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)

1. Registered Owner(s):
Monique Johns

1.1 Applicant: Monique Johns	Telephone numbers: 249-525-7052 Home: Business:
Address: 246 Main St. Atwood. ON N0G1B0	Fax: Email: johns.monique@proton.me
2. Agent (if applicable):	Telephone Numbers: Home: Business:
Address:	Fax: Email:

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.
Plan H784 Lot 1 RCP

911 No. and Name of Street/Road 144 Walker Rd.

Tax Roll No. (on your tax bill) 57-24-000-004-09300-0000

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:

Children

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	190 m		
Depth	196.48m		
Area	9.34 AC		139 acres
	Use of Property		
Existing Use(s)	Residential		Residential
Proposed Use(s)	Recreational		Residential / Rural /
	Buildings or Structures		
Existing Buildings (year of construction)	16x16 cabin (unknown)		house. shed
Proposed Buildings			
	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 - maintained year round		- municipal - maintained year round
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.			

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.)	no water supply		dug well
Type of Sewage Disposal (e.g. Privy, Individual Septic System, Communal Septic system, other	Privy (proposed)		septic
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		✓		✓			
An industrial or commercial use {specify the use(s)}		✓			✓		
A landfill site (closed or active)		✓			✓		
A sewage treatment plant or waste stabilization pond		✓			✓		
A provincially significant wetland within 120 metres		✓			✓		
An unevaluated wetland within 120 metres	✓			✓			
Significant coastal wetlands		✓			✓		
Significant wildlife habitat and significant habitat of endangered species and threatened species		✓			✓		
Fish habitat		✓			✓		
Flood plain		✓			✓		
A rehabilitated mine site, abandoned mine site or mine hazards			✓		✓		
A non-operating mine site or aggregates operation within 1 kilometre of the subject land			✓		✓		
An active mine site or aggregates operation within 1 kilometre of the subject land		✓			✓		

Provincial Policy Checklist (continued)					NO		
A contaminated site		✓			✓		
Provincial Highway (specify)		✓			✓		
An active railway line		✓			✓		
An airport		✓			✓		
Utility corridors		✓			✓		
Electricity generating station, hydro transformer, railway yard, etc.		✓			✓		
Crown land (identified by the Ministry of Natural Resources as being of special interests, such as lake access points, park, conservation area, etc.)			✓		✓		

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)?

gardening

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

Concurrent site-specific zoning amendment

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.

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.

Schedule to Consent Application

Location: 144 Walker Road



*All site map measurements are approximate.

Location: 144 Walker Road - Aerial Site Location



*All site map measurements are approximate.

11. Affidavit or Sworn Declaration

I, Monique Johns of the Municipality of Huron Shores 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.

Monique Johns
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 Municipality of Huron Shores in the District of Algoma, on this 1st day of Sept, 2026.

C. Shannon
Commissioner of Oaths

Amber Shannon, a Commissioner, for taking Affidavits, Province of Ontario, for the Corporation of the Municipality of Huron Shores.
(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 _____ am a/the registered owner of the land that is the subject of this application for consent and I authorize _____ to make this application on my/our behalf.

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 _____, 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 _____, 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.

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 Monique Johns , 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.

Sept 1/26
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.

Sept 1/26
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.

(Office Completion Only)
19. Date Received at the Corporation of the Municipality of Huron Shores:

Sept 1/26

(Office Completion Only)
20. Date Deemed to be a Complete Application for Consent for Severance:

Date _____ Signature (Huron Shores Staff/ Huron Shores Representative) _____