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): 2267431 ONTARIO INC.

1.1 Applicant: FIONA MACPHERSON, PETER WOOLCOTT	Telephone numbers: Home: 705-842-9044 Business:
Address: 40 SHERWOOD RD	Fax:
	Email: Woolcott.peter@gmail.com
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 H790 LOT 33 PT LOT 34 NPT

911 No. and Name of Street/Road 39 COLLVER ROAD

Tax Roll No. (on your tax bill) 57-7A-000-003-10200-0000

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:

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			
Depth			
Area			
Use of Property			
Existing Use(s)			
Proposed Use(s)			
Buildings or Structures			
Existing Buildings (year of construction)	* See attached		
Proposed Buildings		Schedule	
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.			
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.)			
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	✓			✓			350 m
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)							
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)?

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?

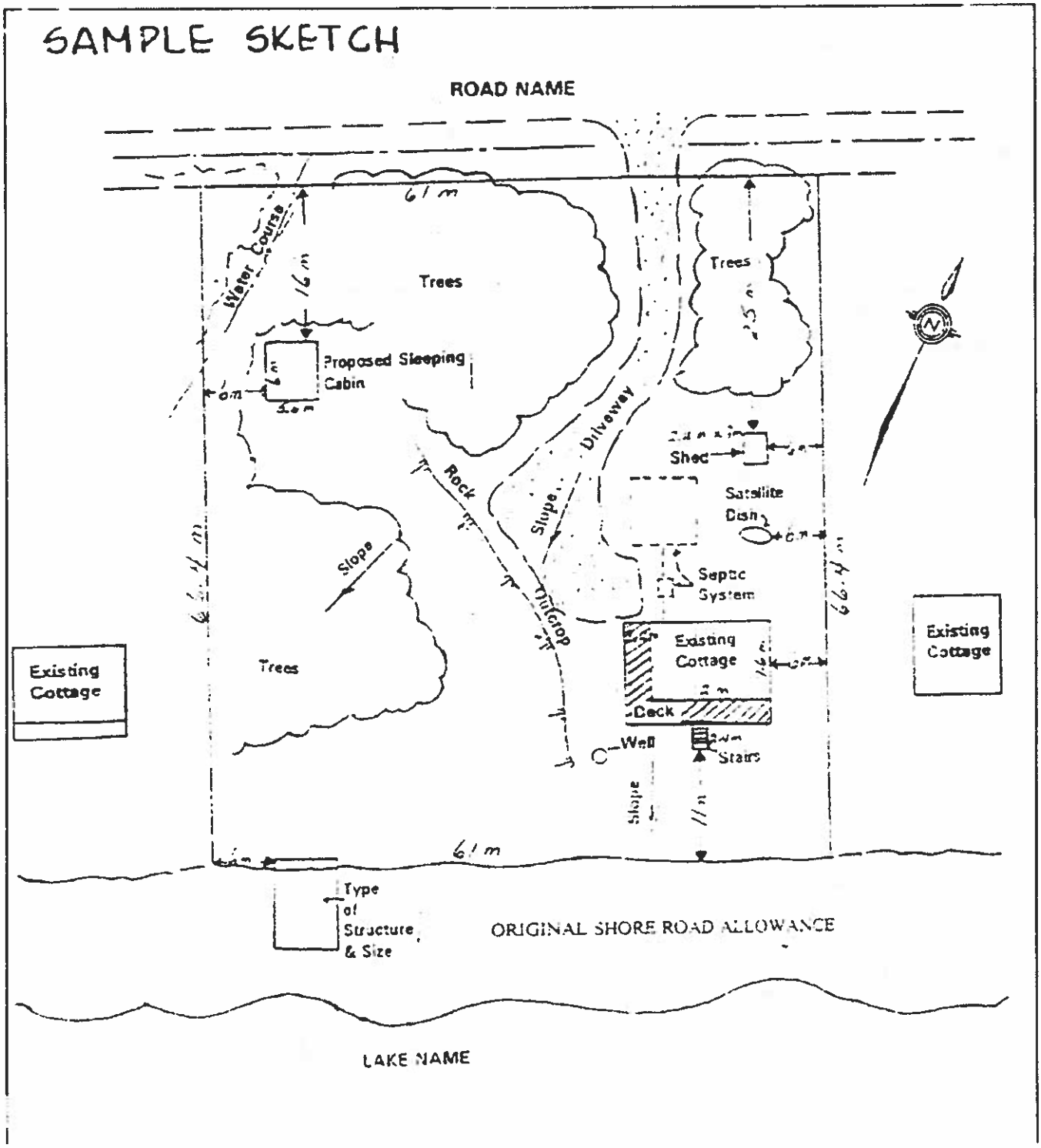
☐ Yes ☑ No ☐ Unknown

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.

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.


SAMPLE SKETCH
ROAD NAME
61 m
Water Course
16 m
Trees
Proposed Sleeping Cabin
6 m
10 m
Trees
Driveway
Rock
Slope
Shed
Satellite Dish
Septic System
Slope
Existing Cottage
Trees
Existing Cottage
Deck
Well
Stairs
Existing Cottage
61 m
Type of Structure & Size
ORIGINAL SHORE ROAD ALLOWANCE
LAKE NAME

11. Affidavit or Sworn Declaration

I, _____ 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.

Peter Woolcott
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 10 day of November 2026

Amber Shannon, a Commissioner for taking Affidavits, Province of Ontario, for the Corporation of the Municipality of Huron Shores

Commissioner of Oaths

(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 Fiona MacPherson am a/the registered owner of the land that is the subject of this application for consent and I authorize Peter Woolcott to make this application on my/our behalf.

September 14, 2026
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 Fiona MacPherson, 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 Peter Woolcott, 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.

September 14, 2026
Date

Signature of Owner

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:

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

Nov 2/26
Date

Signature (Huron Shores Staff/ Huron Shores Representative)

Schedule to Consent Application
Location: 40 Sherwood Road and 39 Collver Road

The following schedule forms part of the Consent Application and is intended to provide additional detail regarding the proposed severances, lot additions and conveyances on 39 Collver Road and 40 Sherwood Road.

All parcel areas, frontage measurements and resulting lot configurations described below are approximate and are subject to minor adjustments through the final preparation of survey plans and legal descriptions.

- **Severance 1:** To sever a 12.22-acre parcel with 350 feet of frontage on Collver Road.
- **Severances 2 and 3:** To sever two separate 3-acre parcels, each with 350 feet of frontage on Collver Road.
- **Severance 4**: To sever approximately 16 acres from the retained 106-acre parcel at 40 Sherwood Road and add it to the previously severed 54-acre parcel, resulting in a 70-acre parcel with 770 feet of frontage on Sherwood Road and 30 feet of access frontage on Collver Road.
- **Severance 5:** To convey the retained 22-acre parcel from 39 Collver Road to the retained 106-acre parcel at 40 Sherwood Road, resulting in a consolidated approximate 128-acre parcel with 1,920 feet of frontage on Sherwood Road and 70 feet of frontage on Collver Road.

