



APPLICATION FOR CONSENT
Under Section 53 of the Planning Act

Please print and complete or (✓) appropriate box(es).
Black arrows (▶) denote prescribed information required under Ontario Regulation 197/96.

1. OWNER INFORMATION (Please use additional page for owners with different addresses.)

▶ 1.1 Name of Owner(s): 15226562 Canada Inc.			
Mailing Address: Po Box 519	Town/City Westport	Province: ON	Postal Code: K0G 1X0
Telephone No.: (Home) (613) 850-1692	(Work)	(Fax):	
Email Address: etpmg442@gmail.com, info@etcoastmanagement.ca			
▶ 1.2 Name of Owner's Authorized Agent /authorized Purchaser (if applicable): Jp2g Consultants Inc.			
Mailing Address: 12 International Drive	Town/City Pembroke	Province: ON	Postal Code: K8A 6W5
Telephone No.: (Home) (613) 735-2507	(Work)	(Fax):	
Email Address: Anthony.hommik@jp2g.com			
▶ 1.3 Please specify to whom all communications should be sent: <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Both			

2. DESCRIPTION OF THE SUBJECT LAND (Severed and Retained)

Complete applicable boxes in 2.1

▶ 2.1 Municipality: <u>Deep River</u>	Subdivision Lot(s) No.: _____
Former Township: <u>Rolph</u>	Subdivision Plan No.: _____
Lot(s) No.: <u>4 & 5</u>	Part(s) No.: _____
Concession: <u>Range B</u>	Reference Plan No.: _____
Civic Address of Subject Lands/Road Name: <u>30 Montcalm Street</u>	49R- _____
▶ 2.2 Are there any existing easements or restrictive covenants affecting the subject land? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If Yes , describe each easement or covenant and its effect. See accompanying cover letter	

3. PURPOSE OF THIS APPLICATION

▶ 3.1 Type and purpose of proposed transaction (✓ appropriate box):		
<input checked="" type="checkbox"/> Creation of a New Lot	<input type="checkbox"/> Lot Addition/Lot Line Adjustment (see also 3.2)	<input type="checkbox"/> Create Easement/ Right-of-Way
<input type="checkbox"/> Certificate for Retained Lands (see also 8.1)	<input type="checkbox"/> A Charge / Mortgage	<input type="checkbox"/> A Lease
<input type="checkbox"/> A Correction of Title	<input type="checkbox"/> Other Purpose: _____	

▶ 3.2 Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged: Unknown

4. INFORMATION REGARDING THE LAND INTENDED TO BE SEVERED, THE LAND TO BE RETAINED AND THE LAND TO BE ADDED TO (if applicable)

▶ 4.1 Dimensions		Severed	Retained	Lands being enlarged/ added to
	Road Frontage	67.20 m	54.50 m	m
	Depth	97.60 m	97.50 m	m
	Area	0.72 ha	0.56 ha	ha
▶ 4.2 Use of the Property	Existing Use(s)	Vacant	Residential	
	Proposed Use(s)	Residential	Same as existing	
▶ 4.3 Buildings or Structures	Existing	None	Apartment building	
	Proposed	Apartment building	Same as existing	
▶ 4.4 Official Plan Designation		TC-E1	TC-E1	
▶ 4.5 Current Zoning		R4-E4-h	R4-E4	

▶ 4.6 Access (✓ appropriate space)	Severed	Retained	Lands being enlarged/ added to
Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Municipal Road, maintained all year	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Municipal Road, seasonally maintained	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
County Road	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Crown Road	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Public Road	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Registered Right of Way (see 4.7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Private Road (Unregistered) (see 4.7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Water Access (see below)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If water access only, state the parking and docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road (attach schedule if more room is required):

▶ 4.7 If access to the subject land is not by a public road, you MUST include proof of your right of access. (include Transfer/Deed).
 Will a road extension be required? Yes No

▶ 4.8 Water Supply (✓ type of existing service OR type that would be used if lands were to be developed)		Severed	Retained	Lands being enlarged/ added to
	Publicly owned and operated piped water system	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Privately owned and operated individual well	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Privately owned and operated communal well	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lake or other water body	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Other means	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▶ 4.9 Sewage Disposal (✓ type of existing service OR type that would be used if lands were to be developed)	Publicly owned and operated sanitary sewage system	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Privately owned and operated individual septic system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Privately owned and operated communal septic system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Privy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Other means	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▶ 4.10 Other Services (✓ if service is available)	Electricity	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	School Busing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Garbage Collection	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

5. PROVINCIAL POLICY STATEMENT

▶ 5.1 Is the requested consent consistent with the Provincial Policy Statement issued under Section 3(1) of the Planning Act? Yes No

6. HISTORY OF THE SUBJECT LAND

▶ 6.1 Has the subject land ever been the subject of an application for approval of a Plan of Subdivision under Section 51 of the Planning Act, or an application for Consent (Severance) under Section 53 of the Planning Act?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Unknown <input type="checkbox"/>
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If you answered **Yes** in 6.1, and if you **Know**, please specify the file number of the application.
 Severance application was applied for by previous owner. The application lapsed, but we are not aware of the file number.

6.2 If this application is a re-submission of a previous consent application, describe how it has been changed from the original application and provide the previous file number.

N/A

▶ 6.3 Has any land been severed from the parcel originally acquired by the current owner of the subject land?

Yes No

If **Yes**, provide for each parcel severed, the date of transfer, the name of the transferee and the land use on the severed land:

7. OTHER CURRENT APPLICATIONS

▶ 7.1 Is the subject land the subject of any other application under the Planning Act such as an additional Application for Consent (ie. severance), Zoning By-Law amendment, Official Plan amendment, Minister's Zoning order, Minor Variance, or approval of a Plan of Subdivision?

Yes No Unknown

If **Yes**, and if **Known**, specify the appropriate file number and status of the application.

8. REQUEST FOR CERTIFICATE FOR RETAINED LANDS

▶ 8.1 Does the application include a request referred to in clause 53 (42.1) (a) of the Act for a Certificate of Official for the Retained lands.

Yes No

▶ 8.2 If yes, has the applicant provided a lawyer's statement 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.

Yes No

▶ 8.3 And, has the lawyer's statement must also provide a legal description for use in the requested Certificate of Official for the retained lands.

Yes No

9. SKETCH

▶ 9.1 Please attach a sketch to the one original and one duplicate consent applications. Each sketch shall have the severance parcel outlined in red and the retained parcel in green.

▶ 9.2 The sketch shall show the following information:

- a. the boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land;
- b. the approximate distance between the subject land and the nearest township lot line or landmark, such as a bridge or railway crossing;
- c. the boundaries and dimensions of the subject land, the part that is intended to be severed and the part that is intended to be retained;
- d. the location of all land previously severed from the parcel originally acquired by the current owner of the subject land;
- e. the approximate location of all natural and artificial features (for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks*) that are
 - i. located on the subject lands and on land that is adjacent to it, and

- ii. in the applicant's opinion may affect the application;
- f. the current uses of land that is adjacent to the subject land (for example residential, agricultural or commercial);
- g. the location, width and name of any roads within or abutting the subject land indicating whether it is an unopened road allowance, a public traveled road, a private road or a right-of-way;
- h. if access to the subject land will be by water only, the location of the parking and boat docking facilities to be used; and
- i. the location and nature of any easement affecting the subject land.

* Please show the location of any well, septic tank, septic field, or weeping bed on both the severed and retained parcels and the setbacks for any existing well, septic tank, septic field and/or weeping bed from the proposed new lot line.

10. OTHER INFORMATION

▶ 10.1 Is there any other information that you think may be useful to the County of Renfrew or other agencies in reviewing this application? If so, explain below or attach on a separate page.

See attached cover letter.

11. AFFIDAVIT OR SWORN DECLARATION OF APPLICANT/AUTHORIZED PURCHASER

▶ 11.1 Affidavit or Sworn Declaration for the Prescribed Information

I, Anthony Hommik of the Town(ship) of Pembroke in the Province of Ontario solemnly declare that the information required by O. Regulation 547/06 and all other information required in this application, including supporting documentation, are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the **Canada Evidence Act.**

A Hommik

Signature of Applicant

Sworn (or declared) before me at the City of Pembroke in the Province of Ontario this 22nd day of January, 2026.

Bryana Karen Kenny, a Commissioner, etc.,
Province of Ontario, for Jp2g Consultants Inc.
Expires September 6, 2027

Bryana Kenny

A Commissioner for Taking Affidavits, etc.

NOTE: One of the purposes of the Planning Act is to provide for planning processes that are open, accessible, timely and efficient. Accordingly, all written submissions, documents, correspondence, e-mails or other communications (including your name and address) form part of the public record and will be disclosed/made available by the County to such persons as the County sees fit, including anyone requesting such information. Accordingly, in providing such information, you shall be deemed to have consented to its use and disclosure as part of the planning process.

12. OWNER'S AUTHORIZATION IF THE OWNER IS NOT MAKING THE APPLICATION
 (Please complete either 12.1, 12.2 or 12.3 whichever is applicable.)

▶ 12.1 If the owner is not making the application, the following owner's authorization is required.

AUTHORIZATION OF OWNER(S) FOR AGENT TO MAKE THE APPLICATION

I, _____, am the owner(s) of the land that is the subject of this application for a consent and I/we authorize _____ to make this application and provide instruction/information on my/our behalf.

Date

Signature of Owner

Date

Signature of Owner

▶ 12.2 If the owner is a Corporation, and is not making the application, the following owner's authorization is required.

CORPORATE AUTHORIZATION OF OWNER(S) FOR AGENT TO MAKE THE APPLICATION

I, Eric Turcotte, Tara Turcotte, am an Officer/Director of the Corporation, that is the owner of the land that is the subject of this Application for Consent, and I hereby authorize Jp2g Consultants Inc. to make this application and provide instruction/information on behalf of the Corporation.

Name of Corporation: 15226562 Canada Inc.

JANUARY 14TH 2026
Date

[Signature], Director
Signature of Corporate Representative & Title

JANUARY 14TH 2026
Date

[Signature], Director
Signature of Corporate Representative & Title

(I/We have authority to bind the corporation in the absence of a corporate seal.)

▶ 12.3 If the owner is not making the application, the following owner's authorization is required.

Signature of Power of Attorney

I am the Power of Attorney for _____
the owner/applicant of the subject lands appointed on the _____ day of _____, 20__.
The Power of Attorney document is currently in force and has not been revoked.

Signature of Power of Attorney

FOR OFFICE USE ONLY

Committee File No.:

Hearing Date (if appl.):

Date of Receipt of Application:

Date deemed complete:

Checked by:

Authorization of Owner Received: Yes **No** **N/A**

Date:
Secretary-Treasurer, Land Division Committee