

APPLICATION FOR CONSENT

The Planning Act, Section 53(2), Ontario Regulation 197/96 as amended

1.0 APPLICANT INFORMATION		
Complete the information below. All communication will be directed to the Primary Contact with a copy to the Owner.		
1.1 Name of Owner(s). An owner's authorization is required in Section 8, <i>if the applicant is not the owner.</i>		
Name of Owner <i>GILLES LAVIGNE</i>	Home Telephone No. <i>705-698-9880</i>	Business Telephone No.
Address <i>238 Highway 630, MATTAWA, ON</i>	Postal Code <i>P0H 1V0</i>	Fax No.
Email <i>glavigne223@gmail.com</i>		Cell No. <i>705-698-9880</i>
1.2 Agent/Solicitor/Applicant: Name of the person who is to be contacted about the application. If different than the owner. (This may be a person or firm acting on behalf of the owner. See Section 8)		
Name of Contact Person/Agent <i>PAUL GOODRIDGE - GGPS LTD.</i>	Home Telephone No.	Business Telephone No. <i>705-493-1770</i>
Address <i>Suite 1-490 Main St. E. North Bay, ON</i>	Postal Code <i>P1B 1B5</i>	Fax No.
Email: <i>paul@goodridge@ggpsltd.com</i>		Cell No. <i>705-493-1770</i>
1.3 Indicate to whom correspondence is to be sent (check one please)		
Owner	<input checked="" type="checkbox"/> Authorized Agent	Solicitor

2.0 LOCATION OF THE SUBJECT LAND (COMPLETE APPLICABLE BOXES IN 2.1)			
2.1 Municipal Address (mailing address)			Postal Code
<i>238 Highway 630, MATTAWA, ON</i>			<i>P0H 1V0</i>
Concession Number(s) <i>3</i>	Lot Number(s) <i>PT LOTS 16 & 17</i>	Registered Plan No.	Lot(s)/Block(s)
Reference Plan No. <i>36R-10402</i>	Part Number(s) <i>PART OF PART L, ALL OF</i>	Parcel Number(s) <i>PIN 49110-0052</i>	Former Township: <i>CALVIN</i>
Assessment Roll No. <i>4822-000001 - 34500-0000 1/2 4822-000001-34400-0000</i>			

3.0 PURPOSE OF APPLICATION	
3.1	Type and Purpose of the proposed transaction (check appropriate space): <input checked="" type="checkbox"/> Creation of a new lot (2) <input type="checkbox"/> Addition to a lot <input type="checkbox"/> Right-of-way <input type="checkbox"/> Easement <input type="checkbox"/> Other purpose (please specify)
3.2	Name of person(s), if known, to whom land or interest in land is to be transferred, leased or changed: <i>TO BE LISTED FOR SALE</i>
3.3	If a lot addition, identify/describe the lands to which the parcel will be added (Also illustrate on the required sketch):

4.0 DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION	
4.1 Lands to be Severed	
Frontage(m): S1 200.3m S2 354.1m Depth (m): S1 ±80m AVERAGE S2 ±110m AVERAGE Area (hec/acre): S1 2.3± ha S2 7.7± ha	Existing Use: VACANT Proposed Use: VACANT - RURAL RESIDENTIAL Existing Buildings/Structures: NIL Proposed Buildings/Structures: 2 RURAL RESIDENTIAL USES Dwelling or Cottage
4.2 Lands to be Retained	
Frontage(m): ±450m Depth (m): ±60m AVERAGE Area (hec/acre): 3.4 ha ±	Existing Use: RURAL RESIDENTIAL Proposed Use: " " Existing Buildings/Structures: 1 TRAILER Proposed Buildings/Structures: 1 DWELLING

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

TCPL EASEMENTS IN SEVERED 2.

4.4 Type of Access (Check appropriate box and state road name):

- | | | |
|-------------------------------------|-------------------------------------|--|
| Severed | Retained | |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Provincial Highway (#): |
| <input type="checkbox"/> | <input type="checkbox"/> | Municipal Road, Maintained Year Round: |
| <input type="checkbox"/> | <input type="checkbox"/> | Municipal Road, Seasonally Maintained: |
| <input type="checkbox"/> | <input type="checkbox"/> | County/District Road (#): |
| <input type="checkbox"/> | <input type="checkbox"/> | Private Road: |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Right-of-way: <i>(SHARED MTO ENTRANCE)</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | Water Access: |

4.5 If located on a Municipal Road or Provincial Highway, is there an existing Municipal Road or Provincial Highway approved entrance to the proposed severed lot? Yes No

SHARED ENTRANCE APPROVED - PERMIT WILL BE ISSUED SUBSEQUENT

If no, please indicate on sketch, location of proposed entrance for Public Works Manager's inspection purposes.

4.6 If located on water:

- a) What is the name of the water body? *CROOKED CHUTE LAKE.*
- b) Describe the location of parking and docking facilities to be used and the distance from the subject lands. Indicate whether parking is public or private

VEHICULAR ACCESS FROM HWY 630

4.7 Water Supply for Retained land shall be provided by:

- | | | | |
|--------------------------|--|-------------------------------------|--|
| <input type="checkbox"/> | Municipal piped water | <input checked="" type="checkbox"/> | Privately owned & operated individual wells for each lot |
| <input type="checkbox"/> | Privately Owned and Operated Communal Well | <input type="checkbox"/> | Other (specify, e.g., lake, bottled): |

4.8 Water Supply for Severed Parcel(s) shall be provided by:

- | | | | |
|--------------------------|--|-------------------------------------|--|
| <input type="checkbox"/> | Municipal piped water | <input checked="" type="checkbox"/> | Privately owned & operated individual wells for each lot |
| <input type="checkbox"/> | Privately Owned and Operated Communal Well | <input type="checkbox"/> | Other (specify, e.g., lake, bottled): |

4.9 Sewage Disposal for Retained land shall be provided by:

- | | | | |
|--------------------------|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> | Municipal sanitary sewers | <input checked="" type="checkbox"/> | Privately owned individual septic system for each lot |
| <input type="checkbox"/> | Privately owned communal collection | <input type="checkbox"/> | Other (specify): |

If the application would permit development on privately owned and operated individual or communal septic systems, and more than 4,500 litres of effluent produced per day as a result of the development being completed, a servicing options report and a hydrogeological report is required.

Title and date of servicing options report and/or hydrogeological report:

4.10 Sewage Disposal for Severed Parcel(s) shall be provided by:	
<input type="checkbox"/> Municipal sanitary sewers	<input checked="" type="checkbox"/> Privately owned individual septic system for each lot
<input type="checkbox"/> Privately owned communal collection	<input type="checkbox"/> Other (specify):
<p>If the application would permit development on privately owned and operated individual or communal septic systems, and more than 4,500 litres of effluent produced per day as a result of the development being completed, a servicing options report and a hydrogeological report is required.</p> <p>Title and date of servicing options report and/or hydrogeological report:</p>	
4.11 Storm Drainage (Indicate the proposed storm drainage system)	
<input type="checkbox"/> Storm Sewers	<input type="checkbox"/> Ditches
<input checked="" type="checkbox"/> Swales	<input checked="" type="checkbox"/> Other (please state) <i>NATURAL TOPOGRAPHY</i>
4.12 Other Services (Check if the service is available)	
<input checked="" type="checkbox"/> Electricity	<input checked="" type="checkbox"/> School Bussing
<input type="checkbox"/> Garbage Collection	

5.0 LAND USE AND HISTORY OF THE SUBJECT LAND	
<p>5.1 Has the subject land ever been the subject of an application for approval of a plan of subdivision or a consent under the Planning Act? Yes <input type="radio"/> No <input checked="" type="radio"/> Unknown <input type="radio"/></p> <p>If Yes and if known, provide below, the application file number and the decision made on the application.</p>	
<p>5.2 Has any land been severed from the parcel originally acquired by the current owner of the subject land? Yes <input type="radio"/> No <input checked="" type="radio"/> Unknown <input type="radio"/></p> <p>If yes and if known, indicate previous severances on the required sketch and supply the following information for each lot severed.</p> <p>Date of transfer:</p> <p>Name of Transferee:</p> <p>Land use of parcel:</p>	
<p>5.3 Has any land been severed from the parcel by the prior owner(s)? Yes <input type="radio"/> No <input checked="" type="radio"/> Unknown <input type="radio"/></p> <p>If yes and if known, please provide below any names & if possible, current addresses of prior owners of which you may be aware:</p>	
<p>5.4 Did the current owner acquire the subject land as a result of a consent (i.e. was a lot severed and transferred to the current owner)? Yes <input type="radio"/> No <input checked="" type="radio"/></p> <p>If yes, prior owner should be noted in 5.3 above.</p>	
<p>5.5 Current Zoning (Specify zone symbol): <i>RURAL</i></p>	
<p>5.6 Current Official Plan Land Use Designation: <i>RURAL</i></p>	

5.7 Is the subject land currently the subject of a proposed official plan or official plan amendment that has been submitted for approval? Yes No If yes, specify the file number and status of the application:

5.8 If the subject lands are the subject of any other application under the *Planning Act*, please fill out required fields on page 1.

5.9 Has the property ever been subject to an application under the *Planning Act*? Yes No
 If the answer was yes, please indicate the file number and status of the application:

 Has any land been severed from the parcel originally acquired by the owner of the subject land? Yes No
 If the answer was 'yes', please indicate the date of the transfer, the name of the transferee and the uses of the severed land:

5.10 Is the application consistent with policy statements issued under subsection 3(1) of the *Planning Act*?
 Yes No If yes, please explain how the application is consistent with the Provincial Policy Statement, reference section numbers:
ORDERLY, LIMITED RURAL DEVELOPMENT

5.11 Land Use Features

ARE THERE ANY OF THE FOLLOWING USES OR FEATURES ON THE SUBJECT LANDS AND/OR WITHIN 500 METRES OF THE SUBJECT LANDS	ON THE SUBJECT LANDS	WITHIN 500 METRES OF SUBJECT LANDS
An agricultural operation (any livestock facility, occupied or vacant, including manure storage). If yes, please submit a Minimum Distance Separation (MDS) calculation with application (<i>contact Secretary Treasurer for More Information</i>)	<input type="checkbox"/>	<input type="checkbox"/>
A landfill site (active or non-operating)	<input type="checkbox"/>	<input type="checkbox"/>
A sewage treatment plant or waste stabilization pond	<input type="checkbox"/>	<input type="checkbox"/>
A Municipal or Federal Airport (including an aerodrome)	<input type="checkbox"/>	<input type="checkbox"/>
A municipal wellhead within 1000 m	<input type="checkbox"/>	<input type="checkbox"/>
An operating mine site within 1000 m (specify mine site)	<input type="checkbox"/>	<input type="checkbox"/>
A rehabilitated or abandoned mine site or mine hazards	<input type="checkbox"/>	<input type="checkbox"/>
An operating pit within 150 m or quarry within 500 m.	<input type="checkbox"/>	<input type="checkbox"/>
Any industrial use	<input type="checkbox"/>	<input type="checkbox"/>
Provincial Park or Crown Lands	<input type="checkbox"/>	<input type="checkbox"/>
An active or abandoned rail line and/or trail	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A natural gas or petroleum pipeline	<input checked="" type="checkbox"/>	<input type="checkbox"/>
A floodplain	<input type="checkbox"/>	<input type="checkbox"/>
Significant wildlife habitat and/or significant habitat of Species at Risk (including but not limited to endangered and threatened species)	<input type="checkbox"/>	<input type="checkbox"/>
Fish habitat	<input type="checkbox"/>	<input type="checkbox"/>

A contaminated site	<input type="checkbox"/>	<input type="checkbox"/>
Utility Corridor, electricity generating station, transformer (high voltage electric transmission line)	<input type="checkbox"/>	<input type="checkbox"/>
An active railway line, railway yard or Provincial Highway	<input type="checkbox"/>	<input checked="" type="checkbox"/>

5.12 Is there a Provincially Significant Wetland (Class 1, 2 or 3) on or within 120 metres of the subject lands?

Yes No

5.13 Do the subject lands contain any known cultural heritage, archaeological resources and/or areas of archaeological potential?

Yes No Unknown

5.14 If yes to 5.13, does the application propose to develop lands within the subject lands that contain known cultural heritage, archaeological resources and/or areas of archaeological potential?

Yes No Unknown

Note: If yes to 5.13 or 5.14, please contact the Ministry of Tourism and Culture to determine the need for any additional information or reports.

5.15 a) Has there been an Industrial Use, Commercial Use or an Orchard, on the subject lands or adjacent lands?

Yes No Unknown

b) If yes, specify the use(s):

c) Has the grading of the subject lands been changed by adding/removing earth or other material(s)?

Yes No Unknown

d) Has a gas station been located on the subject lands or adjacent lands at any time?

Yes No Unknown

e) Has there been petroleum or other fuel stored on the subject land or adjacent lands?

Yes No Unknown

f) Is there any reason to believe the subject lands may have been contaminated by former uses on the site or adjacent lands?

Yes No Unknown

g) If yes to any of 5.15 a) to f), has an Environmental Site Assessment (ESA) been conducted under the Environmental Assessment Act or has a Record of Site Condition (RSC) been filed?

Yes No Unknown

6.0 OTHER INFORMATION

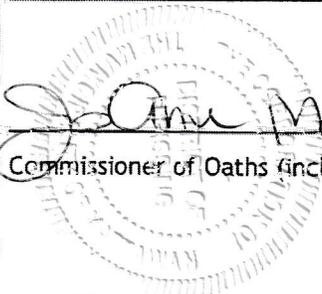
6.1 Is there any other information that you think may be useful to the East Nipissing Planning Board or other agencies in reviewing this application? If so, explain below or attach a separate sheet if necessary.

7.0 AFFIDAVIT OR SWORN DECLARATION

Declaration for the prescribed information: I (we) Paul Goodridge of the Municipality of CANADIAN in the DISTRICT of PEEPEE SOUND make oath and say (or solemnly declare) that the information contained in this application is true and that the information contained in the documents that accompany this application is true. Furthermore, I (We) agree to allow the Municipality, its employees and agents to enter upon the subject land for the purpose of conducting a site inspection that may be necessary to process the application.

Sworn (or Declared) before me at the Municipality of MATTAPAN in the DISTRICT of NIPISSING, this 23rd day of FEBRUARY, 2026

Jane Monkup
Commissioner of Oaths (include stamp below)



[Signature]
Signature of Applicant/Solicitor or Authorized Agent

8.0 AUTHORIZATION (if applicable)

If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form or the authorization set out below must be completed. I GILLES LAVIGNE, am the owner of the land that is the subject of this application for consent and I authorize PAUL GOODRIDGE OF GGPS LTD. to make this application on my behalf.

Signature of Owner Gilles Lavigne Date JULY 31, 2025

AGREEMENT TO INDEMNIFY

The applicant hereby agrees to indemnify and save harmless the East Nipissing Planning Board from all costs and expenses that the Board may incur in connection with the processing of the applicant's application for approval under the Planning Act. Without limiting the foregoing, such costs and expenses will include all legal, engineering, planning, advertising and consulting fees and charges incurred or payable by the Board to process the application together with all costs and expenses arising from or incurred in connection with the Board being required, or...

requested by the applicant, to appear at the hearing of any appeal to the Local Planning Appeal Tribunal from any decision of the Board, as the case may be, approving the applicant's application.

The applicant acknowledges and agrees that if any amount owing to the Board in respect of the application is not paid when due, the Board will not be required to process or to continue processing the application, or to appear before the L.P.A.T. in support of a decision approving the application until the amount has been paid in full. The applicant further acknowledges and agrees that any amount owing by the applicant to the Municipality is, when due, a debt of the applicant and the Board may, in addition to any other remedies available to it at law, recover the amount owing together with interest from the applicant by action.

JULY 31, 2025

Date

GILLES LAVIGNE

Signature of Owner

GILLES LAVIGNE

Owner's Name: Printed

Personal information collected on this form is collected under the authority of the Planning Act, R.S.O. 1990, as amended and will be used to assist in making a decision on this matter. All names, Addresses, opinions and comments will be made available for public disclosure.

Questions Regarding this collection should be forwarded to:

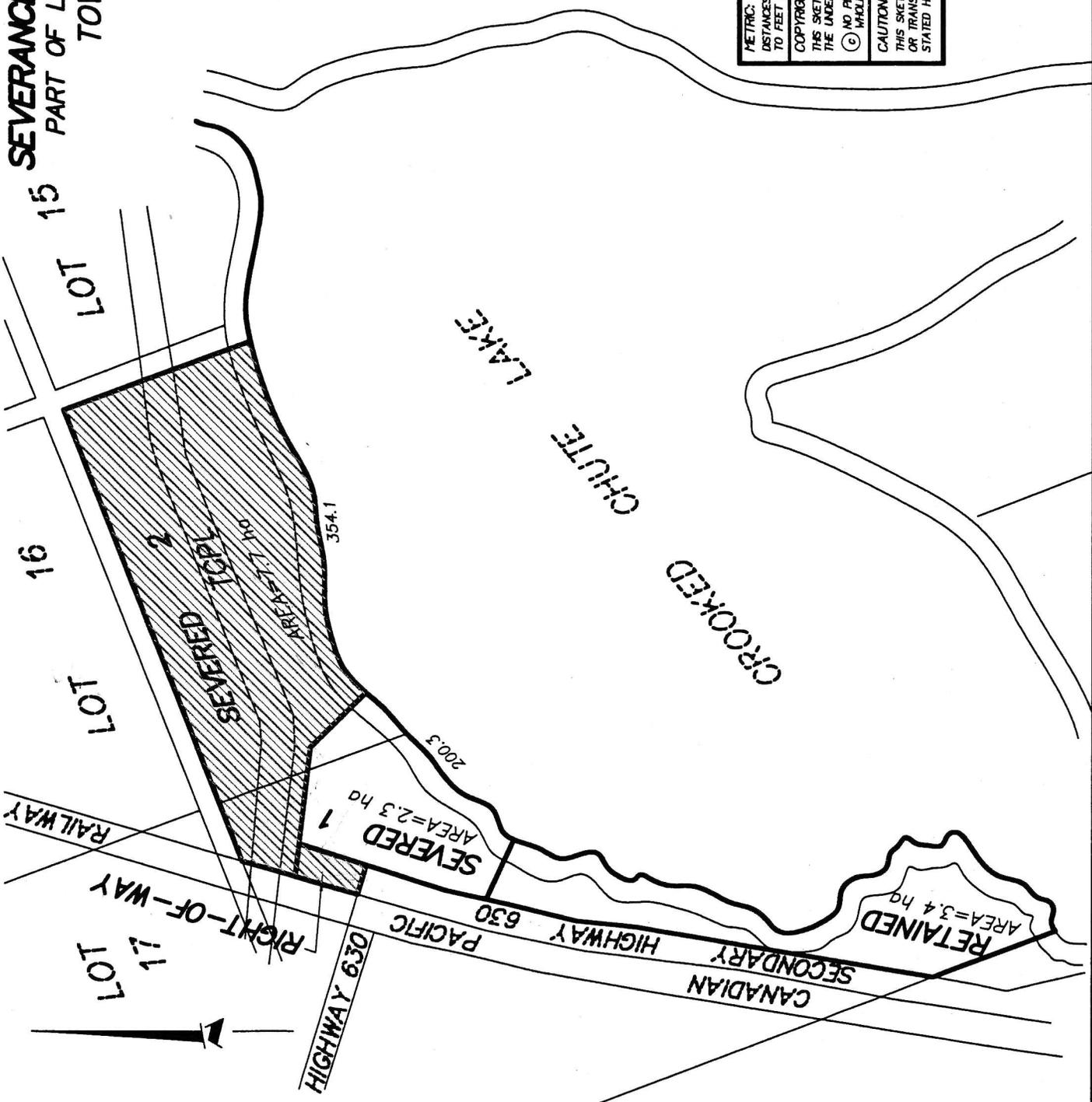
Secretary of the East Nipissing Planning Board _____, Ontario _____,

Phone: _____.

- 11.1 All information requested in this form is mandatory and is either prescribed under Ontario Regulation 197/96 as amended or is required by the Committee of Adjustment.
- 11.2 If an application is deemed to be incomplete, it will be returned, and the time period referred to in subsection 53 (14) of the *Planning Act* for an appeal to the Ontario Municipal Board for failure to make a decision does not begin.
- 11.3 Please indicate on the enclosed key map, the location of the subject property.
- 11.4 In order to enable the required personnel to inspect the property, please provide on Page 10, clear & concise directions to the subject land. If property is not located on a highway or municipal road, please provide a sketch below or on the reverse. Please note it is very important that the directions are adequate. If the inspectors are unable to locate the subject lands because of poor directions, your application may be delayed.
- 11.5 It is required that two (2) copies of the application along with the prescribed fee be filed with the Secretary Treasurer of the _____ of _____ accompanied by the prescribed fee in cash or by cheque payable to the _____ of _____.

SEVERANCE CONSENT APPLICATION
PART OF LOTS 16 & 17, CONCESSION 8
TOWNSHIP OF CALVIN

SCALE: 1 : 5000



METRIC:
 DISTANCES SHOWN ON THIS SKETCH ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

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GOODRIDGE GOULET
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 705-483-1770 paul.goodridge@goullet.com

DATE	FILE	OFFICE	FILE
06/23/2008	8/14/11/11	A. GOODRIDGE	8111-51