

# The Municipality of Huron Shores



## CONSENT APPLICATION 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 \$700.00 for the first parcel/consent or lot addition proposed + \$350.00 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)**

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**1. Registered Owner(s):**

1994503 ONTARIO INC.

<b>1.1 Applicant:</b> ROB LACHAPELLE Address: 123 DODSON ST. HAMILTON, ON L9A 3L1	Telephone numbers: 905-537-8774
	Home:
	Business:
	Fax:
	Email:

<b>2. Agent (if applicable):</b> Address:	Telephone Numbers:
	Home:
	Business:
	Fax:
	Email:

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**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.

PIN 31435-0333 DEAN LAKE ROAD

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**911 No. and Name of Street/Road**

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**Tax Roll No. (on your tax bill)**

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

BELL EASEMENT ~~TOWER~~ PHONES  
 OPG EASEMENT ON WATERFRONT

**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:

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

**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	150 m	125 m	150 m
Depth	586 m	717 m	850 m
Area	19 ACRES	23 ACRES	10.13 ACRES (113)
Use of Property			
Existing Use(s)	RECREATION	REC.	REC.
Proposed Use(s)	RECREATION	REC.	REC.
Buildings or Structures			
Existing Buildings (year of construction)	N/A	N/A	N/A
Proposed Buildings	N/A	N/A	N/A
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) If other, explain.	MUNICIPAL	MUNICIPAL	MUNICIPAL
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	N/A

Description	Severed 1	Severed 2	Retained
If access to the subject land is by private road, or "other public road" or "right-of-way", Indicate who owns the 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.)	/	/	/
Type of Sewage Disposal (e.g. Privy, Individual Septic System, Communal Septic system, other	/	/	/
Other Services (Check if the service is available)			
School Bussing			
Electricity			

#### 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		X				X	
An industrial or commercial use {specify the use(s)}		X				X	
A landfill site (closed or active)		X				X	
A sewage treatment plant or waste stabilization pond		X				X	
A provincially significant wetland within 120 metres		X				X	
An unevaluated wetland within 120 metres		X		✓		X	
Significant coastal wetlands		X				X	
Significant wildlife habitat and significant habitat of endangered species and threatened species	✓	X				X	
Fish habitat		X				X	
Flood plain	✓	X				X	
A rehabilitated mine site, abandoned mine site or mine hazards		X				X	
A non-operating mine site or aggregates operation within 1 kilometre of the subject land		X				X	
An active mine site or aggregates operation within 1 kilometre of the subject land		X				X	

Provincial Policy Checklist (continued)						
A contaminated site		X				X
Provincial Highway (specify)		X				X
An active railway line		X				X
An airport		X				X
Utility corridors		X				X
Electricity generating station, hydro transformer, railway yard, etc.		X				X
Crown land (Identified by the Ministry of Natural Resources as being of special interests, such as lake access points, park, conservation area, etc.)		X				X

**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.

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.

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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

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

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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

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### 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.

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### 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.



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

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

I ROB LACHAPELLE, 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.

09/15/2025  
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.

09/15/2025  
Date

  
Signature of Owner

**16. Applicants Checklist:**

Have you remembered to:

- 1) attach:
- i) A copy of the completed application form?
  - ii) A sketch including a map to indicate location in the Municipality?
  - iii) The required fee, payable to the Municipality of Huron Shores?
  - iv) 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

By email: email@huronshores.ca

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

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**(Office Completion Only)**

**19. Date Received at the Corporation of the Municipality of Huron Shores:**

*Sept 17/25*

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**(Office Completion Only)**

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

*May 20/26*

*A. Shannon*

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Date

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Signature (Huron Shores Staff/ Huron Shores Representative)

