

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: 2025-09

Applicant: Gilles Lavigne

Agent: Paul Goodridge – GGPS Ltd.

Subject Lands: 238 Highway 630

Purpose: Creation of five new lots on two properties

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 **September 22, 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.

DISTANCES SHOWN ON
THIS PLAN ARE IN
FEET AND CAN BE
CONVERTED TO METRES
BY MULTIPLYING BY 0.3048.

RADIAL TIES TO CROOKED CHUTE LAKE

INSTRUMENT AT STATION 'A' SIGHTING
STATION 'B' AND READING CLOCKWISE

35°49'35"	1902.5'	167°35'00"	1303.0'
36°28'00"	1836.0'	164°28'00"	1363.5'
36°23'05"	1796.4'	166°00'10"	1334.3'
35°54'05"	1783.0'	167°44'10"	1300.3'
35°13'55"	1764.1'	169°42'55"	1267.6'
35°16'55"	1756.0'	172°00'20"	1231.5'
35°13'40"	1751.1'	173°55'45"	1192.0'
35°17'40"	1748.6'	176°32'40"	1133.7'
36°08'35"	1715.9'	179°21'35"	1090.7'
36°34'25"	1683.1'	182°36'55"	1064.1'
36°54'05"	1657.5'	186°46'35"	1035.8'
39°17'40"	1576.3'	190°07'05"	1034.0'
40°01'15"	1521.9'	193°45'15"	1038.0'
40°14'15"	1472.6'	197°31'10"	1045.8'
40°32'05"	1428.4'	201°00'25"	1061.0'
41°24'05"	1394.8'	205°00'00"	1081.2'
42°27'45"	1405.2'	207°58'50"	1100.8'
43°25'45"	1419.6'	209°37'45"	1114.4'
44°24'25"	1416.8'	213°21'55"	1114.1'
45°56'00"	1401.8'	213°54'45"	1153.8'
46°35'45"	1384.8'	222°09'35"	1298.7'
47°09'40"	1356.4'	228°08'30"	1486.8'
48°49'25"	1377.8'	233°29'50"	1844.4'
49°03'00"	1395.8'		
50°32'05"	1418.8'		
51°22'15"	1434.9'		
52°47'15"	1437.4'		
54°19'35"	1435.6'		
55°33'35"	1443.0'		
56°46'25"	1455.7'		
57°24'55"	1480.5'		
57°57'15"	1518.2'		
58°32'20"	1534.0'		
59°08'30"	1540.0'		
01°25'50"	1551.6'		
01°03'00"	1567.7'		
02°52'20"	1573.2'		
03°01'30"	1588.5'		
03°31'15"	1532.3'		
03°57'55"	1504.9'		
04°32'35"	1496.3'		
04°40'55"	1486.0'		
04°59'15"	1464.8'		
05°40'15"	1448.7'		
06°43'05"	1453.5'		
07°26'30"	1448.1'		
08°31'50"	1441.6'		
09°11'10"	1461.1'		
09°09'30"	1467.8'		
09°22'55"	1459.5'		
09°17'20"	1426.0'		
09°53'00"	1436.5'		
10°41'20"	1467.6'		
11°41'00"	1490.4'		
11°19'25"	1488.0'		
11°29'35"	1488.5'		
11°08'10"	1495.3'		
10°56'40"	1465.5'		
10°39'40"	1470.3'		
10°55'05"	1475.4'		
10°45'35"	1475.7'		
10°55'35"	1469.4'		
10°30'50"	1472.9'		
10°15'45"	1476.8'		

BROKEN

LOT 17

CONCESSION

LOT

BROKEN

LOT 3

LOT 2

LOT 1

RAILWAY

NO

630

INSTRUMENT

ALLOWANCE

PRESENT WATER'S

EDGE

NO

0.2 Km - 0.2344

THE LINE ONLY

NO

NO

CROOKED

CHUTE

LAKE

orange was the original proposed entrance; right-of-way. Cannot be used due to
 = entrance (proposed) off of Hwy 630 on Lot 1, right-of-way
 for lots 2,3,4,5 and continues onto another lot that belongs to the owner

