



# Corporation of the Municipality of Calvin

## Council Resolution

Date: December 16, 2025

### **East Nipissing Planning Board Correspondence – Brooker File 2025-11 and Bellaire File 2025-12**

Resolution Number: 2025-372

Moved By: Councillor

Seconded By: Councillor

WHEREAS Council for the Corporation of the Municipality of Calvin has received correspondence from the East Nipissing Planning Board inviting it to provide comment on Consent Application -Brooker File 2025-11 and Bellaire File 2025-12 and

WHEREAS the East Nipissing Planning Board was established under the Planning Act, R.S.O. 1990, c. P.13. for certain functions (notably “consents” under s. 50 and s. 53 of the Planning Act) from specific provincial regulation: O. Reg. 338/98 (Delegation of Authority – East Nipissing Planning Board) for processing and evaluating applications for consent under the Planning Act; and

WHEREAS Council for the Corporation of the Municipality of Calvin is not the review authority for such applications nor does it have the knowledge to provide evaluative comments on consent applications; and

WHEREAS the Planning Board is required to consult with the appropriate ministries, agencies, authorities, and municipal staff as part of its review, and to consider all applicable legislation, policies, and technical requirements; and

WHEREAS the CAO did circulate the application to the Public Works Superintendent and Building Code Official for comment which will be circulated to the Planning Board;

NOW THEREFORE BE IT RESOLVED THAT Council for the Corporation of the Municipality of Calvin affirms that the Planning Board is solely responsible for the evaluation and decision-making process on Consent Application – Brooker (File No. 2025-11); and

FURTHER THAT Council expects the Planning Board, in its review of this application, to fully consider and document the following matters:

- Consistency with the Provincial Policy Statement (PPS), including policies governing rural development, natural heritage, water resources, hazard lands, and servicing.
- Conformity with the Municipality’s Official Plan and Zoning By-law, including policies regarding lot creation, frontage, access, rural land use compatibility, and environmental protection.
- Compliance with the Planning Act, including Provincial Policy Statements.
- Consultation with all required ministries and agencies, including but not limited to:
  - Ministry of Transportation (MTO)
  - Ministry of Natural Resources and Forestry (MNRF)
  - North Bay-Mattawa Conservation (NBMCA)
  - Any other authorities with jurisdiction



**CAO**

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**From:** CAO  
**Sent:** December 3, 2025 10:53 AM  
**To:** East Nipissing Planning Board  
**Subject:** FW: Brooker File 2025-11 application & public notice

Hello Joanne

See below comments from the Building Code Official on the Brooker File.

Regards,  
Donna

**Donna Maitland**  
**CAO/Clerk/Treasurer**  
Municipality of Calvin  
1355 Peddlers Dr., R.R.#2, Mattawa, ON. P0H 1V0  
Ph: 705-744-2700  
[www.calvintownship.ca](http://www.calvintownship.ca)



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**From:** Building <building@calvintownship.ca>  
**Sent:** December 3, 2025 9:57 AM  
**To:** CAO <CAO@calvintownship.ca>  
**Subject:** RE: Brooker File 2025-11 application & public notice

Hi Donna

The building department has no concerns with the purposed severances on the Brooker property.

Shane

**From:** CAO <[CAO@calvintownship.ca](mailto:CAO@calvintownship.ca)>

**Sent:** November 30, 2025 7:04 PM

**To:** Public Works <[publicworks@calvintownship.ca](mailto:publicworks@calvintownship.ca)>; Building <[building@calvintownship.ca](mailto:building@calvintownship.ca)>

**Subject:** Fw: Brooker File 2025-11 application & public notice

Hi Ann and Shane

Please see attached and below. Will you please submit to me, comments, before Wed of next week, including if "no concerns" for the attached application so that I might include them with council meeting package.

Thx

**Donna Maitland**

**CAO/Clerk/Treasurer**

Municipality of Calvin

1355 Peddlers Dr., R.R.#2, Mattawa, ON. P0H 1V0

Ph: 705-744-2700

[www.calvintownship.ca](http://www.calvintownship.ca)



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**From:** East Nipissing Planning Board <[admin@enpb.ca](mailto:admin@enpb.ca)>

**Sent:** November 30, 2025 4:51 PM

**To:** CAO <[CAO@calvintownship.ca](mailto:CAO@calvintownship.ca)>

**Subject:** Brooker File 2025-11 application & public notice

Good morning Donna,

Attached is the Brooker File 2025-11 application for you to present to your Council for comments & the public notice & map for you to post on the web page & on your public notice board. The next Planning Board meeting will be December 18 at 6 pm.

Thank you,



JoAnne Montreuil,  
Secretary Treasurer,  
East Nipissing Planning Board



# APPLICATION FOR CONSENT

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

1.0 PERSONAL 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, if the applicant is not the owner. <u>Rick + Kim Brooker</u>			
Name of Owner <u>Rick + Kim Brooker</u>	Home Telephone No. <u>705-494-0535</u>	Business Telephone No.	
Address <u>664 Highway 630</u>	Postal Code <u>P0H 1V0</u>	Fax No.	
Email <u>brooker-us-eh@yahoo.com</u>	Cell No. <u>705-494-0535</u>		
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 <u>Kim Brooker</u>	Home Telephone No.	Business Telephone No.	
Address <u>664 Highway 630, CALVIN</u>	Postal Code <u>P0H 1V0</u>	Fax No.	
Email: <u>brooker-us-eh@yahoo.com</u>	Cell No. <u>705-494-0535</u>		
1.3 Indicate to whom correspondence is to be sent (check one please)			
<input checked="" type="radio"/> Owner <input type="radio"/> Authorized Agent <input type="radio"/> Solicitor			

2.0 LOCATION OF THE SUBJECT LAND (COMPLETE AFTER RESEARCHING MAPS)			
2.1 Municipal Address (mailing address) <u>664 Highway 630 LATIMER Lane</u>			Postal Code <u>P0H 2E0</u>
Concession Number(s) <u>6</u>	Lot Number(s) <u>36</u>	Registered Plan No.	Lot(s)/Block(s)
Reference Plan No.	Part Number(s) <u>PIN 49111-0201</u>	Parcel Number(s)	Former Township:
Assessment Roll No. <u>4822-000001-26504-0000</u>			

DESIGNATED AS PT1, PL 36R-13086  
DISTRICT OF NIPISSING, TOWNSHIP OF CALVIN  
310 METERS FRONTAGE ON  
MOUNT ALBERT RD.

Page | 2

LEGAL DESCRIPTION - 36R14422 PART 1



3.0 PURPOSE OF APPLICATION	
3.1	Type and Purpose of the proposed transaction (check appropriate space): <input checked="checked" type="checkbox"/> Creation of a new lot <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:
3.3	If a lot addition, identify/describe the lands to which the parcel will be added (Also illustrate on the required sketch):

3.1 DESCRIPTION OF SUBJECT LAND AND SERVICES INFORMATION			
4.1 Lands to be Severed			
Frontage(m):	LOT 1 72.50	LOT 2 72.98	LOT 3 69.73
Depth (m):	174	174	174
Area (hec/acre):	3	3	3
			Existing Use: Vacant land Proposed Use: Existing Buildings/Structures: Proposed Buildings/Structures:
4.2 Lands to be Retained			
Frontage(m):	<del>456.59</del> 251.49		
Depth (m):	456.59		
Area (hec/acre):	31 ACRES		
			Existing Use: Vacant land Proposed Use: Existing Buildings/Structures: Proposed Buildings/Structures:



4.3 Are there any easements or restrictive covenants affecting the subject lands?  
If yes, please describe the easement or covenant and its effect.

Yes ☐ No ☒

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

Severed

☐  
☒  
☐  
☐  
☐  
☐  
☐

Retained

☐  
☒  
☐  
☐  
☐  
☐  
☐

Provincial Highway (#):  
Municipal Road, Maintained Year Round:  
Municipal Road, Seasonally Maintained:  
County/District Road (#):  
Private Road:  
Right-of-way:  
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

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?  
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

4.7 Water Supply for Retained land shall be provided by:

- ☐ Municipal piped water  
☐ Privately Owned and Operated Communal Well  
☒ Privately owned & operated individual wells for each lot  
☐ Other (specify, e.g., lake, bottled):

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

- ☐ Municipal piped water  
☐ Privately Owned and Operated Communal Well  
☒ Privately owned & operated individual wells for each lot  
☐ Other (specify, e.g., lake, bottled):

4.9 Sewage Disposal for Retained land shall be provided by:

- ☐ Municipal sanitary sewers  
☐ Privately owned communal collection  
☒ Privately owned individual septic system for each lot  
☐ 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:



<b>4.10 Sewage Disposal for Severed Parcel(s) shall be provided by:</b>			
<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:			
<b>4.11 Storm Drainage (Indicate the proposed storm drainage system)</b>			
<input type="checkbox"/>	Storm Sewers	<input checked="" type="checkbox"/>	Ditches
<input type="checkbox"/>	Swales	<input type="checkbox"/>	Other (please state)
<b>4.12 Other Services (Check if the service is available)</b>			
<input checked="" type="checkbox"/>	Electricity	<input checked="" type="checkbox"/>	School Bussing
<input type="checkbox"/>	Garbage Collection	<input type="checkbox"/>	

<b>5.1</b>	
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"/> If Yes and if known, provide below, the application file number and the decision made on the application.	
<b>5.2</b>	
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"/> If yes and if known, indicate previous severances on the required sketch and supply the following information for each lot severed. Date of transfer: Name of Transferee: Land use of parcel:	
<b>5.3</b>	
Has any land been severed from the parcel by the prior owner(s)? Yes <input checked="" type="radio"/> No <input type="radio"/> Unknown <input type="radio"/> If yes and if known, please provide below any names & if possible, current addresses of prior owners of which you may be aware: RONALD VINCENT DECHAMPS + DEBORAH ANN DECHAMPS	
<b>5.4</b>	
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"/> If yes, prior owner should be noted in 5.3 above.	
<b>5.5</b>	
Current Zoning (Specify zone symbol): R	
<b>5.6</b>	
Current Official Plan Land Use Designation:	

RTEP - Residential Taxable: Full ENGLISH PUBLIC



**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:  
\_\_\_\_\_  
\_\_\_\_\_

**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 (contact Secretary Treasurer for More Information)	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>
A natural gas or petroleum pipeline	<input 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 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 ☐

**6.1** 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.

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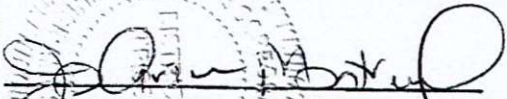
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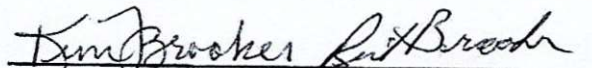


#### 2.0 AFFIDAVIT OF SWORN DECLARATION

Declaration for the prescribed information: I (we) Rick + Kim BROOKER of the MUNICIPALITY of CALVIN in the DISTRICT of NISSING 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 Mattawan in the District of Nipissing, this 2<sup>th</sup> day of November, 2025

  
Commissioner of Oaths (include stamp below)

  
Signature of Applicant/Solicitor or Authorized Agent

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 \_\_\_\_\_ am the owner of the land that is the subject of this application for consent and I authorize \_\_\_\_\_ to make this application on my behalf.

Signature of Owner \_\_\_\_\_ Date \_\_\_\_\_

#### 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.

November 20, 2005

Date

Rick & Kim Brooker

Signature of Owner

Rick & Kim Brooker

Owner's Name: Printed

#### INFORMATION COLLECTION

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:

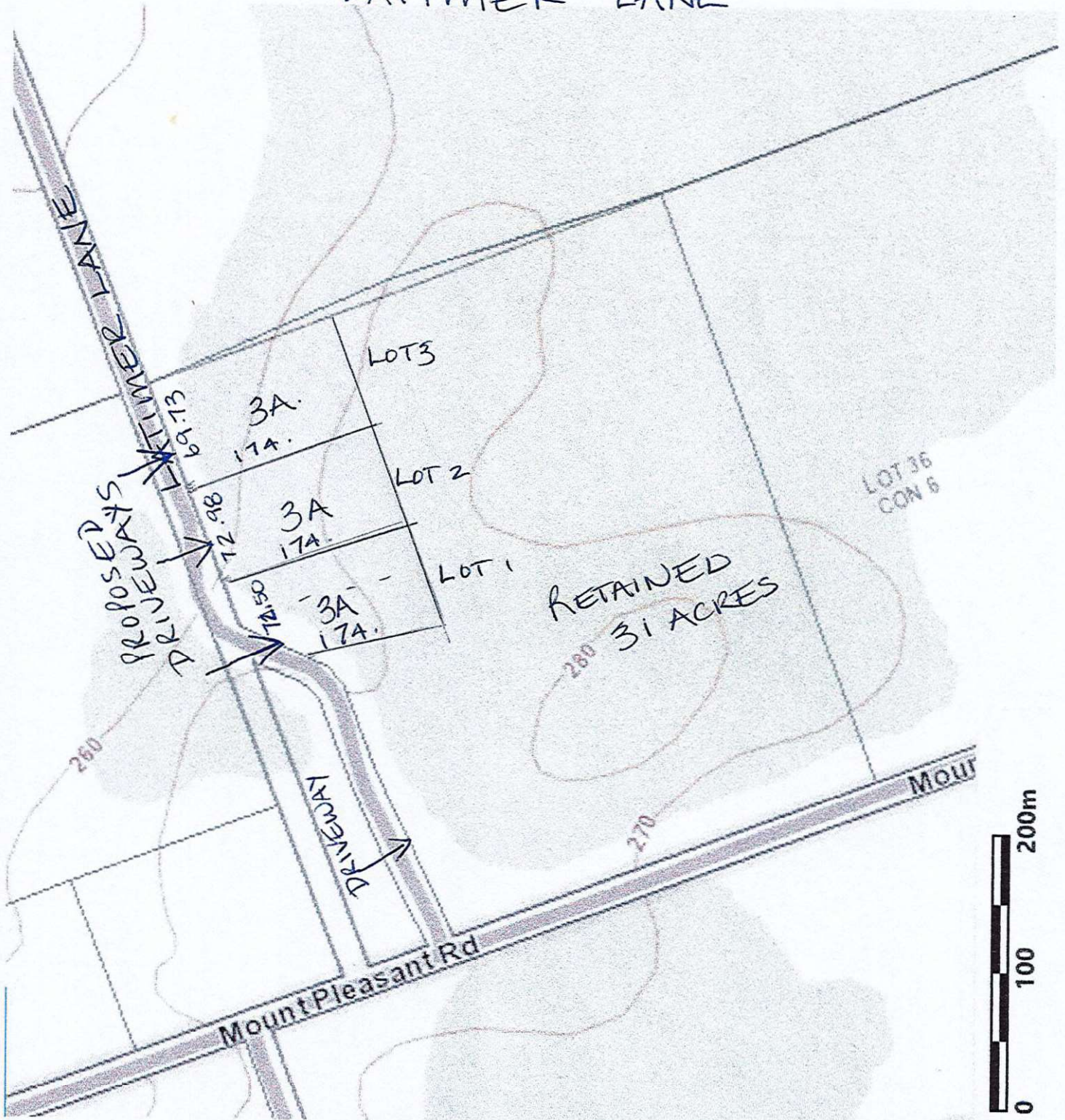
Secretary of the East Nipissing Planning Board \_\_\_\_\_, Ontario \_\_\_\_\_,

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 \_\_\_\_\_.



# LATIMER LANE





## **Public Notice of Application for Consent**

### **Clause 53(5) (a) of the Planning Act**

**The East Nipissing Planning Board has received the following consent application:**

**Application No: 2025-11**

**Applicant: Rick and Kim Brooker**

**Agent:**

**Subject Lands: 0 Latimer Lane**

**Purpose: Creation of three new lots**

**See Attached Sketches**

#### **Other Applications**

Inquires and written submission about the applications can be made to JoAnne Montreuil, Secretary of the East Nipissing Planning Board, PO Box 31, Mattawa ON P0H 1V0 Telephone (705) 825-2523 or, by email: [admin@enpb.ca](mailto:admin@enpb.ca)

The meeting to hear the applications will be on **December 18, 2025 at 6 pm, at the Municipality of Mattawan Hall located at 947 Hwy 533, Mattawa ON.**

#### **Need to Make Submissions:**

If a person or public body that files an appeal of the decision to the East Nipissing Planning Board, in respect of the proposed consent does not make written submissions to the Board, before the Board give or refuses to give a provisional consent, the Local Planning Appeal Tribunal may dismiss the appeal.

#### **Requesting Notice of Decision:**

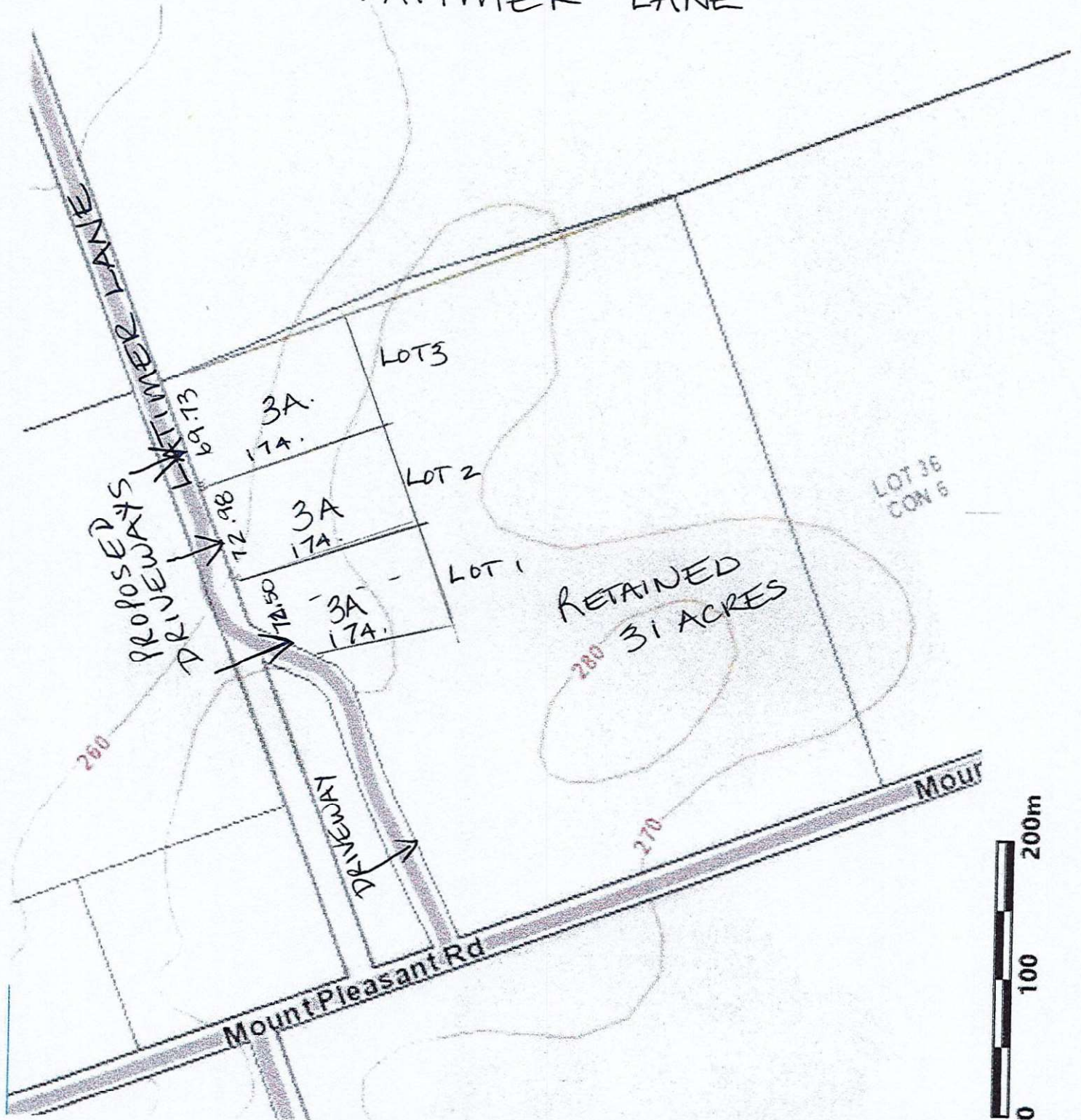
Any person or public body may appeal a decision of the East Nipissing Planning Board, not later than 20 days after the notice of decision is given. If you wish to be notified of the decision of the Board, in respect to the proposed consent, you must make a written request to the Board at the address above.

#### **Getting Additional Information:**

Additional information about the application is available by contacting the numbers listed above.



# LATIMER LANE





CAO

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**From:** CAO  
**Sent:** December 3, 2025 10:52 AM  
**To:** East Nipissing Planning Board  
**Subject:** FW: Bellaire File 2025-12

Hi Joanne

See below, comments from the Building Code Official with respect to the Bellaire File.

**Donna Maitland**

**CAO/Clerk/Treasurer**

Municipality of Calvin

1355 Peddlers Dr., R.R.#2, Mattawa, ON. P0H 1V0

Ph: 705-744-2700

[www.calvintownship.ca](http://www.calvintownship.ca)



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**From:** Building <building@calvintownship.ca>  
**Sent:** December 3, 2025 9:58 AM  
**To:** CAO <CAO@calvintownship.ca>  
**Subject:** RE: Bellaire File 2025-12

Hi Donna

The building department has no concerns with the purposed severance on the Bellaire property.

Shane

---

**From:** CAO <[CAO@calvintownship.ca](mailto:CAO@calvintownship.ca)>  
**Sent:** November 30, 2025 7:18 PM



**To:** Public Works <[publicworks@calvintownship.ca](mailto:publicworks@calvintownship.ca)>; Building <[building@calvintownship.ca](mailto:building@calvintownship.ca)>  
**Subject:** Fw: Bellaire File 2025-12

#2 same request as Brooker file please. Thx

**Donna Maitland**  
**CAO/Clerk/Treasurer**  
Municipality of Calvin  
1355 Peddlers Dr., R.R.#2, Mattawa, ON. P0H 1V0  
Ph: 705-744-2700  
[www.calvintownship.ca](http://www.calvintownship.ca)



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**From:** East Nipissing Planning Board <[admin@enpb.ca](mailto:admin@enpb.ca)>  
**Sent:** November 30, 2025 4:56 PM  
**To:** CAO <[CAO@calvintownship.ca](mailto:CAO@calvintownship.ca)>  
**Subject:** Bellaire File 2025-12

Good morning Donna,

Attached is the Bellaire File 2025-12 application for you to present to your Council for comments & the public notice & map to post on your web page & on your Public Notice board. The next Planning Board meeting will be December 18, 2025.

Thank you,

JoAnne Montreuil,  
Secretary Treasurer,  
East Nipissing Planning Board



## APPLICATION FOR CONSENT

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

<b>1.0 APPLICANT INFORMATION</b>		
Complete the information below. All communication will be directed to the Primary Contact with a copy to the Owner.		
<b>1.1</b> 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>Dernadette Bellaire</i>	Home Telephone No. <i>705-776-7057</i>	Business Telephone No.
Address <i>265 Moreau Rd.</i>	Postal Code <i>R0H2E0</i>	Fax No.
Email <i>N/A</i>	Cell No. <i>705-358-4620</i>	
<b>1.2</b> 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>Stephanie Bellaire</i>	Home Telephone No.	Business Telephone No.
Address <i>538 Madelena Dr, North Bay</i>	Postal Code <i>R1A 2Y7</i>	Fax No.
Email: <i>Bellaire825@gmail.com</i>	Cell No. <i>705-498-1999</i>	
<b>1.3</b> Indicate to whom correspondence is to be sent (check one please)		
Owner	Authorized Agent	Solicitor

<b>2.0 LOCATION OF THE SUBJECT LAND (COMPLETE APPLICABLE BOXES IN 2.1)</b>			
<b>2.1</b> Municipal Address (mailing address)			
<i>264 Moreau Rd.</i>			Postal Code <i>R0H2E0</i>
Concession Number(s) <i>8</i>	Lot Number(s) <i>Part lot 33</i>	Registered Plan No.	Lot(s)/Block(s)
Reference Plan No.	Part Number(s)	Parcel Number(s)	Former Township:
Assessment Roll No. <i>4822-000-001-36600-0000</i>			



3.0 PURPOSE OF APPLICATION	
3.1	Type and Purpose of the proposed transaction (check appropriate space): <input checked="checked" type="checkbox"/> Creation of a new lot <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: <u>Stephanie Bellaire</u>
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): <u>+ 222 feet</u> Depth (m): <u>+ 400 feet</u> Area (hec/acre): <u>+ 2 Acres</u>	Existing Use: <u>Vacant Land</u> Proposed Use: <u>New Residential Home</u> Existing Buildings/Structures: Proposed Buildings/Structures:
4.2 Lands to be Retained	
Frontage(m): <u>+ 409 feet</u> Depth (m): <u>+ 29.12 feet</u> Area (hec/acre): <u>+ 91 Acres</u>	Existing Use: <u>Vacant Land</u> Proposed Use: Existing Buildings/Structures: Proposed Buildings/Structures:



4.3	Are there any easements or restrictive covenants affecting the subject lands? If yes, please describe the easement or covenant and its effect.	Yes <input checked="" type="radio"/>	No <input type="radio"/>
<i>Pipeline</i>			
<b>4.4 Type of Access</b> (Check appropriate box and state road name):			
<b>Severed</b> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<b>Retained</b> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Provincial Highway (#): Municipal Road, Maintained Year Round: Municipal Road, Seasonally Maintained: County/District Road (#): Private Road: Right-of-way: Water Access:	
<b>4.5</b> 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? <span style="float: right;"> <input type="radio"/> Yes           <input checked="" type="radio"/> No         </span>			
If no, please indicate on sketch, location of proposed entrance for Public Works Manager's inspection purposes.			
<b>4.6</b> If located on water: a) What is the name of the water body? 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			
<b>4.7 Water Supply for Retained land shall be provided by:</b>			
<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):
<b>4.8 Water Supply for Severed Parcel(s) shall be provided by:</b>			
<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):
<b>4.9 Sewage Disposal for Retained land shall be provided by:</b>			
<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:			



<b>4.10 Sewage Disposal for Severed Parcel(s) shall be provided by:</b>			
<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>			
<b>4.11 Storm Drainage</b> (Indicate the proposed storm drainage system)			
<input type="checkbox"/>	Storm Sewers	<input checked="" type="checkbox"/>	Ditches
<input type="checkbox"/>	Swales	<input type="checkbox"/>	Other (please state)
<b>4.12 Other Services</b> (Check if the service is available)			
<input checked="" type="checkbox"/>	Electricity	<input checked="" type="checkbox"/>	School Bussing
<input type="checkbox"/>	Garbage Collection		

<b>5.0 LAND USE AND HISTORY OF THE SUBJECT LAND</b>	
<b>5.1</b>	<p>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>
<b>5.2</b>	<p>Has any land been severed from the parcel originally acquired by the current owner of the subject land? Yes <input checked="" type="radio"/> No <input 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: <u>Approx 1995</u></p> <p>Name of Transferee: <u>Mona Dobratz</u></p> <p>Land use of parcel: <u>Residential Home</u></p> <p><u>Approx 2023</u> <u>Michael Bellaire</u> <u>Residential Home</u></p>
<b>5.3</b>	<p>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 &amp; if possible, current addresses of prior owners of which you may be aware:</p>
<b>5.4</b>	<p>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>
<b>5.5</b>	Current Zoning (Specify zone symbol): <u>R</u>
<b>5.6</b>	Current Official Plan Land Use Designation: <u>Rural Residential</u>



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 ☒ 3B

If the answer was 'yes', please indicate the date of the transfer, the name of the transferee and the uses of the severed land: See Section 5.2

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:

\_\_\_\_\_

\_\_\_\_\_

**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 checked="" 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 checked="" type="checkbox"/>
An active or abandoned rail line and/or trail	<input type="checkbox"/>	<input type="checkbox"/>
A natural gas or petroleum pipeline	<input type="checkbox"/>	<input checked="" 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 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.

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#### 7.0 AFFIDAVIT OR SWORN DECLARATION

Declaration for the prescribed information: I (we) Bernadette Bellaire of the Municipality of Calvin in the district of Nipissing 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 Matamoras in the Distict of Nipissing, this 21<sup>st</sup> day of November, 2025

  
Commissioner of Oaths (include stamp below)

  
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 Bernadette Bellaire am the owner of the land that is the subject of this application for consent and I authorize Stephanie Bellaire to make this application on my behalf.

Signature of Owner Bernadette Bellaire Date NOV. 21. 2025

#### 10.0 AGREEMENT TO INDEMNIFY

##### 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.

November 21, 2005

Date

Bernadette Bessaire

Signature of Owner

Bernadette Bessaire

Owner's Name: Printed

#### 11.0 COLLECTION OF INFORMATION

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:

Seceretary 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 \_\_\_\_\_.

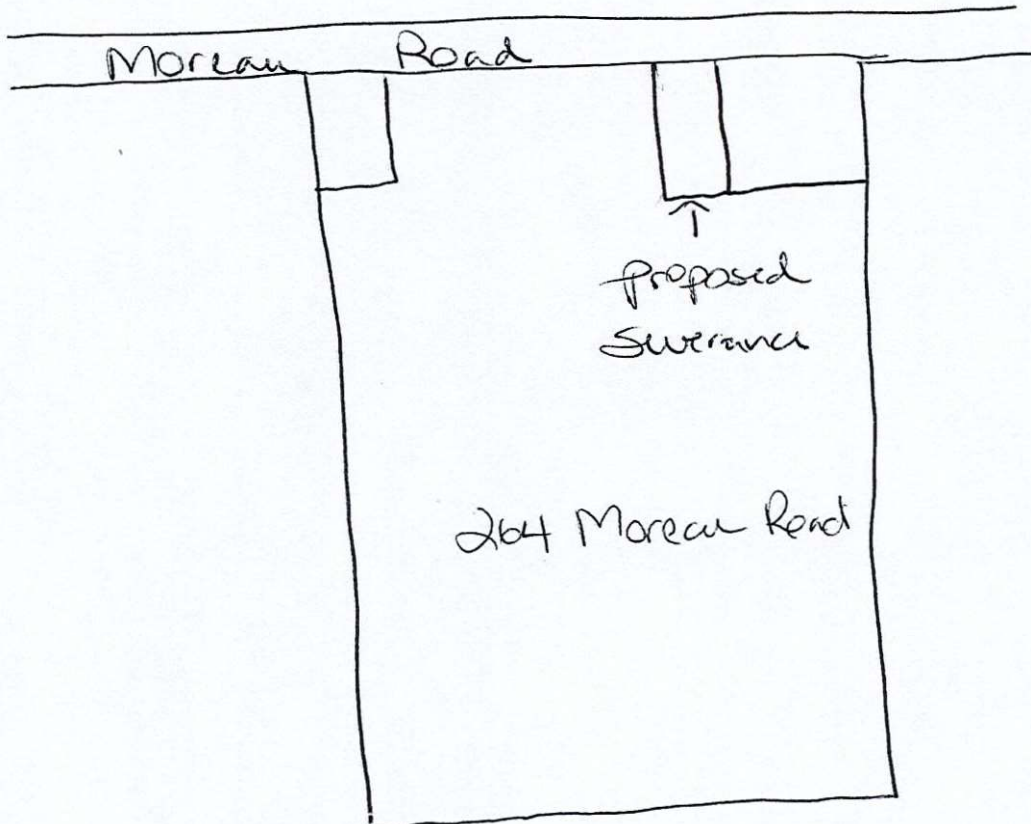


### KEY MAP

Below is a key map of the geographic Township of \_\_\_\_\_. Please indicate on this map, where the subject land is located.

#### Directions to the Site

In order to assess your application, the site must be inspected by the Secretary Treasurer, Building Inspector, and the Public Works Manager; and a representative of the Conservation Authority. Please provide clear, concise directions below. If the subject property is not located on a highway or a main municipal road, please include a simple sketch below to assist the inspector(s) in addition to the Key Map below.





## **Public Notice of Application for Consent**

### **Clause 53(5) (a) of the Planning Act**

**The East Nipissing Planning Board has received the following consent application:**

**Application No: 2025-12**

**Applicant: Bernadette Bellaire**

**Agent: Stephanie Bellaire**

**Subject Lands: 264 Moreau Road**

**Purpose: Creation of one new lot**

**See Attached Sketches**

#### **Other Applications**

Inquires and written submission about the applications can be made to JoAnne Montreuil, Secretary of the East Nipissing Planning Board, PO Box 31, Mattawa ON P0H 1V0 Telephone (705) 825-2523 or, by email: [admin@enpb.ca](mailto:admin@enpb.ca)

The meeting to hear the applications will be on **December 18, 2025 at 6 pm, at the Municipality of Mattawan Hall located at 947 Hwy 533, Mattawa ON.**

#### **Need to Make Submissions:**

If a person or public body that files an appeal of the decision to the East Nipissing Planning Board, in respect of the proposed consent does not make written submissions to the Board, before the Board give or refuses to give a provisional consent, the Local Planning Appeal Tribunal may dismiss the appeal.

#### **Requesting Notice of Decision:**

Any person or public body may appeal a decision of the East Nipissing Planning Board, not later than 20 days after the notice of decision is given. If you wish to be notified of the decision of the Board, in respect to the proposed consent, you must make a written request to the Board at the address above.

#### **Getting Additional Information:**

Additional information about the application is available by contacting the numbers listed above.

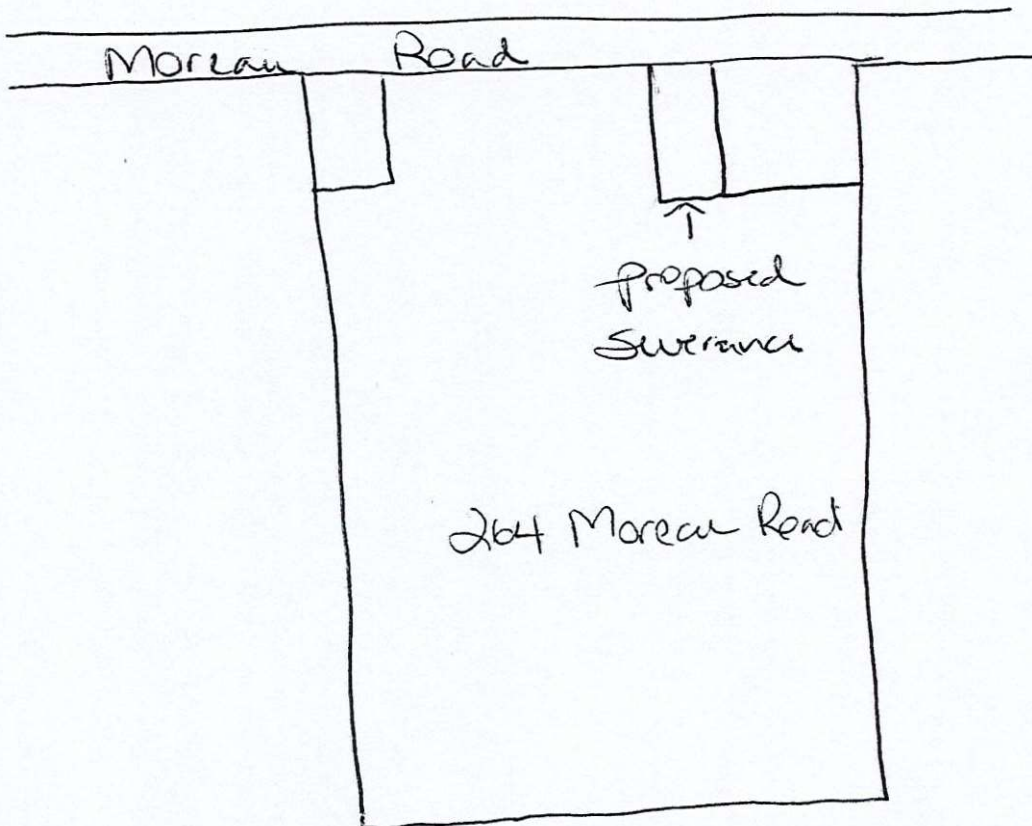


### KEY MAP

Below is a key map of the geographic Township of \_\_\_\_\_. Please indicate on this map, where the subject land is located.

#### Directions to the Site

In order to assess your application, the site must be inspected by the Secretary Treasurer, Building Inspector, and the Public Works Manager; and a representative of the Conservation Authority. Please provide clear, concise directions below. If the subject property is not located on a highway or a main municipal road, please include a simple sketch below to assist the inspector(s) in addition to the Key Map below.





## CAO

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**From:** CAO  
**Sent:** November 30, 2025 7:18 PM  
**To:** Public Works; Building  
**Subject:** Fw: Bellaire File 2025-12  
**Attachments:** Bellaire File 2025-12 application.pdf; Bellaire File 2025-12 Public Notice & Map.pdf

#2 same request as Brooker file please. Thx

**Donna Maitland**  
**CAO/Clerk/Treasurer**  
Municipality of Calvin  
1355 Peddlers Dr., R.R.#2, Mattawa, ON. P0H 1V0  
Ph: 705-744-2700  
[www.calvintownship.ca](http://www.calvintownship.ca)



 Please consider the environment before printing this e-mail.

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**From:** East Nipissing Planning Board <admin@enpb.ca>  
**Sent:** November 30, 2025 4:56 PM  
**To:** CAO <CAO@calvintownship.ca>  
**Subject:** Bellaire File 2025-12

Good morning Donna,

Attached is the Bellaire File 2025-12 application for you to present to your Council for comments & the public notice & map to post on your web page & on your Public Notice board. The next Planning Board meeting will be December 18, 2025.



Thank you,

JoAnne Montreuil,  
Secretary Treasurer,  
East Nipissing Planning Board