

C 2025-01



Corporation of the
Township of Alberton

Consent / Severance Application
Committee of Adjustment
Section 53 of the *Planning Act*

Notice of Public Record

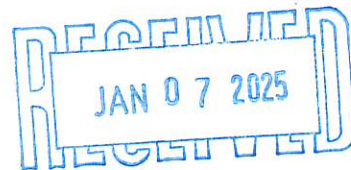
Information and material required in support of your application must be made available to the public pursuant to the *Planning Act*. Also, pursuant to the *Municipal Freedom of Information and Protection of Privacy Act*, personal information on this form is collected under the authority of the *Planning Act* and will be used to process the application.

Committee staff are available by appointment to review an application before filing.
Applications will be placed on hold if required information is not provided.

Section 1: Pre-application consultation checklist

Indicate who you consulted before filing your application.

- A solicitor (Consent Applications involve legal processes)
- Planning Committee Secretary
- Conservative Authority (if applicable)
- Local Community Association(s)
- Neighbours
- Ministry of Transportation (MTO)
- Northwestern Health Unit (private septic / well)



Section 2: Submission requirements

1. A completed, and signed **Application Form** (original or digital), including a detailed map or sketch (one per parcel to be severed) - 1 copy
2. A detailed cover letter explaining your proposal and addressing the statutory test under section 45 of the *Planning Act* and including all planning evidence necessary to support your application - 1 copy
3. An up-to-date survey plan of the subject property - 1 copy
4. A site plan of the proposed retained and severed lots showing all existing building and structure locations, and their distances from the adjacent proposed lot lines (metric only). We suggest using Google Maps. Follow this link to a map of the Township of Alberton <https://www.google.com/maps/place/Alberton> - 1 full size sketch or pdf
5. A current copy of the **Parcel Abstract** - 1 copy
6. Copy of comments of local Health Unit - 1 copy
7. The application fee; payable to Township of Alberton

Section 3: Subject Property (Severed and Retained)

1. Location

| | |
|---------------------------------------|--|
| a) Municipality | Alberton |
| b) Township | <input checked="" type="checkbox"/> Crozier <input type="checkbox"/> Roddick |
| c) Property Roll No. | 59-11-000-000-2700-0000 |
| d) Property Descriptor | Highway Commercial Lot |
| e) Lot / Section No. | 23 |
| f) Part No. | |
| g) Reference Plan no. | |
| h) Other information (parcel #, etc.) | |
| i) Registered Plan No. | |

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

Mutual Agreement Attached

Section 4: Application details

1. Purpose of application: (e.g., severance to create a new lot for residential development)

Need a new lot for Commercial Development.

2. Type of transaction for which consent is requested: (check all that apply)
- Conveyance for lot creation (severance) Easement / Right-of-way
 - Conveyance for a lot line adjustment Long-term lease
 - Mortgage / partial discharge of mortgage Other
 - Joint-use and maintenance agreement

3. If a lot line adjustment, the lot to which the severed land will be added and the name of the person(s) to whom the land or interest in land is to be transferred, charged, or leased:

4. Are there any existing easements or restrictive covenants affecting the subject land? If so, describe the existing easement or covenant and its effect:

| |
|--|
| |
|--|

5. Proposed conveyance:

| Lot | Severed | Retained |
|--------------------------------------|-----------------------|------------------------|
| Parts on draft Reference Plan | | |
| Frontage (m) – include all frontages | 113 metres irregular | 500 metres |
| Depth (m) – indicate if irregular | 460 metres irregular | 1 Km irregular |
| Area (m ² or ha) | 62,227 m ² | 500 000 m ² |
| This lot fronts on (Name of St./Rd) | Highway 11 | Highway 11 |

6. Certificate for retained land (not applicable to lot line adjustments)

Does this application include a request for a certificate for the retained land as referred to in clause 53 (42.1) (a) of the *Planning Act*? Yes No

If yes, *Planning Act* regulations require a statement from an Ontario solicitor in good standing indicating that there is no land abutting the subject land that is owned by the owner of the subject land other than land that could be conveyed without contravening section 50 of the Act. If the application is approved, a registrable legal description for the retained land will also be required.

7. Proposed easement / right-of-way

If no severance is proposed, indicate the Part(s), dimensions and purpose of the proposed easement / right-of-way on the existing lot. If a severance is proposed, easements / rights-of-way on the retained land require a secondary application.

| Lot | Severed or Existing |
|---|----------------------|
| Parts on draft Reference Plan | |
| Frontage (m) – (include all frontages on open roadways) | 113 metres |
| Depth (m) – (indicate if depth is irregular) | 20 metres |
| Area (m ² or ha) | 2,260 m ² |
| Purpose (e.g., Access, servicing) | Road Access |

8. Use of property

| Lot | Severed | Retained |
|-----------------|--------------------|--------------------|
| Existing use(s) | Highway Commercial | Highway Commercial |
| Proposed use(s) | Highway Commercial | Highway Commercial |

9. Buildings / structures (e.g., Detached, semi-detached, vacant)

| Lot | Severed | Retained |
|---------------------------------|--------------|----------------|
| Existing | Vacant | Detached |
| Date of construction | August 2005 | September 2004 |
| Address of existing building(s) | 406-C Hwy 11 | 406-A Hwy 11 |
| Proposed | 406-C Hwy 11 | 406-A Hwy 11 |

10. Water, sewage, and stormwater (existing & proposed)

| Lot | Severed | Retained |
|--|---|---|
| Existing Water supply (e.g., City water, private well, lake or water body) | N/A | N/A |
| Proposed water supply | N/A | N/A |
| Existing sewage disposal (e.g., City sanitary sewer, private septic, privy) | N/A | N/A |
| Proposed sewage disposal | Holding Tank | N/A |
| Existing stormwater drainage (e.g., city storm sewer, roadside ditch, lot swale, etc.) | Roadside ditch + Mutual drain | Roadside ditch + Mutual drain |
| Proposed stormwater drainage | Mutual Agreement drain + Roadside ditch | Mutual Agreement drain + Roadside ditch |

11. Access

| Lot | Severed | Retained |
|--|-------------|----------------------------|
| Type of Access (e.g., municipal road, regional road, right-of-way) | Public Road | Easement to Public Road |

12. Are there any agriculture operations, abattoirs, livestock operations, stockyards, kennels, and/or aggregate operations (sand/gravel pit and/or quarry) location within 1000 metres of the subject lands? Yes No

15. Is the Application consistent with the Provincial Policy Statement?

Yes

No

Unknown

Section 5: Affidavit / declaration

I, Melvin Debagne, of the Town of Fort Frances
in the Province of Ontario, make oath and say OR
solemnly declare that the information required by Ont. Regulation 197/96 and all other
information required in this application, including supporting documentation is true and I make
this solemn declaration conscientiously believing it to be true knowing that it is of the same
force and effect as if made under oath and by virtue of the **Canada Evidence Act**.

Sworn/ Declared before me at the Township of Fort Frances Alberton, in the district of Rainy River,
this 1 day of NOVEMBER, 2024.

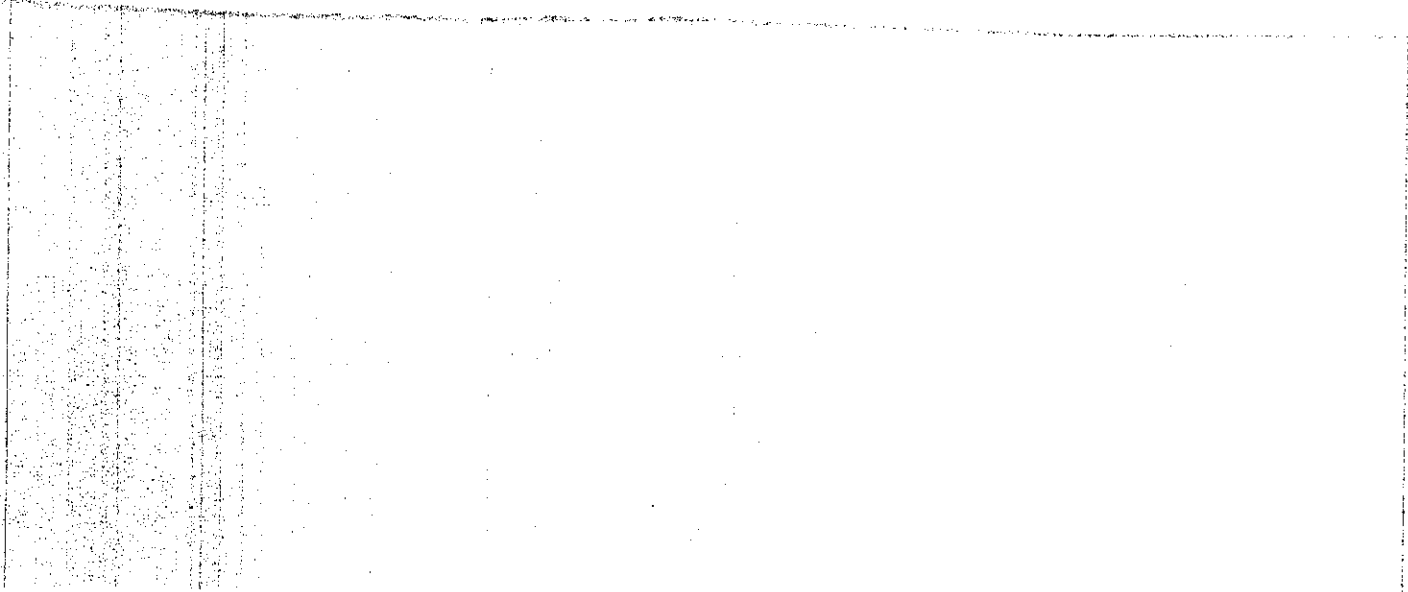
[Signature]

Date

X [Signature]

Signature of Signing Officer

DONALD ANDREW TAYLOR, a
Notary Public in and for the
Province of Ontario
My Commission does not expire.



Section 6: Authorization of owner for agent to make the application

If the application is to be signed by an agent / solicitor on behalf of the owner, one of the following authorizations must be completed or the owner must submit a letter of authorization. Authorization must be signed by all Registered Owners.

A) Where the property is owned by one or more natural persons:

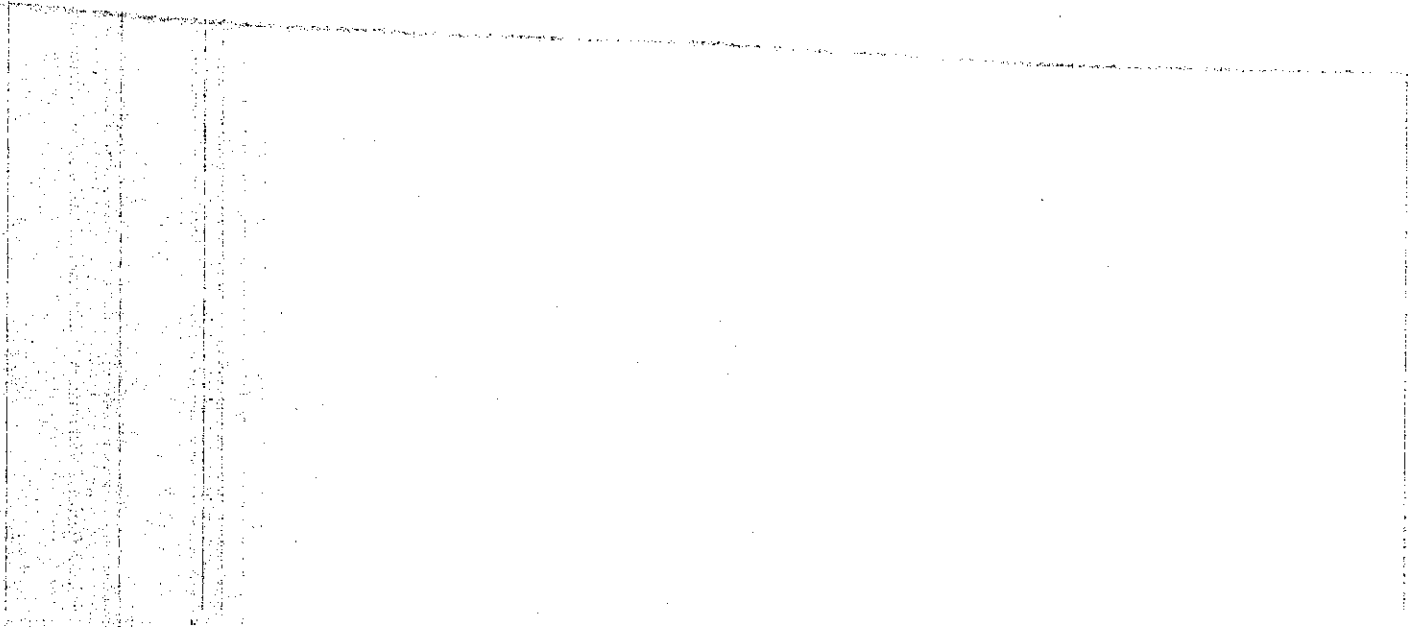
I, _____, am the owner of the land that is the subject of this application and I authorize _____ to make this application on my behalf.

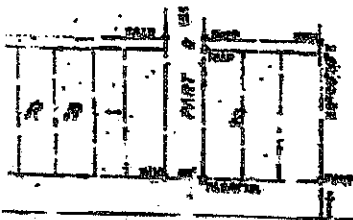
_____ X _____
Date Signature of Signing Officer

B) Where the property is owned by a corporation:

I, Melvin DeGagne having signing authority for Nor-Fab Building Components Ltd.
(name of corporation or number company) that is the owner of the land that is the subject of this application, authorize Lawrence G. Phillips to make this application on the corporation's behalf.

NOVEMBER 1, 2024 X [Signature]
Date Signature of Signing Officer





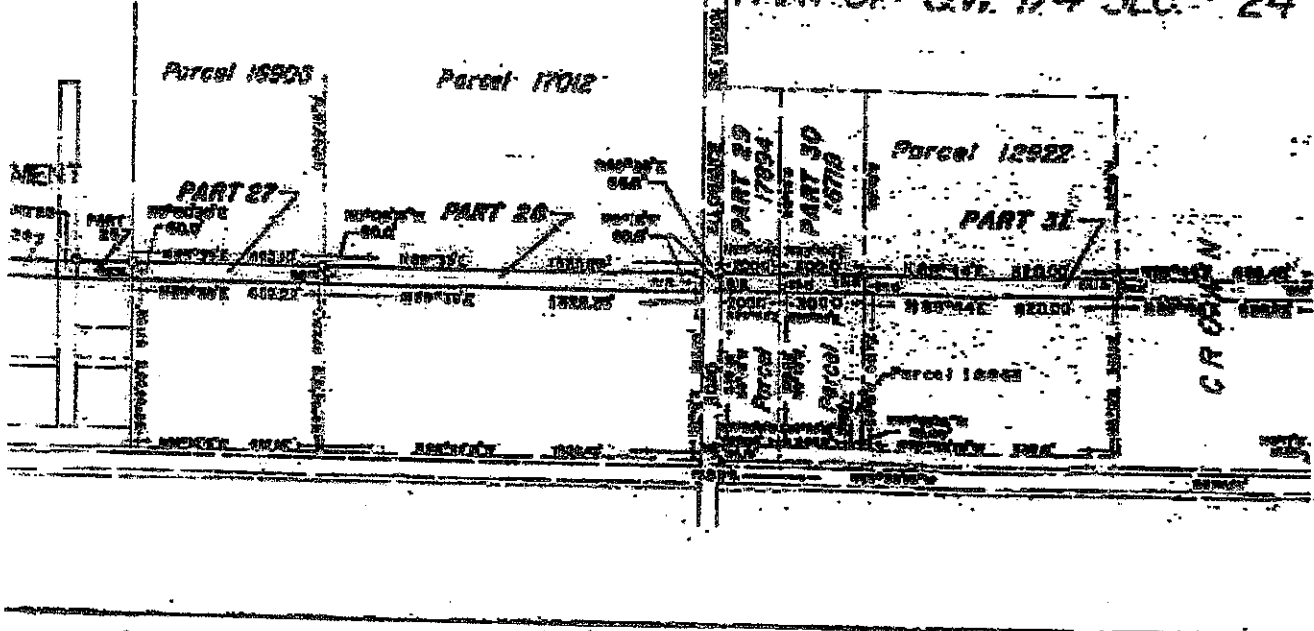
CANADIAN NATIONAL RAILWAY

SECTION 23 AND 24

SE. 1/4 SEC. 23

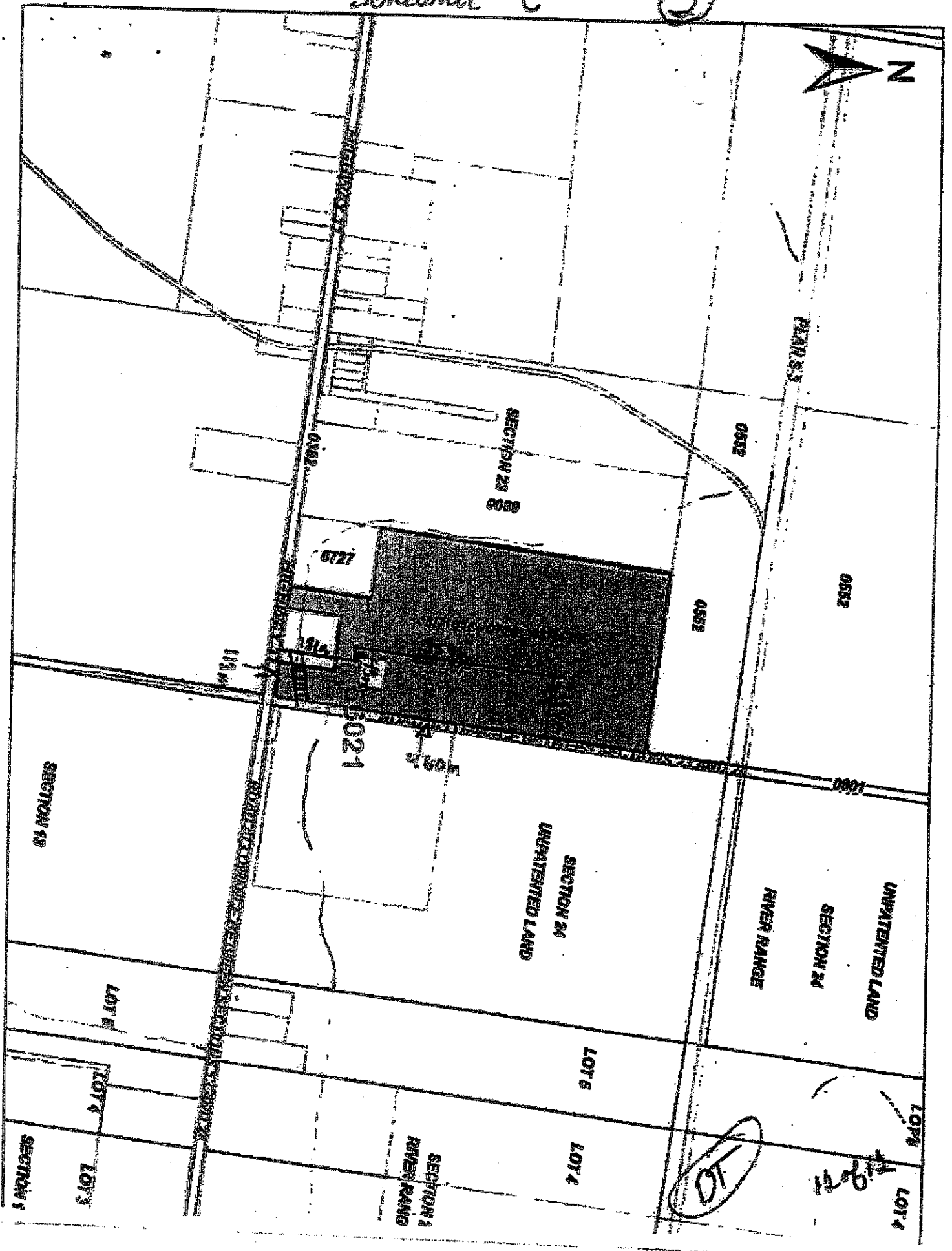
PART OF SW. 1/4 SEC. 24

This document is a preliminary plan and is not to be used for any purpose other than that for which it was prepared.



Schedule "C"

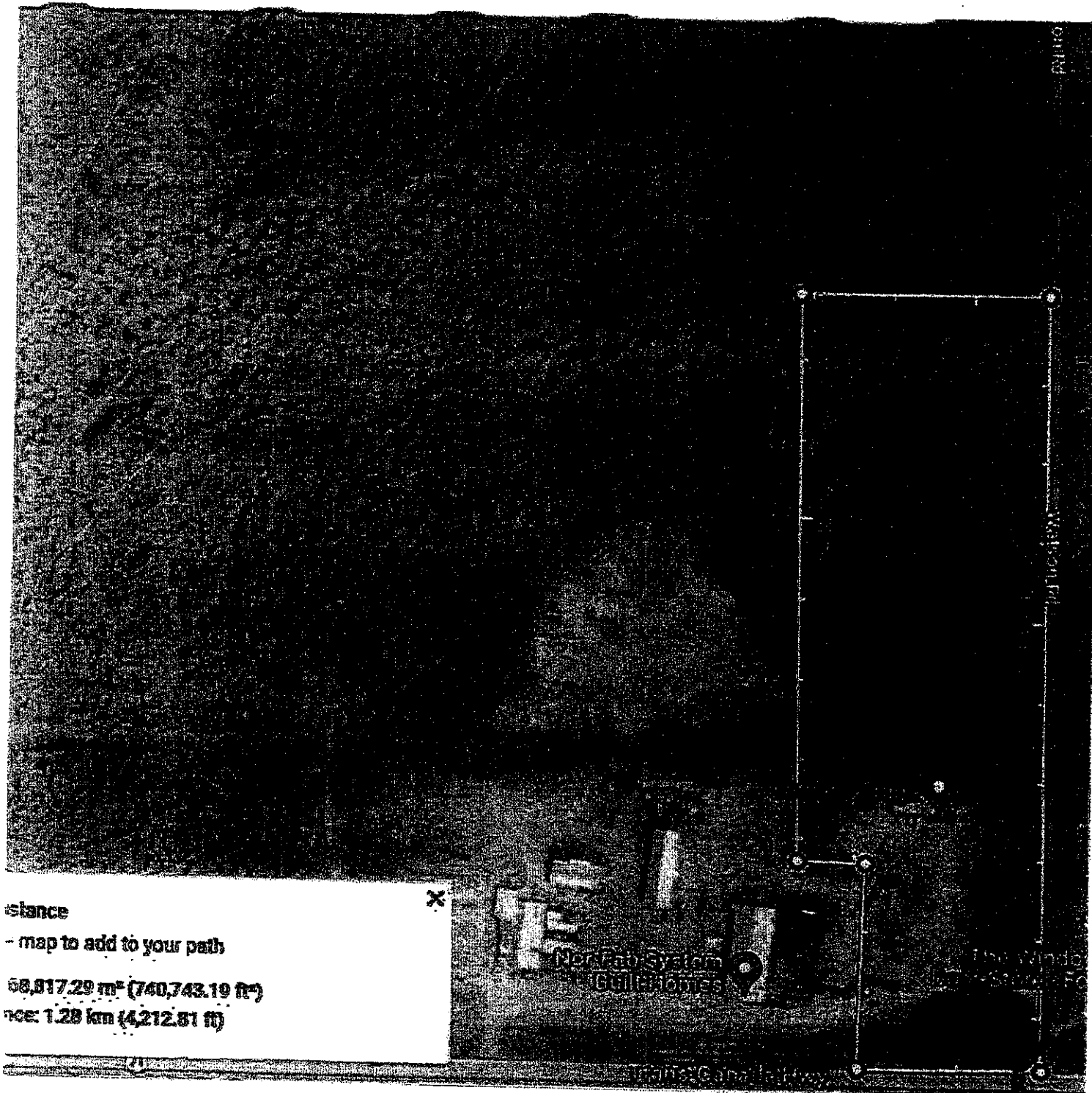
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⑩

1018

Schedule "C" (1)



BT

11/6/12

PLAN OF SURVEY OF
PART OF SECTION 23
TOWNSHIP OF CROZIER
MUNICIPALITY OF ALBERTON
DISTRICT OF BAINY RIVER

SCALE - 1/2" = 100'

NOTICE: THIS PLAN IS A PART OF THE SURVEY OF THE DISTRICT OF BAINY RIVER AND IS SUBJECT TO THE ACTS AND REGULATIONS OF THE GOVERNMENT OF ALBERTA IN RESPECT OF THE SURVEY AND RECORDING OF LAND.

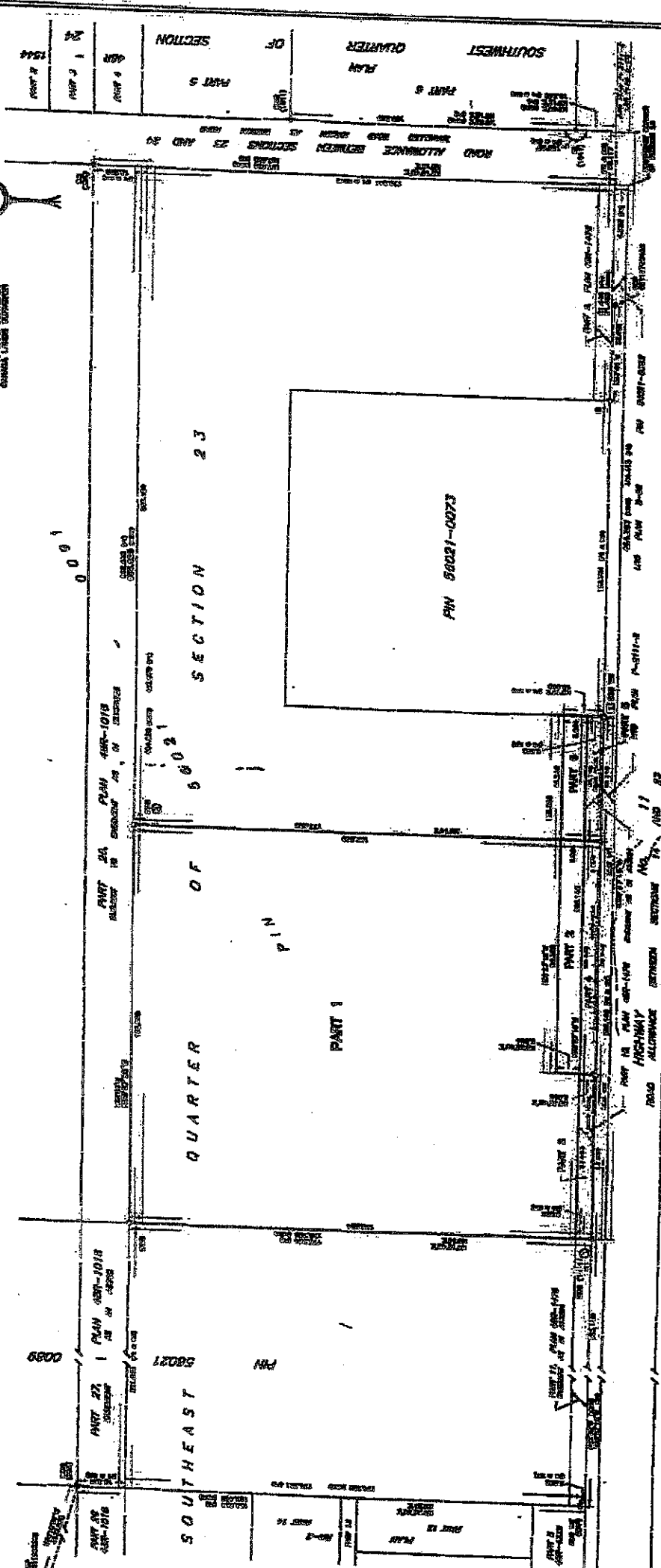
| SECTION | AREA | DATE |
|------------|-----------|------|
| SECTION 23 | 100 ACRES | 1918 |
| SECTION 24 | 100 ACRES | 1918 |
| SECTION 25 | 100 ACRES | 1918 |
| SECTION 26 | 100 ACRES | 1918 |
| SECTION 27 | 100 ACRES | 1918 |
| SECTION 28 | 100 ACRES | 1918 |
| SECTION 29 | 100 ACRES | 1918 |
| SECTION 30 | 100 ACRES | 1918 |
| SECTION 31 | 100 ACRES | 1918 |
| SECTION 32 | 100 ACRES | 1918 |
| SECTION 33 | 100 ACRES | 1918 |
| SECTION 34 | 100 ACRES | 1918 |
| SECTION 35 | 100 ACRES | 1918 |
| SECTION 36 | 100 ACRES | 1918 |
| SECTION 37 | 100 ACRES | 1918 |
| SECTION 38 | 100 ACRES | 1918 |
| SECTION 39 | 100 ACRES | 1918 |
| SECTION 40 | 100 ACRES | 1918 |

REMARKS:
A PARTIAL GREAT SURVEY OF SECTION 23, TOWNSHIP OF CROZIER, MUNICIPALITY OF ALBERTON, DISTRICT OF BAINY RIVER, WAS MADE BY J. J. ANDERSON, C.E., IN 1918. THE AREA OF SECTION 23 IS 100 ACRES. THE AREA OF SECTION 24 IS 100 ACRES. THE AREA OF SECTION 25 IS 100 ACRES. THE AREA OF SECTION 26 IS 100 ACRES. THE AREA OF SECTION 27 IS 100 ACRES. THE AREA OF SECTION 28 IS 100 ACRES. THE AREA OF SECTION 29 IS 100 ACRES. THE AREA OF SECTION 30 IS 100 ACRES. THE AREA OF SECTION 31 IS 100 ACRES. THE AREA OF SECTION 32 IS 100 ACRES. THE AREA OF SECTION 33 IS 100 ACRES. THE AREA OF SECTION 34 IS 100 ACRES. THE AREA OF SECTION 35 IS 100 ACRES. THE AREA OF SECTION 36 IS 100 ACRES. THE AREA OF SECTION 37 IS 100 ACRES. THE AREA OF SECTION 38 IS 100 ACRES. THE AREA OF SECTION 39 IS 100 ACRES. THE AREA OF SECTION 40 IS 100 ACRES.

ASSURANCE CERTIFICATE
I, THE SURVEYOR, HEREBY ASSURE THAT THE SURVEY AND PLAN ARE CORRECT AND ACCORDING TO THE ACTS AND REGULATIONS OF THE GOVERNMENT OF ALBERTA IN RESPECT OF THE SURVEY AND RECORDING OF LAND.

J. J. ANDERSON
SURVEYOR

PLAN 488-1918
APPROVED AND REGISTERED
April 20, 1918
J. J. ANDERSON
SURVEYOR



exp.
MUNICIPALITY OF ALBERTON
DISTRICT OF BAINY RIVER

NORTHEAST QUARTER OF SECTION 14

QUARTER OF SECTION 23

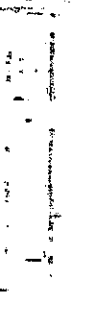
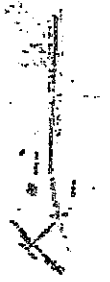
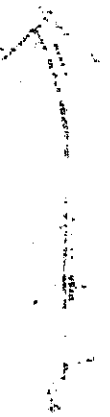
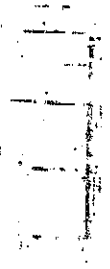
SOUTHEAST QUARTER

PART 1

PART 2

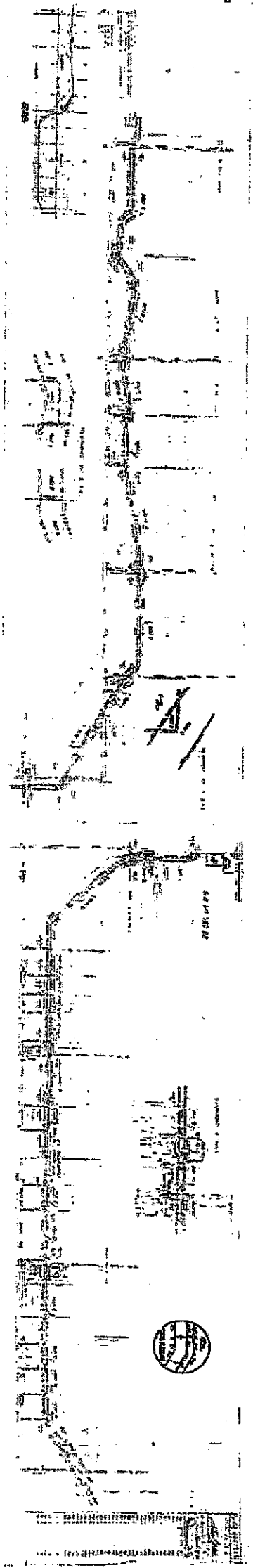
PART 3

PART 5



THE STATE OF TEXAS,
COUNTY OF DALLAS,
SHERIFF'S OFFICE.

| | |
|----------|----------|
| FILE NO. | 10-10-10 |
| DATE | 10-10-10 |
| BY | ... |
| ... | ... |





ServiceOntario

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 1 OF 1
PREPARED FOR Charlotte
ON 2023/06/27 AT 16:09:30

LAND
REGISTRY
OFFICE #48

56021-0728 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PT SEC 23 CROZIER AS IN SLT68443 & SLT69156 EXCEPT PARTS 1, 2, 3, & 4 48R4365; S/T A13594, SLT99685, RD27736; ALBERTON

PROPERTY REMARKS: CROWN GRANT SEE SP2300.

ESTATE/QUALIFIER: RECENTLY:
FEE SIMPLE ABSOLUTE DIVISION FROM 56021-0091

PIN CREATION DATE:
2015/06/26

OWNERS' NAMES: CAPACITY SHARE
NOR-FAB BUILDING COMPONENTS LTD. BENO

| REG. NUM. | DATE | INSTRUMENT TYPE | AMOUNT | PARTIES FROM | PARTIES TO | CERT/CHKD |
|-------------|--------------------|--|--------|----------------------------------|---|-----------|
| ** PRINTOUT | INCLUDES ALL | DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2015/06/26 ** | | | | |
| SLT92365 | 1971/02/03 | NOTICE | | | | C |
| 48R1016 | 1973/08/09 | PLAN REFERENCE | | | | C |
| SLT99685 | 1973/10/10 | TRANSFER EASEMENT | | | ICG TRANSMISSION LIMITED | C |
| 48R1476 | 1978/06/22 | PLAN REFERENCE | | | | C |
| A13594 | 1978/09/14 | TRANSFER EASEMENT | | | BELL CANADA | C |
| A31416 | 1984/10/24 | TRANSFER | | | NOR-FAB BUILDING COMPONENTS LTD. | C |
| A70054 | 1998/05/08 | NOTICE | | | | C |
| 48R3365 | 2013/04/30 | PLAN REFERENCE | | | THE CORPORATION OF THE TOWNSHIP OF ALBERTON | C |
| RD27735 | 2015/06/03 | NOTICE | | NOR-FAB BUILDING COMPONENTS LTD. | 2462647 ONTARIO INC. | C |
| | REMARKS: NO EXPIRY | | | | | |

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.



Ontario ServiceOntario

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND
REGISTRY
OFFICE #48

56021-0728 (LT)

PAGE 1 OF 1
PREPARED FOR Charlotte
ON 2023/06/27 AT 16:09:30

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PT SEC 23 CROZIER AS IN S/LT68443 & S/LT68156 EXCEPT PARTS 1, 2, 3, & 4 48R4365; S/T A13594, S/LT99685, RD27736; ALBERTON

PROPERTY REMARKS: CROWN GRANT SEE SP2300.

RECENTLY:

DIVISION FROM 56021-0091

PIN CREATION DATE:

2015/06/26

ESTATE/QUALIFIER:

FEE SIMPLE

ABSOLUTE

CAPACITY SHARE

BENO

OWNERS' NAMES
NOR-FAB BUILDING COMPONENTS LTD.

| REG. NUM. | DATE | INSTRUMENT TYPE | AMOUNT | PARTIES FROM | PARTIES TO | CERT/ CHRD |
|--|------------|-------------------|--------|---|------------|---------------|
| ** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2015/06/26 ** | | | | | | |
| S/LT92365 | 1971/02/03 | NOTICE | | | | C |
| 48R1016 | 1973/08/09 | PLAN REFERENCE | | | | C |
| S/LT99685 | 1973/10/10 | TRANSFER EASEMENT | | ICG TRANSMISSION LIMITED | | C |
| 48R1476 | 1978/06/22 | PLAN REFERENCE | | | | C |
| A13594 | 1978/09/14 | TRANSFER EASEMENT | | BELL CANADA | | C |
| A31416 | 1984/10/24 | TRANSFER | | NOR-FAB BUILDING COMPONENTS LTD. | | C |
| REMARKS: AMENDED BY A60316 | | | | | | |
| A70054 | 1998/05/08 | NOTICE | | | | C |
| 48R4365 | 2013/04/30 | PLAN REFERENCE | | THE CORPORATION OF THE TOWNSHIP OF ALBERTON | | C |
| RD27735 | 2015/06/03 | NOTICE | | 2462647 ONTARIO INC. | | C |
| REMARKS: NO EXHIBIT | | | | | | |

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

Application Checklist

The Township of Alberton will assign a File Number to complete applications. Please reference this File Number in all communications.

Applicants Checklist:

- Detailed map / sketch
- Copy of comments from Northwestern Health Unit
- Current copy of Parcel abstract
- The required fee, payable to Township of Alberton

Forward completed application to:

Township of Alberton
RR#1 - B2
Fort Frances, Ontario P9A 3M2

*Already sent
previously
check #
6447
Attached*

To make an appointment, and for all inquiries, please call:

(807) 274-6053

Consent Report

NWHU File Number: LDF004-24
Legal Description: Pts 1-4 48R4365
Location: Hwy 11A
Owners: Melvin DeGagne - Nor-Fab Building Components Ltd

The items below only address the sewage system capability of the proposed minor variance and/or re-zoning proposal. Any deficiencies noted about existing sewage systems are dealt with directly with the property owner.

Retained Lot

There is adequate space for a septic system to be installed/replaced when needed

Severed Lot

There is adequate space for a septic system to be installed/replaced when needed


NWHU Comments:

The NWHU has no objections to the proposed severance.

Additional Comments:

A Class 5 holding tank will not be permitted. A Class 4 septic system must be installed on the new property


Property Inspected By:



David Coats, CPHI (C)
Public Health Inspector

May 23, 2024
Date

Report Approved By:



Thomas Nabb, HBHSc, BAsc, CPHI (C)
Manager, Environmental Health
Chief Building Official for Part 8

May 30, 2024
Date

Subject: NWHU Consent Report
From: Laurie Dufresne <ldufresne@nwhu.on.ca>
Date: 2024-05-30, 3:25 p.m.
To: "alberton@jam21.net" <alberton@jam21.net>
CC: "lisa@lgphillipslawoffice.com" <lisa@lgphillipslawoffice.com>, "student@lgphillipslawoffice.com" <student@lgphillipslawoffice.com>, Dave Coats <dcoats@nwhu.on.ca>

RE: Melvin DeGagne - Nor-Fab Building Components Ltd
Pts 1-4 48R4365
Hwy 11A - Severance

Attached, please find a copy of the NWHU Consent Report regarding the proposed severance of the above-mentioned property.

Please feel free to contact us should you have any further questions.



**Northwestern
Health Unit**

www.nwhu.on.ca



Laurie Dufresne
Program Assistant
Environmental Health
210 First St N
Kenora, ON P9N 2K4
807-468-3147, ext. 301265

THIS MESSAGE IS FOR THE USE OF THE INTENDED RECIPIENT(S) ONLY AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, PROPRIETARY, CONFIDENTIAL, AND/OR EXEMPT FROM DISCLOSURE UNDER ANY RELEVANT PRIVACY LEGISLATION. No rights to any privilege have been waived. If you are not the intended recipient, you are hereby notified that any review, retransmission, dissemination, distribution, copying, conversion to hard copy, taking of action in reliance on or other use of this communication is strictly prohibited. If you are not the intended recipient and have received this message in error, please notify me by return e-mail and delete or destroy all copies of this message.

— Attachments: —

Degagne F004-24 Consent report.pdf

94.2 KB