



**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.

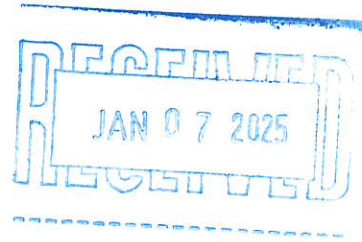
**Committee staff are available by appointment to review an application before filing.**

**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 **Application Form** – 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**) – 1 Copy
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  Crozier  Roddick <sup>27600</sup>
- c) Assessment Roll No. 59-11-000-000-~~27710~~-0000
- d) Civic Address 400 A Hwy 11
- e) Date subject land was acquired by current owner Oct. 02, 2011

Legal Description

- f) Property Descriptor Highway Commercial Lot
- g) Lot / Section No. 23
- h) Part No. \_\_\_\_\_
- i) Reference Plan no. \_\_\_\_\_
- j) Other Information (parcel #, etc.) \_\_\_\_\_
- k) 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. Name(s) of all registered property owner(s) or purchaser(s) of subject property

133525 Ontario Inc.

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

Need a new lot for Commercial Development

3. Type of transaction for which consent is requested: (check all that apply)

- Conveyance for lot creation (severance)
- Conveyance for a lot line adjustment
- Mortgage / partial discharge of mortgage
- Joint-use and maintenance agreement
- Easement / Right-of-way
- Long-term lease
- Other

4. 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:

Yes. This is to be added to properties being severed by Nor-Fab Building Components Ltd. property to the East of the properties and to be eventually transferred to Corner Garage

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

N/A

6. Proposed conveyance:

Lot	Severed	Retained
Parts on draft Reference Plan		
Frontage (metres) – include all frontages	43 metres	77.7 metres
Depth (metres) – indicate if irregular	120.7 metres	120.7 metres
Area (metres) (length x width)	5,190.1 m <sup>2</sup>	9,378.39 m <sup>2</sup>
This lot fronts on (Name of St./Rd)	Hwy 11-71	Hwy 11-71

7. 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.

8. 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)	43 metres
Depth (m) – (indicate if depth is irregular)	20 metres
Area (m <sup>2</sup> or ha)	860 m <sup>2</sup>
Purpose (e.g., Access, servicing)	Road Access

9. Use of property

Lot	Severed	Retained
Existing use(s)	Hwy Commercial	Hwy Commercial
Proposed use(s)	Hwy Commercial	Hwy Commercial

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

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

11. 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	Holdings Tank	N/A

Existing stormwater drainage (e.g., city storm sewer, roadside ditch, lot swale, etc.)	Roadside ditch plus mutual drain	Roadside ditch and Mutual drain
Proposed stormwater drainage	Mutual Agreement drain and Roadside Ditch	Mutual Agreement drain and Roadside Ditch

12. Access

How is the property accessed?	Severed	Retained
Provincial Highway	✓	✓
Township maintained road		

13. 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

If yes, please provide the municipal address below and illustrate on a sketch and complete the Ontario Ministry of Agriculture, Food and Rural Affairs **Minimum Distance Separation (MDS)** form found in Schedule A: Rural Consent Additional Application Information.

14. **Current or past applications:** Has any land been severed from the parcel originally acquired by the owner of the subject land? If yes, please provide the date of transfer, the name of the transferee and the use of the severed land.

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	YES	NO	DATE
Official plan amendment			
Zoning by-law amendment			
Sub-division application			
Site Plan application			
Consent application			
Minor variance application			
Building permit application			
Other (i.e., Road opening, Tree permit)			



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 of 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 Debagne having signing authority for 733525, Ontario Inc. (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 X [Signature]  
Date Signature of Signing Officer

## Application Checklist

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

### Applicants Checklist:

- Complete application
- Detailed map / sketch
- Copy of comments from Northwestern Health Unit
- Current copy of Parcel abstract
- The required fee, payable to Township of Alberton
- One copy of an Ontario Land Surveyor Survey (if available)

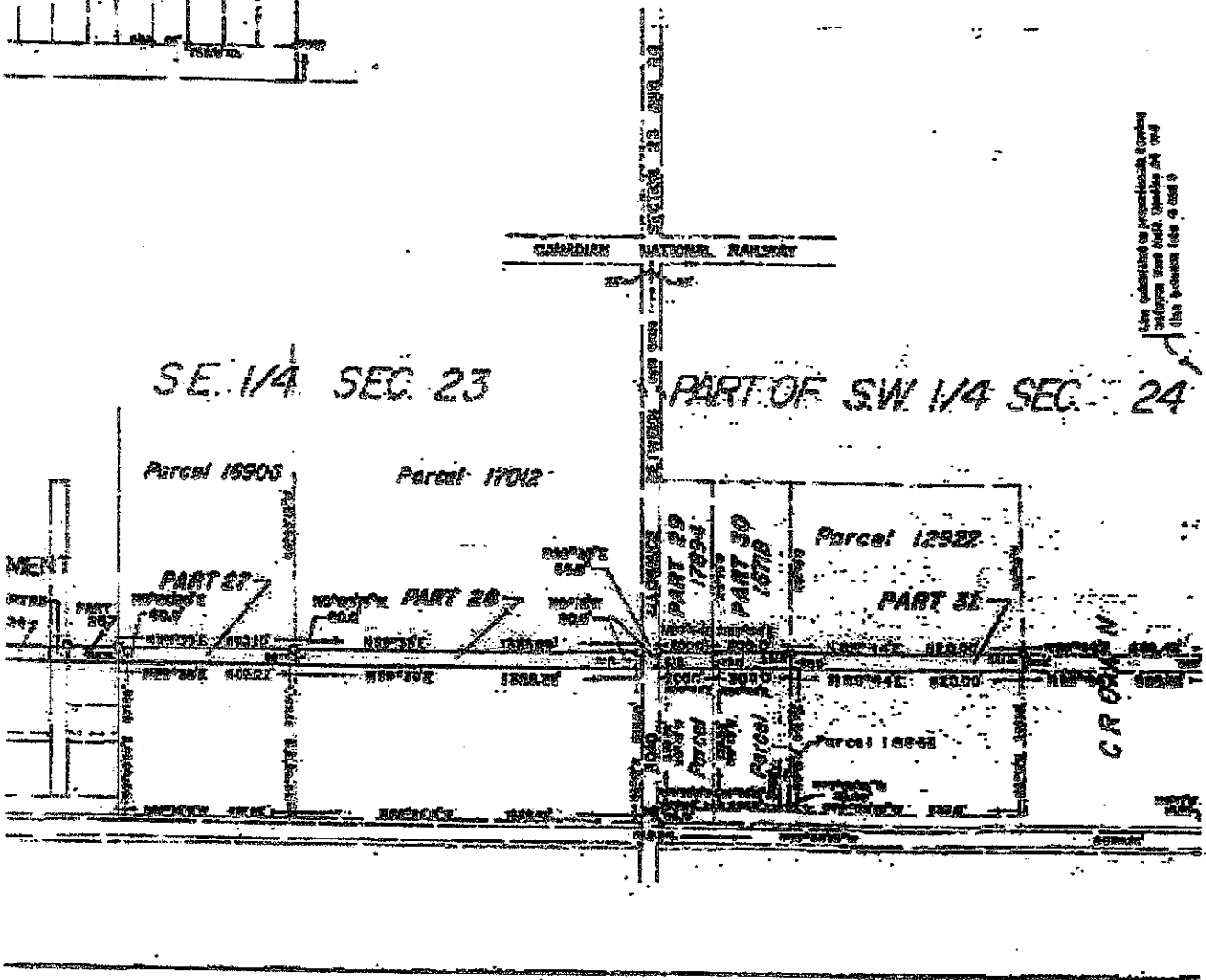
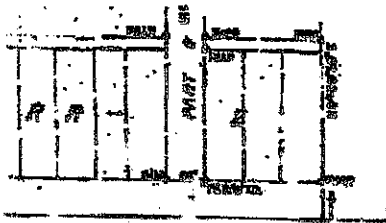
Forward completed application to:

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

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

(807) 274-6053

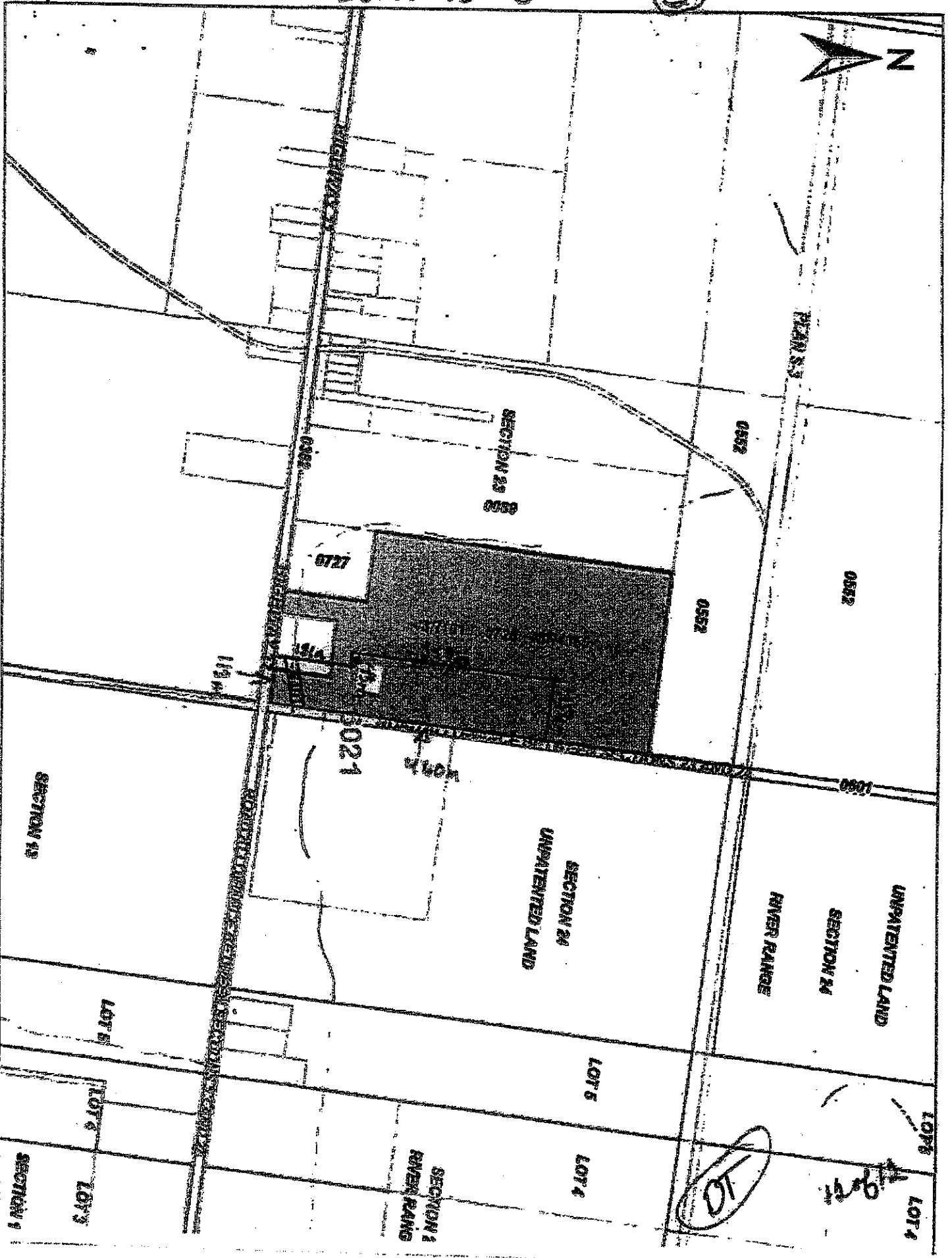




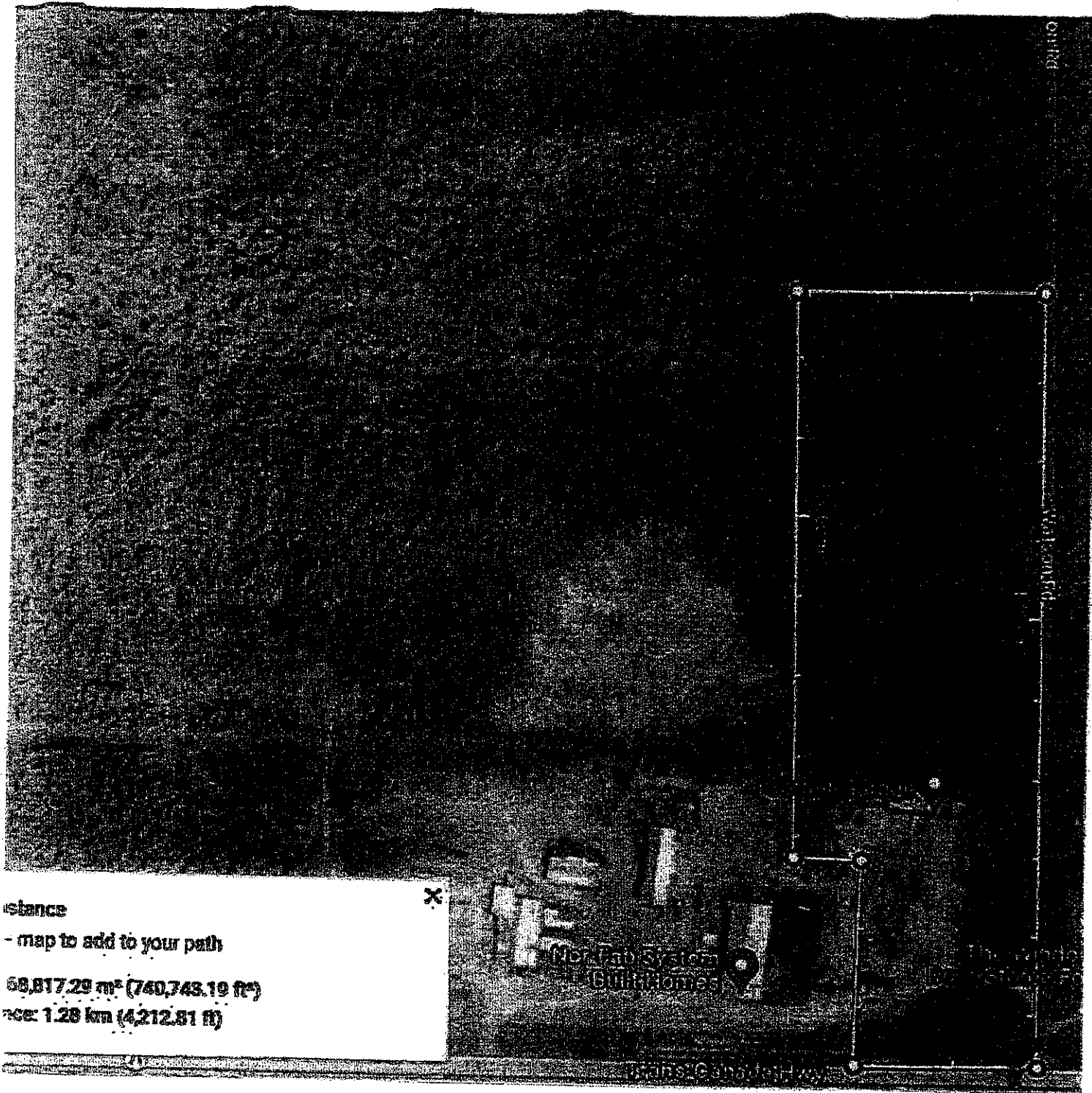
This certificate of registration is subject to the provisions of the Act and the regulations thereunder.

Schedule 'C'

(9)



Schedule "C" (1)



BT

11/6/12



Login  
Login



Search

Measure name

Proposed piece severed off 733525 ON Inc

Description

Group

No group

Area:

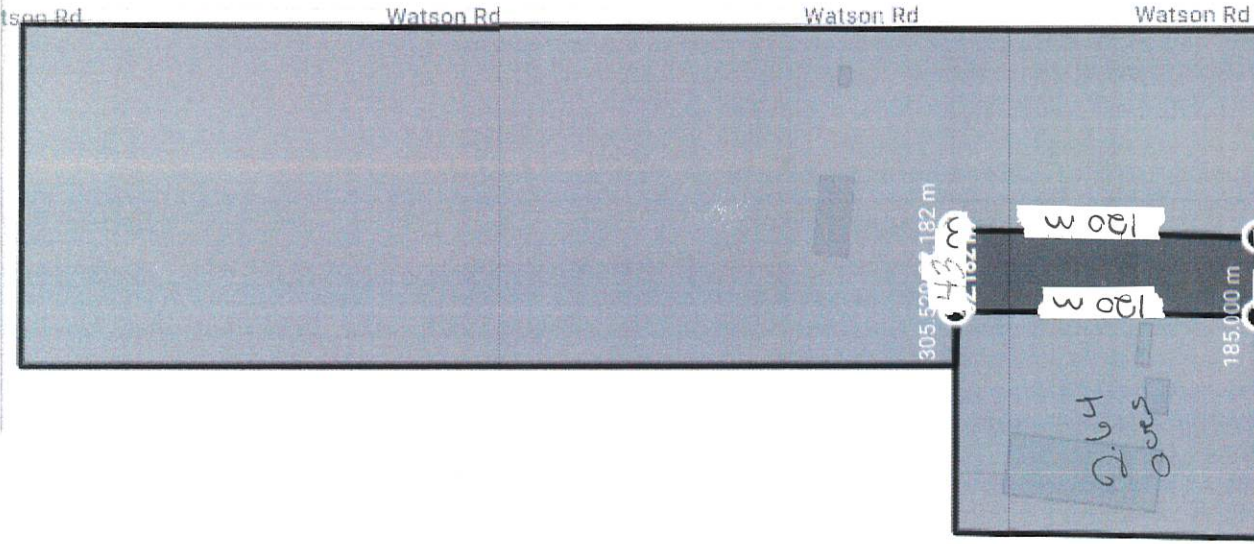
.96 acres

Perimeter:

305.529 m

With proposed strip severed off,  
this leaves 2.64 acres on

PLN 56021-0073 (733525 ON Inc.)



Trans-Canada Hwy

Yon

SHARE

DELETE

BACK

Google

Map data ©2024

Handwritten mark



PLAN OF SURVEY OF  
**PART OF SECTION 23**  
**TOWNSHIP OF CROZIER**  
**MUNICIPAL TOWNSHIP OF ALBERTON**  
**DISTRICT OF RAINY RIVER**

SCALE - 1:7500  
 1 10 20 40m

**NOTES**  
 1. THE SURVEY AND PLAN ARE SUBJECT AND OF ACCURACY  
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 10. THE SURVEY AND PLAN ARE SUBJECT AND OF ACCURACY

PLAN NO.	SECTION	AREA	DATE
1	SECTION 23	1544 ha	1984
2	SECTION 23	1544 ha	1984
3	SECTION 23	1544 ha	1984
4	SECTION 23	1544 ha	1984
5	SECTION 23	1544 ha	1984
6	SECTION 23	1544 ha	1984
7	SECTION 23	1544 ha	1984
8	SECTION 23	1544 ha	1984
9	SECTION 23	1544 ha	1984
10	SECTION 23	1544 ha	1984

**LEGEND**  
 1. BOUNDARY OF A PLANNED SURVEY SUBDIVISION  
 2. BOUNDARY OF A PLANNED SURVEY SUBDIVISION  
 3. BOUNDARY OF A PLANNED SURVEY SUBDIVISION  
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 9. BOUNDARY OF A PLANNED SURVEY SUBDIVISION  
 10. BOUNDARY OF A PLANNED SURVEY SUBDIVISION

**METRIC**  
 1. THE SURVEY AND PLAN ARE SUBJECT AND OF ACCURACY  
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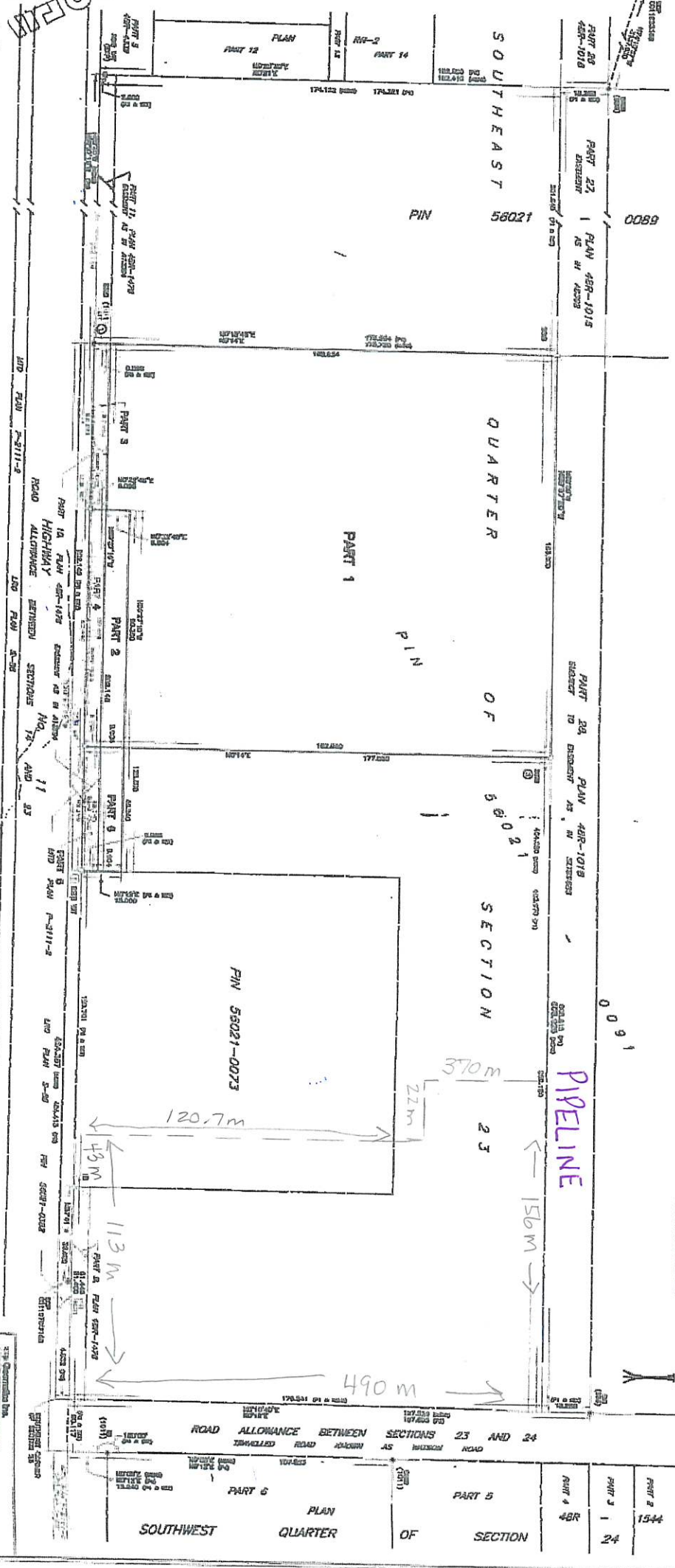
**SURVEYOR'S CERTIFICATE**  
 I, **DAVID J. BROWN**,  
 a duly qualified and licensed surveyor,  
 do hereby certify that the above described  
 survey and plan were conducted in accordance  
 with the provisions of the Survey Act and the  
 regulations thereunder, and that the same  
 are true and correct to the best of my  
 knowledge and belief.  
 Dated: **12 Dec 1984**  
**DAVID J. BROWN**  
 Surveyor  
 1100 - 11th Street S.E.  
 Calgary, Alberta T2G 1K1

**PARTS SCHEDULE**

PART	SECTION	POI	AREA	DATE
1	SECTION 23	POI 1	1544 ha	1984
2	SECTION 23	POI 2	1544 ha	1984
3	SECTION 23	POI 3	1544 ha	1984
4	SECTION 23	POI 4	1544 ha	1984
5	SECTION 23	POI 5	1544 ha	1984
6	SECTION 23	POI 6	1544 ha	1984
7	SECTION 23	POI 7	1544 ha	1984
8	SECTION 23	POI 8	1544 ha	1984
9	SECTION 23	POI 9	1544 ha	1984
10	SECTION 23	POI 10	1544 ha	1984

**PLAN 48R**  
 1544 ha  
 SECTION 23  
 TOWNSHIP OF CROZIER  
 MUNICIPAL TOWNSHIP OF ALBERTON  
 DISTRICT OF RAINY RIVER  
 DATE: **12-12-84**  
**M. D. J. BROWN**  
 Surveyor  
 1100 - 11th Street S.E.  
 Calgary, Alberta T2G 1K1

NORTHEAST QUARTER OF SECTION 14

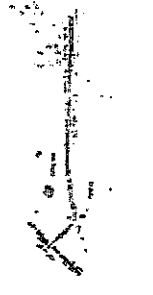
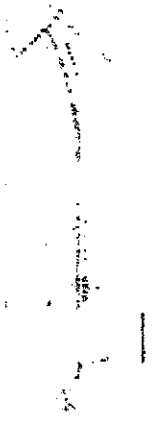


JUL 22 2024



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UNITED STATES OF AMERICA  
DEPARTMENT OF THE ARMY  
ENGINEERING CENTER  
FORT BELLEVILLE, ILLINOIS

NO.	DATE	BY



# 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](http://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



ServiceOntario

LAND REGISTRY OFFICE #48  
PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

56021-0073 (L1)

PAGE 1 OF 1  
PREPARED FOR Charlotte  
ON 2023/06/28 AT 10:49:11

PROPERTY DESCRIPTION: PCL 16038 SEC RAINY RIVER, E 1/2 OF SE 1/4 SEC 23 CROZIER EXCEPT S/LT68156, S/LT60443, ALBERTON

PROPERTY REMARKS: CROWN GRANT SEE SP2300.

ESTATE/QUALIFIER: FEE SIMPLE ABSOLUTE  
RECENTLY: FIRST CONVERSION FROM BOOK

PIN CREATION DATE: 2003/03/31

OWNERS' NAMES: 733525 ONTARIO INC.  
CAPACITY SHARE: BENO

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CHRT/CHRD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2003/03/28 **						
A52230	1991/10/22	TRANSFER	\$9,000		733525 ONTARIO INC.	C
A70054	1998/05/08	NOTICE		*** COMPLETELY DELETED ***	THE CORPORATION OF THE TOWNSHIP OF ALBERTON	C
A78884	2002/01/22	CHARGE		*** COMPLETELY DELETED ***	BUSINESS DEVELOPMENT BANK OF CANADA	
RD22341	2013/02/01	DISCH OF CHARGE		*** COMPLETELY DELETED *** BUSINESS DEVELOPMENT BANK OF CANADA		

REMARKS: A78884

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.

396 x 396