

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

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:

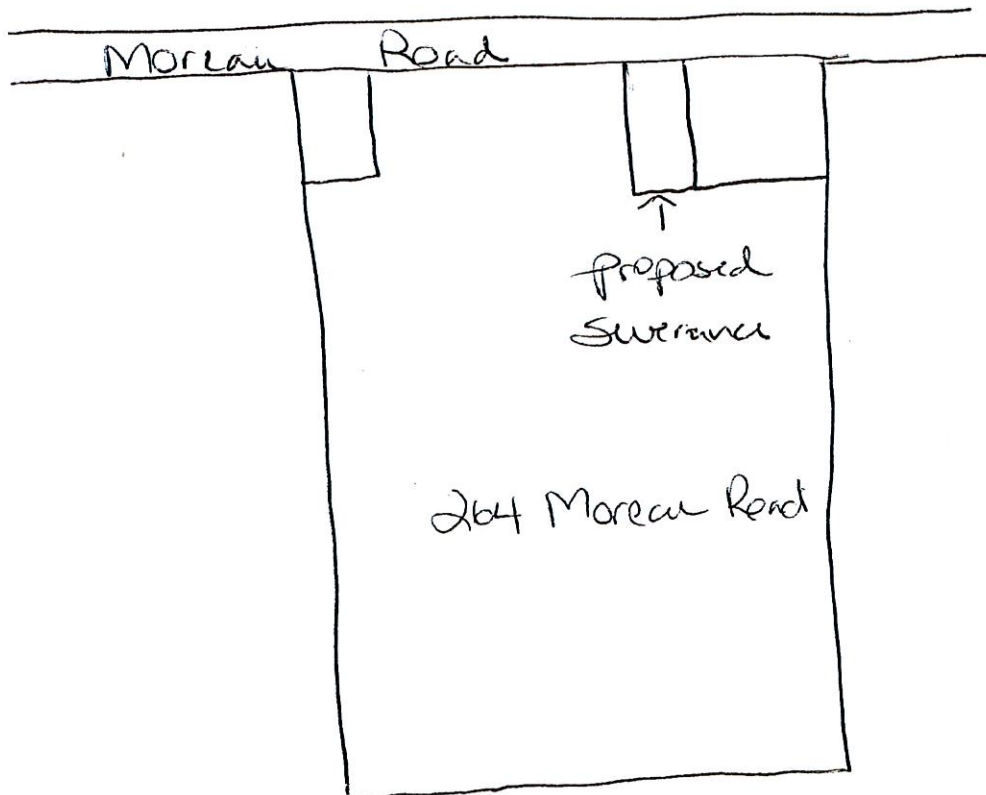
Additional information about the application is available by contacting the numbers listed above.

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.



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, if the applicant is not the owner.		
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>P0H2E0</i>	Fax No.
Email <i>N/A</i>	Cell No. <i>705-358-4620</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>Stephanie Bellaire</i>	Home Telephone No.	Business Telephone No.
Address <i>538 Madelena Dr, North Bayon</i>	Postal Code <i>P1A 2Y7</i>	Fax No.
Email: <i>Bellaire825@gmail.com</i>	Cell No. <i>705-498-1999</i>	
1.3 Indicate to whom correspondence is to be sent (check one please)		
☐ Owner ☐ 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>264 Moreau Rd.</i>		<i>P0H2E0</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): ☒ Creation of a new lot ☐ Addition to a lot ☐ Right-of-way ☐ Easement ☐ 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 ☒ No ☐

Pipeline

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 & operated individual wells for each lot

☐

Privately Owned and Operated Communal Well

☐

Other (specify, e.g., lake, bottled):

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

☐

Municipal piped water

☒

Privately owned & operated individual wells for each lot

☐

Privately Owned and Operated Communal Well

☐

Other (specify, e.g., lake, bottled):

4.9 Sewage Disposal for Retained land shall be provided by:

☐

Municipal sanitary sewers

☒

Privately owned individual septic system for each lot

☐

Privately owned communal collection

☐

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:			
☐	Municipal sanitary sewers	☒	Privately owned individual septic system for each lot
☐	Privately owned communal collection	☐	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:			
4.11 Storm Drainage (Indicate the proposed storm drainage system)			
☐	Storm Sewers	☒	Ditches
☐	Swales	☐	Other (please state)
4.12 Other Services (Check if the service is available)			
☒	Electricity	☒	School Bussing
☐	Garbage Collection		

5.0 LAND USE AND HISTORY OF THE SUBJECT LAND	
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 ☐ No ☒ Unknown ☐ If Yes and if known, provide below, the application file number and the decision made on the application.
5.2	Has any land been severed from the parcel originally acquired by the current owner of the subject land? Yes ☒ No ☐ Unknown ☐ If yes and if known, indicate previous severances on the required sketch and supply the following information for each lot severed. Date of transfer: <u>Approx 1995</u> Name of Transferee: <u>Mona Dobratz</u> Land use of parcel: <u>Residential Home</u>
5.3	Has any land been severed from the parcel by the prior owner(s)? Yes ☐ No ☒ Unknown ☐ If yes and if known, please provide below any names & if possible, current addresses of prior owners of which you may be aware:
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 ☐ No ☒ If yes, prior owner should be noted in 5.3 above.
5.5	Current Zoning (Specify zone symbol): <u>R</u>
5.6	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: SEC 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 (contact Secretary Treasurer for More Information)	☐	☒
A landfill site (active or non-operating)	☐	☐
A sewage treatment plant or waste stabilization pond	☐	☐
A Municipal or Federal Airport (including an aerodrome)	☐	☐
A municipal wellhead within 1000 m	☐	☐
An operating mine site within 1000 m (specify mine site)	☐	☐
A rehabilitated or abandoned mine site or mine hazards	☐	☐
An operating pit within 150 m or quarry within 500 m.	☐	☐
Any industrial use	☐	☐
Provincial Park or Crown Lands	☐	☒
An active or abandoned rail line and/or trail	☐	☐
A natural gas or petroleum pipeline	☐	☒
A floodplain	☐	☐
Significant wildlife habitat and/or significant habitat of Species at Risk (including but not limited to endangered and threatened species)	☐	☐
Fish habitat	☐	☐

A contaminated site	☐	☐
Utility Corridor, electricity generating station, transformer (high voltage electric transmission line)	☐	☐
An active railway line, railway yard or Provincial Highway	☐	☐

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 ☐

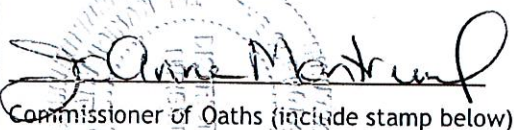
g) If yes to any of 5.15 a) to f), has an Environmental Site Assessment (ESA) been conducted under the Environmental Assessment Act or has a Record of Site Condition (RSC) been filed?
Yes ☐ No ☐ Unknown ☐

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) 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 Matham in the District of Nipissing, this 21st 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 Bellaire

Signature of Owner

Bernadette Bellaire

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.

