

Telephone (705) 848-3601
Facsimile (705) 848-8416
Toll Free 1-800-268-7733

KEARNS LAW OFFICE

DOUGLAS B. KEARNS, B.A., LL. B.
Barrister, Solicitor, Notary

13 Manitoba Road
ELLIOT LAKE, Ontario
P5A 2A6

March 17, 2025

Municipality of East Ferris
25 Taillefer Road
Corbeil, Ontario
POH 1K0

Attention: Planning Department

Dear Sir/Ms.:

**Re: Suzanne Kearns
Blanche Road
Pts. 1 and 2, 36R 9058**

I enclose an original and two copies Mrs. Kearns' application for a zoning bylaw amendment, along with our cheque in the amount of \$1600.00.

Thank you for your assistance with this. A hearing in May would be ideal.

Yours very truly,

KEARNS LAW OFFICE

per:

Doug Kearns

Douglas Kearns
enc.

MUNICIPALITY OF EAST FERRIS
MAR 25 2025
RECEIVED



25 TAILLEFER ROAD, CORBEIL, ONTARIO P0H 1K0
TEL.: (705) 752-2740 FAX.: (705) 752-2452

APPLICATION FOR A ZONING BY-LAW AMENDMENT

APPLICATION FEE: Please see attached Schedule "F" as per The Municipality of East Ferris Fees and Charges amended By-law No. 2023-11. Payment can be made by cheque (made payable to the Municipality of East Ferris), cash or debit. All fees are non-refundable.

It is required that three (3) copies of the application be filed together with sketches with the Secretary-Treasurer of the Municipality of East Ferris and be accompanied by the fee. In accordance with Section 1.0.1 of the Planning Act, R.S.O. 1990 information and material required to be provided to a municipality or approval authority as part of this application shall be considered public information and shall be made available to the public. Applications to amend zoning by-laws in the Municipality of East Ferris are submitted pursuant to Section 34 of the *Planning Act*. Failure to submit all of the required information may prevent or delay the consideration of the application.

1. APPLICANT INFORMATION

Owner(s): SUZANNE KEARNS

Home Phone: [REDACTED] Alternate Phone: [REDACTED]

Fax Number: [REDACTED] Email: [REDACTED]

Mailing Address: 11 LAKE DR City/Town/Village/Hamlet: BLIND RIVER, ONT

Postal Code: P0R 1B0

Municipal Address of lands affected (911 Number) BLANCHE RD, ASSUMPTION

Authorized Agent/Applicant Solicitor (if any): KEARNS LAW OFFICE

Phone Number: [REDACTED] Alternate Phone: [REDACTED]

Address: 13 M ANITOBA RD City/Village: ELWOT LAKE ON P5A 2A6

Fax: [REDACTED] Email: [REDACTED]

Specify to whom all communications should be sent (check appropriate space):

☐ Owner

☐ Agent

☒ Solicitor

☐ Both

2. LOCATION OF SUBJECT LAND:

Lot(s) 17+18 Concession No(s) 3 Registered Plan (Subdivision) No. _____

Lot(s) (No(s)) _____ Reference Plan (Survey) No. 3689058 Part(s) 1+2

Parcel(s) 15790 Hamlet (Asterville, Corbeil, Derland) ASTORVILLE

Are there any easements or restrictive covenants affecting the subject land?

☐ Yes

☒ No

Please Describe: _____

3. DESCRIPTION OF SUBJECT LAND:

Description of Land:

Frontage: 276' Depth: UR Area: 4035 m²

4. DATE OF ACQUISITION OF SUBJECT LAND: 14/5/1992

5. NAMES AND ADDRESSES OF ANY MORTGAGES, HOLDERS OF ANY CHARGES OR OTHER ENCUMBRANCERS: NONE

6. EXISTING USES OF SUBJECT LAND:

Existing Use(s): VACANT

Number of Buildings and Structures (existing) on land subject to the application: _____

Use(s) of Buildings and Structures (existing) on land subject to the application: _____

7. PARTICULARS OF ALL BUILDINGS AND STRUCTURES (EXISTING) ON THE SUBJECT LAND. SPECIFY GROUND FLOOR AREA, GROSS FLOOR AREA, NUMBER OF STOREYS, WIDTH, LENGTH, HEIGHT, ETC.

TYPE OF EXISTING	Ground	Gross	Number	Width	Length	Height
------------------	--------	-------	--------	-------	--------	--------

BUILDING(S) OR STRUCTURE(S)	Floor Area	Floor Area	of Storeys			
NONE						

☐ Not Applicable (please check if there are no existing building(s) or structure(s))

8. LOCATION OF ALL BUILDINGS AND STRUCTURES (EXISTING) ON THE SUBJECT LAND. SPECIFY THE SETBACK DISTANCES FROM THE SIDE, REAR AND FRONT LOT LINES.

TYPE OF EXISTING BUILDING(S) OR STRUCTURE(S)	Side Lot Line	Side Lot Line	Front Lot Line	Rear Lot Line
NONE				

☐ Not Applicable (please check if there are no existing building(s) or structure(s))

9. DATE OF CONSTRUCTION OF ALL BUILDING(S) AND STRUCTURE(S) ON SUBJECT LAND:

NONE

10. PROPOSED USES OF SUBJECT LAND:

Proposed Use(s): RESIDENTIAL

Number of Buildings and Structures (proposed) on land subject to this application 0
Use(s) of Buildings and Structures (proposed) on land subject to the application:

11. PARTICULARS OF ALL BUILDINGS AND STRUCTURES (PROPOSED) ON THE SUBJECT LAND. SPECIFY GROUND FLOOR AREA, GROSS FLOOR AREA, NUMBER OF STOREYS, WIDTH, LENGTH, HEIGHT, ETC.

TYPE OF PROPOSED BUILDING(S) or STRUCTURE(S)	Ground Floor Area	Gross Floor Area	Number of Storeys	Width	Length	Height
NONE						

☐ Not Applicable (please check if there are no proposed building(s) or structure(s))

12. LOCATION OF ALL BUILDINGS AND STRUCTURES (PROPOSED) ON THE SUBJECT LAND. SPECIFY THE SETBACK DISTANCES FROM THE SIDE, REAR AND FRONT LOT LINES.

TYPE OF	Side Lot	Side Lot	Front Lot Line	Rear Lot
---------	----------	----------	----------------	----------

PROPOSED BUILDING(S) OR STRUCTURE(S)	Line	Line		Line
NONE				

☐ Not Applicable (please check if there are no proposed building(s) or structure(s))

13. PRESENT OFFICIAL PLAN DESIGNATION (PLEASE CONTACT PLANNING & DEVELOPMENT STAFF):

14. PLEASE PROVIDE AN EXPLANATION OF HOW THE APPLICATION CONFORMS TO THE OFFICIAL PLAN (PLEASE CONTACT PLANNING & DEVELOPMENT STAFF):

SEE SCHEDULE

15. PRESENT ZONING BY-LAW PROVISIONS APPLYING TO LAND (PLEASE CONTACT PLANNING & DEVELOPMENT STAFF):

02

16. ZONING BY-LAW NUMBER (PLEASE CONTACT PLANNING & DEVELOPMENT STAFF):

17. WHY IS THE ZONING BY-LAW AMENDMENT BEING REQUESTED? PLEASE PROVIDE A DETAILED EXPLANATION (the reason why the Zoning By-law Amendment has been requested).

SEE SCHEDULE

18. PROPOSED ZONING BY-LAW AMENDMENT (nature and extent of the rezoning requested):

SEE SCHEDULE - AMENDMENT TO R.

19. IS THE SUBJECT LAND IN AN AREA WHERE THE TOWNSHIP HAS PRE-DETERMINED THE MINIMUM AND MAXIMUM DENSITY REQUIREMENTS?

☐ Yes

☒ No

Please list the requirements: _____

20. IS THE SUBJECT LAND IN AN AREA WHERE THE TOWNSHIP HAS PRE-DETERMINED THE MINIMUM AND MAXIMUM HEIGHT REQUIREMENTS?

☐ Yes

☒ No

Please list the requirements: _____

21. IS THE APPLICATION TO IMPLEMENT AN ALTERATION TO THE BOUNDARY OF AN AREA OF SETTLEMENT OR TO IMPLEMENT A NEW AREA OF SETTLEMENT?

☐ Yes

☒ No

If 'yes', please list and explain the policies that deal with this alteration:

22. IS THE APPLICATION TO REMOVE LAND FROM AN AREA OF EMPLOYMENT (PLEASE CONTACT PLANNING & DEVELOPMENT STAFF):

☐ Yes

☒ No

If 'yes', please list and explain the policies that deal with this alteration:

23. IS THE SUBJECT LAND WITHIN AN AREA WHERE ZONING WITH CONDITIONS MAY APPLY? (PLEASE CONTACT PLANNING & DEVELOPMENT STAFF).

☐ Yes

☒ No

If 'yes', please list and explain how the application conforms to the Official Plan Policies relating to zoning with conditions:

24. ACCESS (Please check all that apply):

C. Access:

Unopened Road Allowance ☐

Open Municipal Road ☒

Private Right of Way ☐

Provincial Highway ☐

Other (specify) ☐

Name of Road/Street: BLANCHE ROAD

Is Access only by water? ☐ Yes ☒ No

If the answer to the above question was "yes" describe the boat docking facilities to be Used and the approximate distance of these facilities from the subject land and the nearest opened public road: _____

25. SERVICES (PLEASE CHECK ALL THAT APPLY):

A. Water Supply:

Municipally owned and Operated ☐

Privately Owned and Operated ☐

Individual ☐

Communal ☐

Lake ☐

Dug Well ☐

Drilled Well ☐

Other (Specify) ☐

NONE

B. Sewage Disposal:

Municipally owned and Operated ☐

Privately Owned and Operated ☐

Individual ☐

Communal ☐

Septic Tank/Field Bed ☐

Holding Tank ☐

Other (Specify) ☐

NONE

C. Storm Drainage:

Sewers ☐

Ditches ☐

Swales ☐

Other (Specify) ☐

NONE

D. Would more than 4500 litres of effluent be produced per day as a result of the development being completed?

☐ Yes ☒ No

If 'yes' a servicing options report and hydrogeological report would be required.

26. IF KNOWN, HAVE THE LANDS:

A) Ever been, or is now, part of an application for:

I) Official Plan Amendment?

☐ Yes ☒ No ☐ Unknown

If 'yes', file # _____ Status of Application _____

II) Plan of Subdivision?

☐ Yes ☒ No ☐ Unknown

If 'yes', file # _____ Status of Application _____

III) Consent?

☒ Yes ☐ No ☐ Unknown

If 'yes', file # DEC 30 / 91 Status of Application GRANTED

IV) Rezoning?

☐ Yes ☒ No ☐ Unknown

If 'yes', file # _____ Status of Application _____

V) Minor Variance?

☐ Yes ☒ No ☐ Unknown

If 'yes', file # _____ Status of Application _____

B. Ever been the subject of a Minister's Zoning Order?

☐ Yes ☒ No ☐ Unknown

If 'yes', what is the Ontario Regulation Number _____

27. IS THE SUBJECT LAND WITHIN AN AREA OF LAND DESIGNATED UNDER ANY PROVINCIAL PLAN OR PLANS?

☐ Yes

☒ No

Name of Plan(s): _____

28. IF THE ANSWER TO THE ABOVE IS "YES", DOES THE APPLICATION CONFORM TO OR DOES NOT CONFLICT WITH THE APPLICABLE PROVINCIAL PLAN OR PLANS?

☐ Yes

☐ No

Name of Plan(s): _____

29. IS THE APPLICATION FOR AMENDMENT TO THE ZONING BY-LAW CONSISTENT WITH THE PROVINCIAL POLICY STATEMENTS ISSUED UNDER SUBSECTION 3(1) OF THE PLANNING ACT?

☒ Yes

☐ No

30. DO YOU HAVE ANY KNOWLEDGE OF ENDANGERED SPECIES OR SPECIES AT RISK OR KNOWLEDGE OF POTENTIAL HABITAT FOR SUCH SPECIES ON THE SUBJECT LAND OR ADJACENT LANDS?

☐ Yes

☒ No

If "yes", please explain: _____

31. REQUIRED SKETCH (Return this sketch with the application form. Without a sketch, an application form cannot be processed)

SEE SCHEDULE ATTACHED AND
ATTACHMENTS

32. AFFIDAVIT OR SWORN DECLARATION

I/We SUZANNE KEARNS of the Town
of Blond Rice in the District of Alcona

Solemnly declare that:

All the above statements and the statements contained in all of the exhibits transmitted herewithin are true, and I/We 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.

DECLARED before me at the 16 Town of Blond Rice
in the District of Alcona this 16
day of March 2025.


A Commissioner etc.
DEANAS LAWREN


Signature of Applicant, Solicitor,
Authorized Agent

A Commissioner etc.

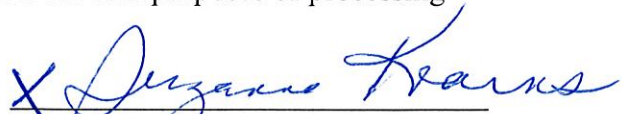
Signature of Applicant, Solicitor,
Authorized Agent

33. AUTHORIZATION

Consent of the owner(s) to the use and disclosure of personal information

I/We SUZANNE KEARNS am/are the owner(s)
of the land that is the subject of this application for a Zoning By-law Amendment for the
purposes of the Freedom of Information and Privacy Act I/We authorize and consent to
the use by or the disclosure to any person or public body of any personal information that
is collected under the authority of the Planning Act for the sole purposes of processing
this application.

MARCH 16 / 25
Date


Signature of Owner

Date

Signature of Owner

34. AUTHORIZATION OF OWNER FOR AGENT TO MAKE THE APPLICATION AND TO PROVIDE PERSONAL INFORMATION:

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/We SUZANNE KEARNS am/are the owner(s) of the land that is the subject of this application for a Zoning By-law Amendment and I/We authorize DOUGLAS KEARNS to make this application on my/our behalf, and for the purposes of the Freedom of Information and Protection of Privacy Act to provide any of my personal information that will be included in this application or collected during the processing of this application.

MAR 16/25
Date

X Suzanne Kearns
Signature of Owner

Date

Signature of Owner

35. CONSENT OF OWNER – SITE INSPECTION

I/We SUZANNE KEARNS am/are the owner(s) of the land that is the subject of this application for a Zoning By-law Amendment and I/We authorize Municipal Staff, Committee Members, and Council members to enter onto the property to gather information necessary (e.g. site inspection, photos, video etc.) for assessing this application.

MAR 16/25
Date

X Suzanne Kearns
Signature of Owner

Date

Signature of Owner

For Office Use Only:

Date Complete application was received: _____

File No. _____

Date Stamp:

THE CORPORATION OF THE MUNICIPALITY OF EAST FERRIS				
BY LAW NO. 2023-11				
SCHEDULE " F " PLANNING SERVICES				
	2023	2024	2025	2026
Review and execution of Site Plan Control Agreement	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
Review and execution of Site Plan Control Agree.(amended)	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00
*Review and processing an application for Minor Variance	\$ 800.00	\$ 800.00	\$ 850.00	\$ 850.00
Review and processing an application for an Official Plan Amendment	\$ 2,300.00	\$ 2,300.00	\$ 2,400.00	\$ 2,400.00
*Review and processing an application for a Zoning-By-law Amendment	\$ 1,500.00	\$ 1,500.00	\$ 1,600.00	\$ 1,600.00
Review and processing a concurrent application for an Official Plan and Zoning By-Law Amendment	\$ 3,200.00	\$ 3,200.00	\$ 3,300.00	\$ 3,300.00
Review and processing an application for a Plan of Subdivision/Condominium	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00
Review and processing a Subdivision/Condominium Agreement	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00
In lieu of Parkland Dedication for Subdivision/Condominium	5%	5%	5%	5%
Review and processing of an application for a concurrent Official Plan Amendment, Zoning By-Law Amendment and Plan of Subdivision/Condominium	\$ 3,500.00	\$ 3,500.00	\$ 3,600.00	\$ 3,600.00
Review and processing an application for Consent	\$ 1,400.00	\$ 1,450.00	\$ 1,500.00	\$ 1,500.00
Each additional Consent from the same lot	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
Consent Finalization	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00
In lieu of Parkland Dedication for consent	\$ 1,250.00	\$ 1,250.00	\$ 1,500.00	\$ 1,500.00
Deposit Required for review and execution of a Consent-Development Agreement	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
Request to amend conditions of approval	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00
Revised application requiring re-circulation of any Planning Act application	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00
Review and processing an application to Close a Lakeshore Road Allowance	\$ 700.00	\$ 700.00	\$ 750.00	\$ 750.00
Review and processing of a Road Closure and Disposition of Municipal Land	\$ 700.00	\$ 700.00	\$ 750.00	\$ 750.00
Deposit required with Lakeshore Road Allowance and Road Closure and Disposition of Municipal Land	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
Review and processing of Deeming By-Law	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00
Zoning Compliance certificate	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00
Certificate of Compliance of Pump Out By-Law	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00
Sudbdivision Agreement Compliance Certificate	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00
Site Plan Control Agreement Compliance certificate	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00
Purchase price of Shoreline and/or Road Allowances (per square foot) ⁽¹⁾	\$0.75	\$0.75	\$0.75	\$0.75
(1) In the case of a road allowance with a length of over 200 feet (approx. 60 metres), the applicant may request that the municipality obtain an independent appraisal to determine the land value; however, the minimum value shall be the equivalent to 200 feet of road allowance at the standard by-law rate of \$0.75/square foot.				
Copy of Official Plan	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00
Copy of Zoning By-Law	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00
Short-Term Rentals License Fees - By-Law 2022-36	As per by-law	As per by-law	As per by-law	As per by-law

Schedule To Zoning By Law Amendment Request of Suzanne Louise Kearns

1. The property is PIN 49187-0147 being PCL 18210 SEC WF; FIRSTLY: PT LT 18 CON 3 EAST FERRIS PT 1 36R9058; SECONDLY: PT LT 17 CON 3 EAST FERRIS PT 2 36R9058; EAST FERRIS.
2. The property is vacant land. It has a combined frontage of 276.61 feet on Blanche Road. The property is 80.99 feet at the back, with side distances of 283.47 feet on the east and 224.18 feet on the west. Although the concession line divides the property on the reference plan into parts, it is one single piece of property and would be unseverable.
3. The property was given to Suzanne Louise Kearns by her father Bernard Rochefort and her mother Rolande Rochefort by transfer LT320329 dated May 14, 1992.
4. The transferred received consent under Section 52(21) of the Planning Act from the Township of East Ferris by decision dated December 30, 1991.
5. The owner has become aware that pursuant to an open house held October 27, 2021 and Public Meeting held November 3, 2021, Council passed an updating Comprehensive Zoning By Law on January 11, 2022
6. The owner was not aware of the intention of Counsel and was not aware of and did not attend the open house or public meeting. She is presently a resident of Blind River, Ontario.
7. The owner understands that the effect of the new by law is to now zone the property O2 which prohibits any residential construction. The effect of the by-law, as is, is to render the property worthless.
8. The owner is not presently contemplating selling or building on the lot, but wishes to address this zoning issue for the future.
9. The property is flat and can easily accommodate the necessary setbacks for a residential residence. The owner is aware that the property abuts environmentally protected lands and is agreeable to building restrictions to ensure that any construction upon the property would not infringe upon valid environmental concerns.
10. The owner is therefore asking for a site specific zoning amendment to change the zoning of the property to R, subject to any specific conditions requested to reflect the present O2 zoning.

11. The owner includes the following

- a. Copy of the PIN;
- b. Copy of the transfer to her, with Planning Act consent;
- c. A copy of Plan 36R8058



49:27-0:47 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PCL 18210 SEC WF; FIRSTLY: PT LT 18 CON 3 EAST FERRIS PT 1 3689058; SECONDLY: PT LT 17 CON 3 EAST FERRIS PT 2 3689058; EAST FERRIS ; DISTRICT OF NIPISSING

PROPERTY REMARKS: CROWN GRANT SEE NP1520.

ESTATE/QUALIFIER:
FEE SIMPLE
ABSOLUTE

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
2005/02/21

OWNERS' NAMES
KEARNS, SUZANNE LOUISE

CAPACITY SHARE
BENO

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT	INCLUDES ALL	DOCUMENT TYPES AND DELETED INSTRUMENTS	SINCE 2005/02/18 **			
3689058	1992/04/08	PLAN REFERENCE				C
LT320329	1992/05/14	TRANSFER	\$2	KEARNS, SUZANNE LOUISE		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.



Transfer/Deed of Land

DYE & DURHAM CO. LIMITED
Form No. 870

A

Form 1 — Land Registration Reform Act, 1984

FOR OFFICE USE ONLY	320329	(1) Registry <input type="checkbox"/> Land Titles <input checked="" type="checkbox"/>	(2) Page 1 of 3 pages
	CERTIFICATE OF RECEIPT/ CERTIFICAT DE RÉCÉPISSE '92 05 14 12 43 J. Wickes AND REGISTRAR/REGISTRATEUR (A) New Property Identifiers NORTH EAY 18210WF Executions <i>Cleary</i>	(3) Property Identifier(s) Block Property	Additional: See Schedule <input type="checkbox"/>
		(4) Consideration Actual Consideration Two 00/100 Dollars \$ 2.00	
		(5) Description This is a: Property Division <input checked="" type="checkbox"/> Property Consolidation <input type="checkbox"/> Part of Parcel 15790 Widdfield & Ferris PART Lots 17918 CON 3 Parts 1 and 2, Plan 36R-8000 9058 Township of East Ferris, District of Nipissing	
(6) This Document Contains	(a) Redescription New Easement Plan/Sketch <input type="checkbox"/>	(b) Schedule for: Description <input type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input checked="" type="checkbox"/>	(7) Interest/Estate Transferred Fee Simple
(8) Transferor(s) The transferor hereby transfers the land to the transferee and certifies that the transferor is at least eighteen years old and that <i>We are spouses of one another.</i>			
Name(s)		Signature(s)	Date of Signature Y M D
ROCHEFORT, Bernard		<i>Bernard Rochefort</i>	1992 05 02
ROCHEFORT, Rollande		<i>Rollande Rochefort</i>	1992 05 02
(9) Spouse(s) of Transferor(s) I hereby consent to this transaction			
Name(s)		Signature(s)	Date of Signature Y M D
(10) Transferor(s) Address for Service Box 14, Astorville, Ont., POH 1B0			
(11) Transferee(s)			
Name(s)		Signature(s)	Date of Birth Y M D
KEARNS, Suzanne Louise			1955 06 22
(12) Transferee(s) Address for Service Box 1604, Blind River, Ont., POR 1B0			
(13) Transferor(s) The transferor verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene section 49 of the Planning Act, 1983.			
Signature		Date of Signature Y M D	Signature
Solicitor for Transferor(s) I have explained the effect of section 49 of the Planning Act, 1983 to the transferor and I have made inquiries of the transferor to determine that this transfer does not contravene that section and based on the information supplied by the transferor, to the best of my knowledge and belief, this transfer does not contravene that section. I am an Ontario solicitor in good standing.			
Name and Address of Solicitor		Signature	Date of Signature Y M D
(14) Solicitor for Transferee(s) I have investigated the title to this land and to abutting land where relevant and I am satisfied that the title records reveal no contravention as set out in subclause 49 (21a) (c) (ii) of the Planning Act, 1983 and that to the best of my knowledge and belief this transfer does not contravene section 49 of the Planning Act 1983. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.			
Name and Address of Solicitor		Signature	Date of Signature Y M D
(15) Assessment Roll Number of Property			
Cty.	Mun.	Map	Sub.
			Par.
Not Assigned			
(16) Municipal Address of Property Not Assigned			
(17) Document Prepared by: CROSBY, KEARNS Barristers, Solicitors, Notaries 15 Manitoba Rd. Elliot Lake, Ont. P5A 2A6			
FOR OFFICE USE ONLY		Fees and Tax	
Registration Fee			
Land Transfer Tax			
Total		25.00	

Additional Property Identifier(s) and/or Other Information

Transferor:

ROCHEFORT, Bernard
ROCHEFORT, Rollande

Transferee:

KEARNS, Suzanne Louise

Description:

15790
Part of Parcel 15570 Widdifield & Ferris
Part Lots 17 & 18 Con B
Parts 1 and 2, Plan 36R-8888 9058

Township of East Ferris, District of Nipissing

CERTIFICATE OF OFFICIAL

Under subsection 52 (21) of the PLANNING ACT,
1983, I certify that the consent of the Township of
East Ferris Council was given on:

December 30 1991
to the transaction to which this instrument relates.

[Signature]
J. B. CLARIDGE, Clerk-Treasurer

DATED THIS 12th day of
May 1992

all instructions on reverse side.
THE MATTER OF THE CONVEYANCE OF (insert brief description of land) Part of Parcel 15576 W & F, Parts 1 & 2,
Plan 36R-80000, Township of East Ferris, District of Nipissing
9058

BY (print names of all transferors in full) Bernard Rochefort and Rollande Rochefort
TO (see instruction 1 and print names of all transferees in full) Suzanne Louise Kearns
I, (see instruction 2 and print name(s) in full) KENNETH R. CROSBY

MAKE OATH AND SAY THAT:

1. I am (place a clear mark within the square opposite that one of the following paragraphs that describes the capacity of the deponent(s): (see instruction 2))

- ☐ (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
☐ (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
☐ (c) A transferee named in the above-described conveyance;
☒ (d) The authorized agent or solicitor acting in this transaction for (insert name(s) of principal(s)) Suzanne Louise Kearns

☐ described in paragraph(s) (b)(c)(d) above; (strike out references to inapplicable paragraphs)
☐ (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for (insert name(s) of corporation(s)) _____

☐ described in paragraph(s) (a), (b), (c) above; (strike out references to inapplicable paragraphs)
☐ (f) A transferee described in paragraph () (insert only one of paragraph (a), (b) or (c) above, as applicable) and am making this affidavit on my own behalf and on behalf of (insert name of spouse) _____ who is my spouse described in paragraph () (insert only one of paragraph (a), (b) or (c) above, as applicable) and as such, I have personal knowledge of the facts herein deposed to.

2. (To be completed where the value of the consideration for the conveyance exceeds \$400,000.)

I have read and considered the definition of "single family residence" set out in clause 1(1)(j) of the Act. The land conveyed in the above-described conveyance

- ☐ contains at least one and not more than two single family residences.
☐ does not contain a single family residence.
☐ contains more than two single family residences. (see instruction 3)

Note: Clause 2(1)(d) imposes an additional tax at the rate of one-half of one per cent upon the value of consideration in excess of \$400,000 where the conveyance contains at least one and not more than two single family residences.

3. I have read and considered the definitions of "non-resident corporation" and "non-resident person" set out respectively in clauses 1(1)(f) and (g) of the Act and each of the following persons to whom or in trust for whom the land is being conveyed in the above-described conveyance is a "non-resident corporation" or a "non-resident person" as set out in the Act. (see instructions 4 and 5) none

4. THE TOTAL CONSIDERATION FOR THIS TRANSACTION IS ALLOCATED AS FOLLOWS:

(a) Monies paid or to be paid in cash	\$ 2.00	
(b) Mortgages (i) Assumed (show principal and interest to be credited against purchase price)	\$ nil	
(ii) Given back to vendor	\$ nil	
(c) Property transferred in exchange (detail below)	\$ nil	
(d) Securities transferred to the value of (detail below)	\$ nil	
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$ nil	
(f) Other valuable consideration subject to land transfer tax (detail below)	\$ nil	
(g) VALUE OF LAND, BUILDING, FIXTURES AND GOODWILL SUBJECT TO LAND TRANSFER TAX (Total of (a) to (f))	\$ 2.00	\$ 2.00
(h) VALUE OF ALL CHATTELS - items of tangible personal property (Retail Sales Tax is payable on the value of all chattels unless exempt under the provisions of the "Retail Sales Tax Act", R.S.O. 1980, c.454, as amended)	\$ nil	
(i) Other consideration for transaction not included in (g) or (h) above	\$ nil	
(j) TOTAL CONSIDERATION	\$ 2.00	

All Blanks
Must Be
Filled In.
Insert "Nil"
Where
Applicable.

5. If consideration is nominal, describe relationship between transferor and transferee and state purpose of conveyance. (see instruction 6) Mother and Father to Daughter, Regulation 562

6. If the consideration is nominal, is the land subject to any encumbrance? No
7. Other remarks and explanations, if necessary. Actual Consideration

Sworn before me at the City of Elliot Lake
in the District of Algoma
this 5th day of May, 19 92

Susan Jane Sullivan, a Commissioner for taking Affidavits, District of Algoma, for Crosby, Kearns, Barristors & Solicitors.
A Commissioner for taking Affidavits, etc.
Expires June 17, 1994.

Kenneth R. Crosby
(Signature)

Property Information Record

- A. Describe nature of instrument: Transfer
B. (i) Address of property being conveyed (if available) not assigned
(ii) Assessment Roll No. (if available) not assigned
C. Mailing address(es) for future Notices of Assessment under the Assessment Act for property being conveyed (see instruction 7) Box 1604, Blind River, Ont., P0R 1B0
D. (i) Registration number for last conveyance of property being conveyed (if available) n/a
(ii) Legal description of property conveyed: Same as in D.(i) above. Yes ☐ No ☐ Not known ☒
E. Name(s) and address(es) of each transferee's solicitor
CROSBY, KEARNS, 15 Manitoba Rd., Elliot Lake, Ont., P5A 2A6

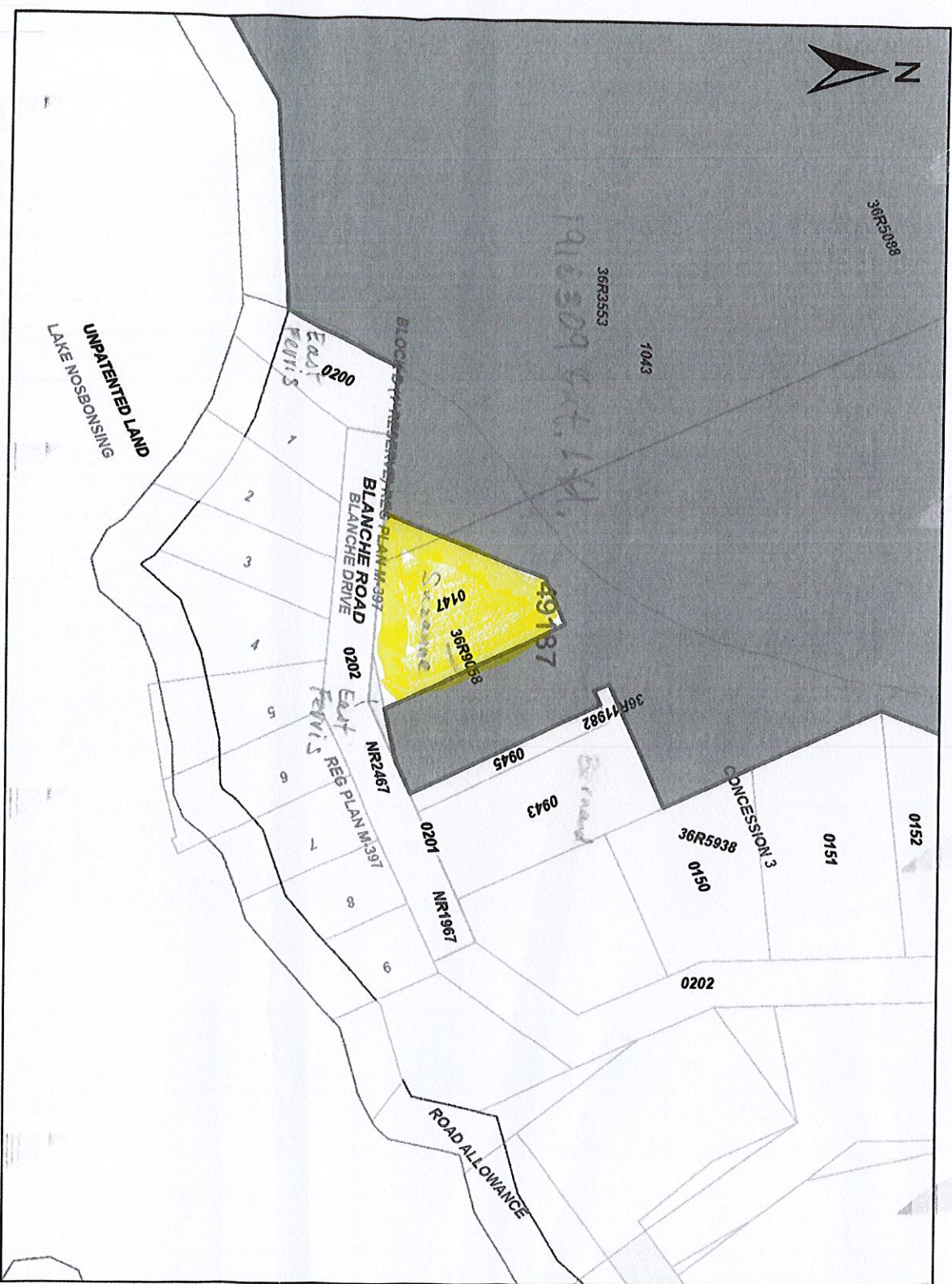
For Land Registry Office Use Only	
Registration No.	
Registration Date	
Land Registry Office No.	

School Tax Support (Voluntary Election) See reverse for explanation

- (a) Are all individual transferees Roman Catholic? Yes ☐ No ☐
(b) If Yes, do all individual transferees wish to be Roman Catholic Separate School Supporters? Yes ☐ No ☐
(c) Do all individual transferees have French Language Education Rights? Yes ☐ No ☐
(d) If Yes, do all individual transferees wish to support the French Language School Board (where established)? Yes ☐ No ☐

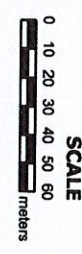
NOTE: As to (c) and (d) the land being transferred will be assigned to the French Public School Board or Sector unless otherwise directed in (a) and (b).

FIELD	OFFICE	FILE
ADON: NY	AL: ME	6702



ServiceOntario

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PROPERTY INDEX MAP

NIPISSING(No. 36)

- LEGEND**
- FREEHOLD PROPERTY
 - LEASEHOLD PROPERTY
 - LIMITED INTEREST PROPERTY
 - CONDOMINIUM PROPERTY
 - RETIRED PIN (MAP UPDATE PENDING)
 - PROPERTY NUMBER
 - BLOCK NUMBER
 - GEOGRAPHIC FABRIC
 - EASEMENT

THIS IS NOT A PLAN OF SURVEY

NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE PROPERTY INFORMATION AS THIS MAP MAY NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED

