

CONDITIONS

File: 2025-09

Applicant: Gilles Lavigne

Agent: Paul Goodridge – GGPS Ltd.

Municipality of Calvin

Location: 238 Highway 630, Concession 8, Part Lot Numbers 16 and 17, Municipality of Calvin:
District of Nipissing

Date: March 30, 2026

The East Nipissing Planning Board's **Conditions** for the granting of consent for this transaction, which must be **fulfilled within two years from the date of this letter**, are set out below. These conditions must be fulfilled prior to the granting of consent.

Conditions:

1. This approves the severance of three lots of approximately 5.78 acres, 19.13 acres and 8.40 acres each and a right-of-way.
2. That the following documents are provided for the transaction described in Condition 1:
 - a) the original executed Transfer/Deed of Land form, a duplicate original and on photocopy for our records
 - b) a Schedule to the Transfer/Deed of Land form on which is set out the entire legal description of the parcel (s) in question. This Schedule must also contain the names of the parties indicated on page 1 of the Transfer/Deed of Land form; and
 - c) a reference plan of survey, which bears the Land Registry Office registration number and signature as evidence of its deposit within, illustrating the parcel (s) to which the consent approval related, if it is required by the Registrar.
3. The Municipality of Calvin requires three (3) hard copies and a digital copy of the registered survey. The East Nipissing Planning Board also requires a digital copy of the registered survey.
4. We must be advised in writing by the municipality that the owner has conveyed the 2% commercial, 5% residential of the land for the new lots to be severed to the municipality for park or other recreational purposes. Alternatively, the municipality may require cash-in-lieu of all or a portion of the conveyance, if applicable.
5. The property owner/agent has been sent information from the Ministry of Transportation regarding the entrance and right-of-way. The Municipality of Calvin has received the same information.
6. Comments have been received from TC Energy regarding the two high-pressure natural gas pipelines which cross the property. The conditions, restrictions or covenants specified by TransCanada PipeLines Limited (TCPL) shall be registered against title (by agreement) in relation to the "Lands" by way of application to register notice, pursuant to the Land Titles Act, or any amendments thereto. The conditions have been sent to the agent/owner and the Municipality of Calvin.
7. If applicable and subject to the transfer to the Municipality of Calvin any portion of the abutting road allowance to either the retained or the severed parcel which may still be in the paper title of the applicants. This transfer shall be free and clear of all encumbrances.

8. The lot severance ***may not*** be transferred until the Municipality of Calvin and the East Nipissing Planning Board have received the required copies (hard copy or digital) of the registered survey.
9. Comments have been received from the North Bay-Mattawa Conservation Authority, the Ministry of Mines and the Municipality of Calvin and have been emailed to the agent/owner.

The following NOTES are for your information:

1. The required Transfer/Deed of Land form and Schedule page shall contain a complete and accurate legal description. The East Nipissing Planning Boards' Certificate of Consent on behalf of the Minister shall be affixed to the completed Schedule page. For this reason, the names of the parties also must be set out on the Schedule page, so that the consent may be properly related to the intended conveyance.

Inaccuracies or omissions with regards to the legal description in the Transfer/Deed of Land form, the Schedule page or the survey plan will result in the documents being returned without consent.

2. Prior to the installation of a subsurface sewage system, a Certificate of Approval must be obtained from the North Bay-Mattawa Conservation Authority. Inquiries about the Building Code and building permits are obtained from the local municipality. Entrance permits must be obtained and approved from the local municipality or the Ministry of Transportation of Ontario.
3. It is the applicant's/agent's responsibility to fulfill the conditions of consent approval within two years of the date of this letter pursuant to Section 53(20) of the Planning Act. We will issue no further notice or warning of the expiration of the two-year period.

If the conditions for the consent approval are not fulfilled within two years of the date of this letter and the applicant is still interested in pursuing the proposal, a new application will be required.