

RECEIVED
JAN 13 2026
By e mail

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: 2025-13

Applicant: Rick and Kim Brooker

Agent:

Subject Lands: South of Smith Lake

Purpose: Creation of three new lots – water access only

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 **January 26, 2026 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.

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JAN 13/26 Dm

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. <u>RICK + Kim BROOKER</u>			
Name of Owner <u>RICK + Kim BROOKER</u>	Home Telephone No. <u>cell 705-494-0535</u>	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>		
1.2 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</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="checkbox"/> Owner <input type="checkbox"/> Authorized Agent <input type="checkbox"/> Solicitor			

2.0 LOCATION OF THE SUBJECT AND COMPLETE ALL APPLICABLE BOXES IN THIS SECTION			
2.1 Municipal Address (mailing address) <u>NO MAILING ADDRESS - SMITH LAKE</u>			Postal Code
Concession Number(s) <u>CON 7</u>	Lot Number(s) <u>LT 20</u>	Registered Plan No.	Lot(s)/Block(s) <u>20</u>
Reference Plan No. <u>36R12283</u>	Part Number(s) <u>LOT 20</u>	Parcel Number(s)	Former Township:
Assessment Roll No. <u>4822000 - 00131010</u>			

PIN 49110-017
LYING S OF SMITH LAKE
DESIGNATED AS PART 1, ON

3.0 PURPOSE OF APPLICATION	
3.1	Type and Purpose of the proposed transaction (check appropriate space): <input checked="" type="checkbox"/> Creation of a new lot <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):

4.0 DESCRIPTION OF THE LAND AND SERVING INFORMATION				
4.1 Lands to be Severed				
Frontage(m):	LOT 1 89.82m	LOT 2 91.16m	LOT 3 82.14m	Existing Use: Recreation
Depth (m):	180m	145.18m	109.14m	Proposed Use: "
Area (hec/acre):	3.35	2.66	2.19	Existing Buildings/Structures: None
				Proposed Buildings/Structures: cottages/camps
4.2 Lands to be Retained				
Frontage(m):	295.43 m			Existing Use: recreation
Depth (m):	110 m			Proposed Use: "
Area (hec/acre):	3.77 ACRES			Existing Buildings/Structures: one room cabin
				Proposed Buildings/Structures: cottage

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

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

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?

SMITH LAKE

b) Describe the location of parking and docking facilities to be used and the distance from the subject lands. Indicate whether parking is public or private

1066.34 M FROM BOAT LAUNCH
PARKING + DOCKING AT END OF SUZANNE'S RD AT THE
PUBLIC ACCESS BOAT RAMP. PARKING PERMITS ARE AVAILABLE
FOR A FEE FOR WATER ACCESS PROPERTIES AS PER BY LAW.

4.7 Water Supply for Retained land shall be provided by:

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

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

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

4.9 Sewage Disposal for Retained land shall be provided by:

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

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

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

4.10 Sewage Disposal for Severed Parcel(s) shall be provided by:			
<input type="checkbox"/>	Municipal sanitary sewers	<input checked="" type="checkbox"/>	Privately owned individual septic system for each lot
<input type="checkbox"/>	Privately owned communal collection	<input type="checkbox"/>	Other (specify):
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)			
<input type="checkbox"/>	Storm Sewers	<input checked="" type="checkbox"/>	Ditches
<input type="checkbox"/>	Swales	<input type="checkbox"/>	Other (please state)
4.12 Other Services (Check if the service is available)			
<input type="checkbox"/>	Electricity	<input type="checkbox"/>	School Bussing
<input type="checkbox"/>	Garbage Collection		

5.1	
Has the subject land ever been the subject of an application for approval of a plan of subdivision or a consent under the Planning Act? Yes <input type="radio"/> No <input checked="" type="radio"/> Unknown <input type="radio"/>	
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 <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:	
5.3	
Has any land been severed from the parcel by the prior owner(s)? Yes <input type="radio"/> No <input type="radio"/> Unknown <input checked="" 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:	
5.4	
Did the current owner acquire the subject land as a result of a consent (i.e. was a lot severed and transferred to the current owner)? Yes <input type="radio"/> No <input checked="" type="radio"/>	
If yes, prior owner should be noted in 5.3 above.	
5.5 Current Zoning (Specify zone symbol): <u>LSR</u>	
5.6 Current Official Plan Land Use Designation: <u>R</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 ☒
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 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 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 checked="" 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 ☐ *Smith Lake*

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 ☐

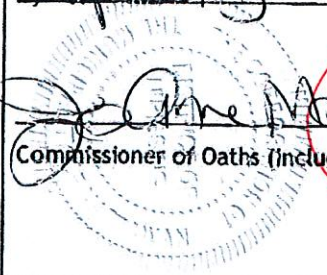
6.1 Is there any other information that you think may be useful to the East Nipissing Planning Board or other agencies in reviewing this application? If so, explain below or attach a separate sheet if necessary.

FOR A FEE, PARKING PERMITS ARE AVAILABLE AT THE PUBLIC BOAT LAUNCH FOR WATER ACCESS PROPERTIES ON THE LAKE.

7.01 AFFIDAVIT OR SWORN DECLARATION

Declaration for the prescribed information: I (we) RICK + KIM BROOKER 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 Calvin in the District of Nipissing, this 5 day of December, 2025

 John Morneau
Commissioner of Oaths (include stamp below)

Kim Brooker Rick Brooker
Signature of Applicant/Solicitor or Authorized Agent

7.02 AUTHORIZATION OF OWNER

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 _____

7.03 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.

Date

July 9/25

Kim Brooker

Signature of Owner

RICK BROOKER
Kim BROOKER

Owner's Name: Printed

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.

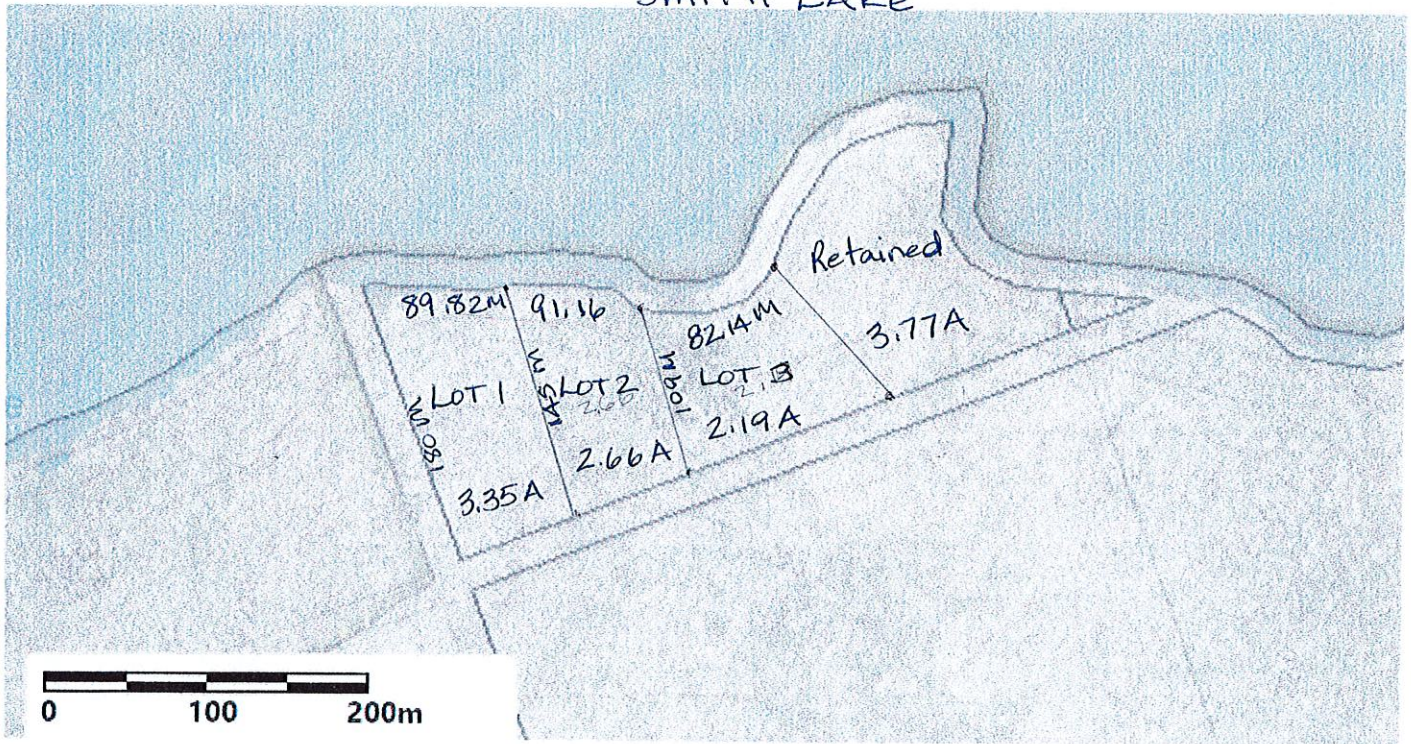
Questions Regarding this collection should be forwarded to:

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 _____.

SMITH LAKE



SMITH LAKE
BOAT ACCESS

1,022.30 m

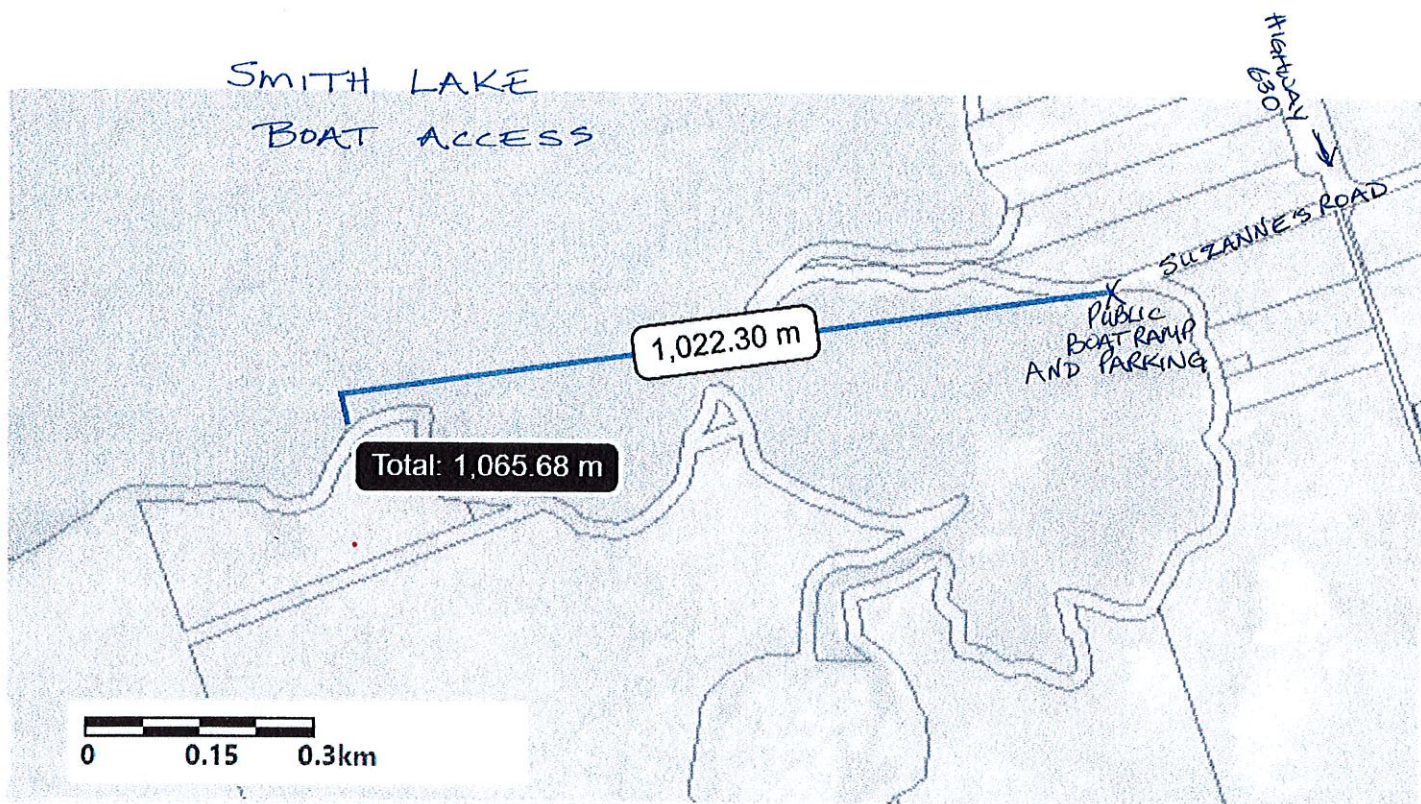
Total: 1,065.68 m

PUBLIC
BOATRAMP
AND PARKING

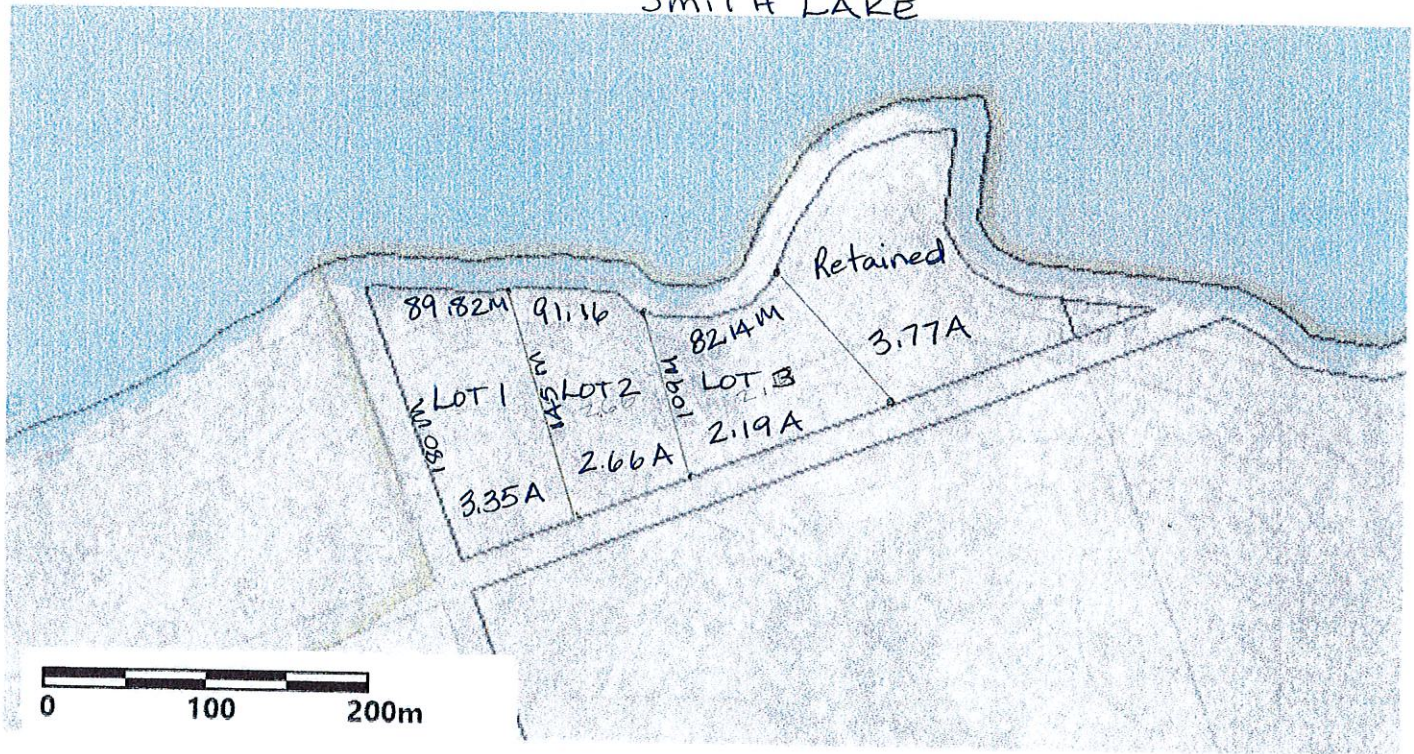
SUZANNE'S ROAD

Highway
630

0 0.15 0.3km



SMITH LAKE



SMITH LAKE BOAT ACCESS

