Firm

Address:

390 Bay Street, Suite 500, Sault Ste Marie, ON, P6A 1X2

Telephone Numbers:

Home: 705-256-0659

Business: 705-949-6700

Fax: 705-949-2465

Email: gacton@wishartlaw.com
wmcphoe@wishartlaw.com

3. Legal Description of the Subject Lands

Lot and Concession No. or Section No. or Subdivision Registered Plan No. and Lot(s)/Block(s) or Reference Plan No. and Part No. or Island No.

Lot 3 & Part Lot 1 RCP H788 Part 11R13624; Municipality of Huron Shores

911 No. and Name of Street/Road 136 Ingram Road

Tax Roll No. (on your tax bill) 500200

Are there any easements or restrictive covenants affecting the subject land? ☐ Yes ☒ No
If Yes, describe the easement or covenant and its effect.

4. Purpose of this Application

Type and purpose of proposed consent for severance transaction (check appropriate box):

Transfer ☒ Creation of new lot(s) ☐ Addition to a lot ☐ An easement ☐ Other Purpose
Other: ☐ A charge ☐ A lease ☐ A correction of title

Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged:

N/A

If a lot addition, identify the lands to which the parcel will be added.

N/A

5. Description of Subject Land and Servicing Information

Description	Severed 1	Severed 2	Retained
Lot Description (Ensure to include units, i.e. m or ft)			
Frontage	71.5m		644.5m
Depth	142m		142m
Area	10,153m		94,359m
Use of Property			
Existing Use(s)	Rural		Rural
Proposed Use(s)	Rural		Rural
Buildings or Structures			
Existing Buildings (year of construction)	House		Outdoor Arena
Proposed Buildings	None		None
Access			
How are the lots accessed (i.e. Provincial Highway, Municipal Road – maintained year round, Municipal Road – maintained seasonally, Right-of-Way, Private road, Water access, other)	Municipal Road		Municipal Road
If other, explain.			
If water access, describe the parking and docking facilities to be used and the approximate distance of these facilities from the subject lands and the nearest public road.	N/A		N/A
If access to the subject land is by private road, or "other public road" or "right-of-way", indicate who owns the	N/A		N/A

Description	Severed 1	Severed 2	Retained
land or road, who is responsible for its maintenance and whether it is maintained year round or seasonally.			
Water Supply and Sewage Disposal (Correspondence from Algoma Public Health or the Ministry of the Environment must be included.)			
Type of water supply (e.g. privately owned and operated individual well, privately owned and operated communal well, lake, river, etc.)	Privately Owned Well		Privately Owned Well
Type of Sewage Disposal (e.g. Privy, Individual Septic System, Communal Septic system, other	Individual Septic System		Individual Septic System
Other Services (Check if the service is available)			
School Bussing	Yes		Yes
Electricity	Yes		Yes

6. Provincial Policy Checklist

Are any of the following uses or features on the subject land or within 500 m (1640 ft) unless otherwise specified?
Please check the appropriate boxes.

Use or Feature	On the Subject Land			Within 500 metres of the subject land (indicate approximate distance)			
	Yes	No	Unknown	Yes	No	Unknown	Distance
An agricultural operation including livestock facility or stockyard	Yes			Yes			
An industrial or commercial use (specify the use(s))		no			no		
A landfill site (closed or active)		no			no		
A sewage treatment plant or waste stabilization pond		no			no		
A provincially significant wetland within 120 metres		no			no		
An unevaluated wetland within 120 metres		no			no		
Significant coastal wetlands		no			no		
Significant wildlife habitat and significant habitat of endangered species and threatened species		no		Yes			
Fish habitat		no			no		
Flood plain		no		yes			
A rehabilitated mine site, abandoned mine site or mine hazards		no			no		
A non-operating mine site or aggregates operation within 1 kilometre of the subject land		no			no		
An active mine site or aggregates operation within 1 kilometre of the subject land		no			no		
A contaminated site		no			no		
Provincial Highway (specify)		no			no		
An active railway line		no			no		
An airport		no			no		
Utility corridors		no			no		

Electricity generating station, hydro transformer, railway yard, etc.		no			no		
Crown land (identified by the Ministry of Natural Resources as being of special interests, such as lake access points, park, conservation area, etc.)		no			no		

7. History of the Subject Land

Has the subject land ever been the subject of an application for approval of a plan of subdivision or consent under the Planning Act? ☒ Yes ☐ No ☒ Unknown

If Yes, provide the file number and the decision made on the application. Also provide for each parcel severed, the date of transfer, the name of the transferee and the land use.

2019-C-02 (Consent), 2019-Z-03 (Zoning) - February 2020

Has any land been severed from the parcel originally acquired by the current owner? ☐ Yes ☒ No ☒ Unknown

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

Has there been industrial use(s) on the site? ☐ Yes ☒ No ☐ Unknown

If Yes, what was the nature and type of industrial use(s)?

Has there been commercial use(s) on the site? ☐ Yes ☒ No ☐ Unknown

If Yes, what was the nature and type of commercial use(s)?

Has fill been brought to and used on the site (other than fill to accommodate septic system installation or residential landscaping)? ☐ Yes ☒ No ☐ Unknown

Has there been commercial petroleum or fuel storage on the site, underground fuel storage, or has the site ever been used for a gas station? ☐ Yes ☒ No ☐ Unknown

If Yes, what was the use and type of fuel(s) and type of storage?

8. Current and Other Applications Under the Planning Act

Is this application a re-submission of a previous consent application?

☐ Yes ☒ No ☐ Unknown

If yes, describe how it has been changed from the original application.

Is the subject land currently the subject of a proposed official plan or official plan amendment that has been submitted to the Ministry of Municipal Affairs and Housing or Municipality of Huron Shores?

☐ Yes ☒ No ☐ Unknown

If Yes, specify the Ministry or Municipal file number and status of the application.

Is the subject land the subject of an application for a zoning by-law amendment, minor variance, consent or approval of a subdivision, condominium development?

☐ Yes ☒ No ☐ Unknown

9. Other Information

Is there any other information that you think may be useful to the Municipality or other agencies in reviewing this application? If so explain below or attach a separate page.

See Narrative Attached at Schedule "A"

10. Sketch Requirements:

- Sketch plan will be no larger than 8.5" x 14"
- Show the following:
 - The boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land,
 - The boundaries and dimension of the subject land, the part(s) that is(are) to be severed and the part to be retained,
 - The location of all land previously severed from the parcel originally acquired by the current owner of the subject land,
 - The location size and type of any buildings on the subject land and identify their respective setback to all property lines including the proposed new property line(s)
 - The approximate location of all natural and

- artificial features on the subject land and on the land that is adjacent to the subject land that, in the opinion of the applicant may affect the application, such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wells and septic tanks,
- The existing uses on adjacent land, such as residential, agricultural and commercial,
- The location and name of any roads and water bodies abutting the subject land,
- The location and nature of any easement affecting the subject land
- Where it is determined that a sketch will not adequately provide the information required, it may be necessary to provide a sketch drawn by an Ontario Land Surveyor.



0.1 km

The Ontario Ministry of Natural Resources shall not be liable in any way for the use of, or reliance upon, this map or any information on this map. This map should not be used for: navigation, a plan of survey, routes, nor locations. **THIS IS NOT A PLAN OF SURVEY.**

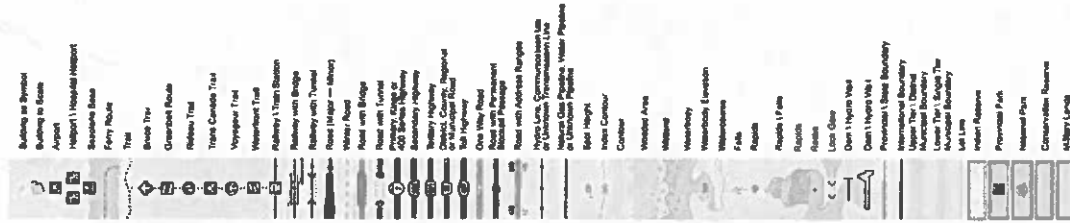
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11. Affidavit or Sworn Declaration

I, Gordon Acton of the City of Sault Ste Marie
in the Province of Ontario make oath and say (or solemnly declare) that the information required under Schedule 1 to Ontario Regulation 197/96, and provided by the applicant in this application is accurate and that the information contained in the documents that accompany this application is accurate.


Signature of Applicant or Authorized Agent

- ☐ I am the sole owner of the property
☐ I am an owner of the property and have the authority to act on behalf of all the owners of the property
☒ I have been authorized as an agent to make this application

Sworn (or declared) before me at the
City of Sault Ste Marie in the District of Algoma, on this 14th day of November,
2024.


Commissioner of Oaths
LSO #83360A

My Commission does not expire.
(official stamp of Commissioner of Oaths)

12. Authorization of Owner to Appoint an Agent

If the applicant is not an owner of the land that is the subject of this application, the written authorization of the owner(s) that the applicant is authorized as an agent to make the application, must be included with this form or the authorization set out below must be completed.

I Werner Hebel am a/the registered owner of the land that is the subject of this application for consent and I authorize Gordon Acton and Wishart Law Firm to make this application on my/our behalf.

November 14 2024
Date


Signature of Owner

13. Authorization of Owner for Agent to Provide Personal Information

If the applicant is not an owner of the land that is the subject of this application, complete the authorization of the owner concerning personal information set out below.

I Werner Hebel, am an/the owner of the land that is the subject of this application for consent and for the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*.

I authorize Gordon Acton/Wishart Law Firm as my agent for this application, to provide any of my personal information that will be included in this application or collected during the processing of this application.

November 14 2024
Date


Signature of Owner

14. Consent of the Owner to the Use and Disclosure of Personal Information

Complete below, the consent of the owner concerning personal information.

I Werner Hebel, am an/the owner of the land that is the subject of this application and for the purposes of the *Freedom of Information and Protection of Privacy Act* and the *Municipal Freedom of Information and Protection of Privacy Act*.

I authorize and consent to the use by, or the disclosure to, any person or public body of any personal information that is collected under the authority of the *Planning Act* for the purposes of processing this application.

November 14 2024
Date


Signature of Owner

15. Permission To Enter

I hereby authorize staff of the Municipality of Huron Shores and representatives thereof to enter upon the subject lands and premises for the limited purpose of evaluating the merit of this application. This is their authority for doing so.

November 14 2024
Date


Signature of Owner

16. Applicants Checklist:

Have you remembered to:

- 1) attach:
 - i) Two copies of the completed application form? ☒
 - ii) Two copies of the sketch including a Key Map to locate in the Municipality? ☒
 - iii) Two copies of each of the reports as indicated in the application form? ☒
 - iv) The required fee, payable to the Municipality of Huron Shores? ☐
 - v) Two copies of a letter from the local Health Unit indicating that the site is developable and could accommodate the proposed development? ☒
- 2) check that the application form is signed and dated by the owner/agent? ☒

17. Applicants Posting Instructions:

In order to facilitate consideration of your Application for Consent/ Severance, we ask that you complete the following upon submission of the application to the Town:

- 1) Post a clearly visible sign approximately 14" x 18" bearing your name, your application number (to be provided by the Municipality), the lot and concession number, and Plan number (if available). ☒
- 2) This sign to be located on the main access side of your property, preferably where your driveway accesses onto a main road, and the middle of your shoreline frontage, if possible. ☒

You may be required to submit a copy of the Deed for the subject land. If access is provided by private road/right-of-way from a municipal road, attach a copy of the deed indicating if the access is registered on the title.

Your application will not be processed until it is deemed to be complete. To expedite the processing of your application please ensure it is complete upon submission. Incomplete applications will be returned for your re-submission. We will not hold incomplete applications in our office.

18. Submitting Applications

Submit applications with required fee to: The Municipality of Huron Shores

By Canada Post to: P.O. Box 460
Iron Bridge, ON
P0R 1H0

By hand at the Municipal Office: 7 Bridge St.
Iron Bridge, ON

Contact the Municipal Office at 705-843-2033 if you require further information.

(Office Completion Only)

17. Date Received at the Corporation of the Municipality of Huron Shores:

April 14/25


(Office Completion Only)

18. Date Deemed to be a Complete Application for Consent for Severance:

Date

July 17/25

Signature (Huron Shores Staff/ Huron Shores Representative)



Schedule "A"

Dear Ms. Burgler,

Re: Application for Severance – 136 Ingram Road, Thessalon, ON
P0R 1L0

I am writing to you on behalf of my client, Dr. Werner Hebel, regarding his application for severance of the property located at 136 Ingram Road, Thessalon, ON. My client intends to sever the lands for the purpose of selling the severed parcel, which benefits the municipality by facilitating development, increasing tax revenue and increasing economic activity.

The subject property is well-suited for severance. It is my understanding at this time that both the retained and severed parcels have independent infrastructure and access, including:

- Separate electrical connection;
- Access to municipal bus service;
- Independent access to a municipally maintained street;
- Independent septic systems;
- Individual water wells; and
- Existing residential buildings on the severed property.

For convenience copy of the PIN Map is enclosed herein as part of this Schedule. This is the overall property prior to severance as it currently stands, which has a unique boundary on the left side. The property for which we are seeking the severance is identified as PIN 1809. Also enclosed is a plan of survey of PIN 1809, with the drawn in proposed boundary.

Given that both the severed and retained parcels are already serviced and capable of independent use, the severance will not impose any additional burden on municipal infrastructure. Rather, approving this application would benefit the municipality by increasing property tax revenues and attracting new residents, which in turn would contribute to the local economy.

Further, the proposed severance aligns with the municipality's objectives of responsible land development and efficient land use. The creation of a new, separate lot would support housing availability, which serves the long-term growth strategy of the community.

We respectfully request that the municipality consider the merits of this severance application and support our client's initiative to enhance local development while maintaining proper planning principles. Should you require any further information or wish to discuss this matter in greater detail, please do not hesitate to contact me.

Thank you for your time and consideration.

Yours very truly,
WISHART LAW FIRM LLP


William McPhee

WILLIAM A. MCPHEE
Telephone 705-949-6700 Ext.: 225
Email: wmcphoe@wishartlaw.com

Encl/

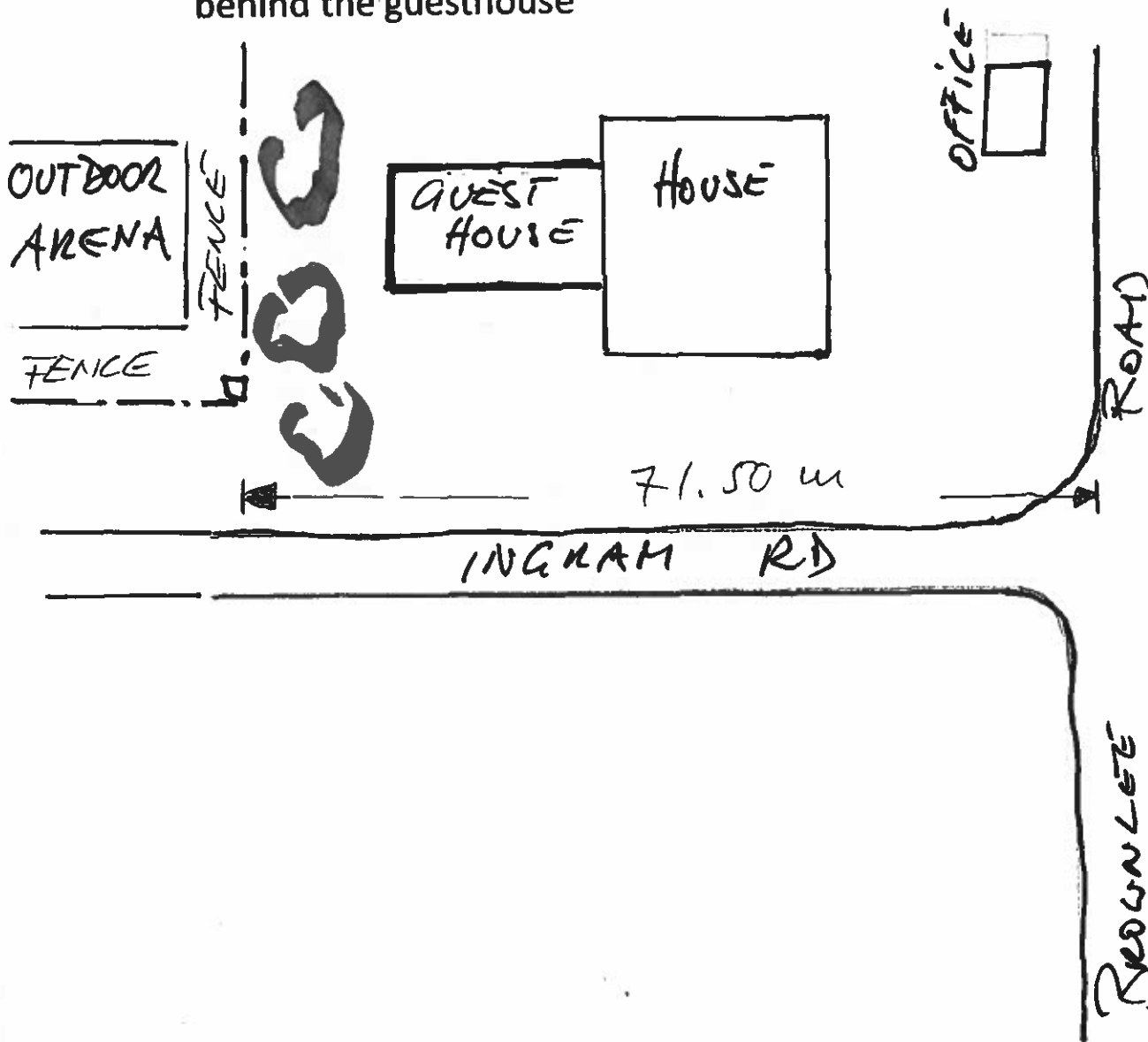
Wishart
LAW FIRM LLP

390 Bay Street, Suite 500
Sault Ste. Marie, Ontario
Canada P6A 1X2
Tel. 705.949.6700
Fax 705.949.2465
www.wishartlaw.com

 TILCOCH ENGINEERING	TILCOCH GEOMATICS INC.	
	10-12 BROADWAY 4TH FLOOR, ON 10A ST. NEW YORK, NY 10003	TEL 212 66-4273 FAX 212 66-5641 WWW WWW.TILCOCH.COM
PLAY ME	CHECKED PHT	ADDRESS NUMBER 192886

My measurement comes to 71.50 meters. Plus/minus.

The west end of the line is clearly marked by the fence behind the guesthouse





PROPERTY INDEX MAP
ALGOMA(No. 01)

LEGEND

- FREEHOLD PROPERTY
 - LEASEHOLD PROPERTY
 - LIMITED INTEREST PROPERTY
 - CONDOMINIUM PROPERTY
 - RETIRED PIN (MAP UPDATE PENDING)
 - PROPERTY NUMBER
 - BLOCK NUMBER
 - GEOGRAPHIC FABRIC
 - EASEMENT
- 0449
08050

THIS IS NOT A PLAN OF SURVEY

NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE
PROPERTY INFORMATION AS THIS MAP MAY
NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND
DOCUMENTS RECORDED IN THE LAND
REGISTRATION SYSTEM AND HAS BEEN PREPARED
FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE
RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT
REFERENCE PLANS ARE NOT ILLUSTRATED

