

February 5, 2026

VIA PUROLATOR COURIER

Tera Macfie, Planner
Planning Board
Township of The Archipelago
9 James Street
Parry Sound, ON.
P2A 1T4

Dear Tera:

Re: Bell Canada (the “**Applicant**”) purchase from Dion Construction Limited (the “**Transferor**”) Consent Application
Part Pcl 18563 SEC SS; Part Lot 41, Concession 4 Conger, Parts 4 & 5 on 42R-3183; except Part 1 on 42R-7498 being part 1 on 42R- (draft only available), Geographic Twp of Conger now Twp. The Archipelago; District of Parry Sound (the “**Severed Lands**”) 4 Grisdale Road, Mactier;
Partial Discharge re: Royal Bank Charge registered as GB157946

We are solicitors for Bell Canada with respect to the purchase of the subject parcel.

Severance Consent Application

The Transferors have appointed our firm as applicants and agents for the purposes of obtaining the consent required to permit the subject sale transaction to be completed in compliance with the subdivision control provisions of the *Planning Act*. Accordingly, we have prepared and enclose herewith an Application for Consent together with (i) Transfer/Deed of Land; and (ii) Draft Reference Plan.

We also understand you have requested a summary of the purposes of the severance and ancillary requests. As such we have summarized the purposes and requests below.

Purpose of Severance

With respect to the underlying context and purpose of the severance, the Applicant owns the adjoining lands at 8 Grisdale Road, Mactier (the “**Bell Lands**”), on which a guyed cellular tower is located. In June 2023, the Transferor which company is the registered owner of the adjacent property known municipally as 4 Grisdale Road Mactier (the “**Transferor Lands**”), had a topographic plan of survey prepared, a copy of which is attached. In the course of preparing this survey, it was discovered that one of Bell’s tower

guy wire anchors encroached onto the Transferor Lands. In order to address the encroachment, the Transferor suggested a property line adjustment to encompass the guy wire anchor. The Applicant and the Transferor then negotiated an agreement for the purchase and sale of the Severed Lands on which lands the anchor is located and is of an area to permit the maintenance and replacement of it. Accordingly, the purpose of the severance is to remove effectively the encroachment by conveying the Severed Lands to the Applicant, thereby legalizing the current and longtime use of the Severed Lands.

Extension of Right of Way

The Bell Lands at 8 Grisdale Road is accessed via a private road, Grisdale Road, which is owned by the Transferor and is a part of the Transferor Lands of which the Severed Lands is also a part (the “**Servient Parcel**”). This private road is created by an easement (the “**Access Easement**”) in favour of various parcels located adjacent to it including, the Bell Lands. Given the Severed Lands are part of the Servient Parcel the addition of it to the Bell Lands will result in it being technically land locked since the Access Easement would not be in favour of it. While access can be obtained via the Bell Lands and unlikely ever to be an issue of practical significance, nonetheless it would be better that the Access Easement extend to and over the severed Parcel to avoid any possible legal issues in the future. Accordingly, the Consent Application is also for the extension of the Access Easement to include the Severed Parcel as part of the dominant lands.

Partial Discharge

The Transferor Lands are subject to a charge in favour of the Royal Bank which was registered on September 26, 2026 as instrument number GB157946. This charge will need to be discharged from the Severed Lands which requires consent and is therefore also included in the Consent Application.

Cancellation Certificate

We also understand that a condition of the granting of a Consent to the proposed severance will be the effective merger of the Severed Lands with the Bell Lands. However, the Bell Lands parcel was itself created via a severance consent. Upon the granting of the severance consent with respect to the Severed Parcel, the conveyance of the Severed Lands to the Applicant would not result in title to it merging with the title of Bell Lands. For the conveyance of the Severed Lands to merge with the title of the Bell Lands, the “once a consent always a consent” effect of the Consent granted with respect to it must be cancelled. Accordingly, pursuant to section 53(45) of the *Planning Act*, we are also requesting that the Planning Board issue, contemporaneously with the granting of the subject severance Consent, a Cancellation Certificate cancelling the Consent attached to the Bell Lands.

Finally, we understand that the fee for the Severance consent Application is \$1,750.00 and for the Cancellation Certificate it is \$1,000.00. Could you please advise whether we need to send these amounts by cheque or if e-transfer is an option.

We trust the above is satisfactory. If you require anything further, please advise.

Yours truly,

Sorbara Schumacher McCann LLP.

Per:

Ron Nightingale

Ron Nightingale

The Archipelago Area Planning Board

9 James Street
Parry Sound, Ontario P2A 1T4
Phone: 705-746-4243 Fax: 705-746-7301
www.thearchipelago.on.ca

Application for Consent
under Section 53 of the Planning Act
R.S.O. 1990, c.P. 13, as amended

OFFICE USE ONLY

Date Received _____ Complete Application Yes No Application No. _____
Date Accepted _____ Applicable Fee Paid Yes No

1. Applicant / Agent Information

Name of Applicant / Agent
Ron Nightingale - Sorbara Law

Address
[REDACTED]

City [REDACTED] Province / State [REDACTED] Postal / Zip Code [REDACTED]

Home Phone No. _____ Business Phone No. [REDACTED] Email [REDACTED]

2. Owner(s) Information

Name of owner(s)
Dion Construction Limited (Anthony Dion)

Address
[REDACTED]

City [REDACTED] Province / State [REDACTED] Postal / Zip Code [REDACTED]

Home Phone No. _____ Business Phone No. [REDACTED] Email [REDACTED]

Please advise to whom all communication should be directed. Owner Applicant / Agent

3. Location of the Subject Land (please provide a copy of the Transfer/Deed of Land)

Municipal Address 4 Grisdale Road

Assessment Roll Number 4905-09001003820 Lot Pt Lot 41 Concession 4

Registered Plan of Subdivision No. (if any) Plan No. M - _____ Lot No. _____

Reference Plan No. (if any) _____ Plan No. 42R - 3183 Part No. 4 & 5

Parcel No. 18563 Sec SS Other Description: Except Part 1, Plan 42R-7498; PIN 52187-2076 (LT)

Dimensions of Subject Property:

Depth (metres) 679.73 Frontage (metres) 382.83 Hectares 12.690

Are there any easements or restrictive covenants affecting the subject land? Yes No

If Yes, describe the easement or covenant and its effect.

Subject to right-of-way as in LT101176, LT116830, LT140559, LT131822, GB150085, Private road known as Grisdale Road

4. Purpose of the Application (check appropriate box)

creation of new lot addition to a lot an easement or right of way
 a charge a lease a correction of title other purpose

Name of person(s), if known, to whom land or interest in land is to be transferred

Bell Canada - PCL 21201 Sec SS; Pt Lt 41, Con 4, Conger; Pt 1 42R7498; The Archipelago; PIN 52187-0277 (LT)

Municipally known as 8 Grisdale Road

5. Description of Subject Land and Servicing Information (complete each subsection)

		<u>Lot 1</u>	<u>Lot 2</u>	<u>Lot 3</u>	<u>Lot Addition</u>	<u>Retained</u>	
Description of Land	Frontage (metres)					261.33	
	Depth (metres)					679.63	
	Area (hectares)				36 sq m 0.0036 ha	12.686	
Use of Property	Existing Use(s)					Commercial & Residential	
	Proposed Use(s)					Same	
Buildings or Structures	Existing					6 Structures: 1 residential dwelling 1 commercial shop 4 sheds	
	Proposed					0	
				<u>Lot 1</u>	<u>Lot 2</u>	<u>Lot 3</u>	<u>Retained</u>
Access	Provincial Highway						
	Municipal road, maintained all year						
	Municipal road, maintained seasonally						
	Other public road						
	Right-of-way					Private Road	
	Water Access (see Section 9)						
Water Supply	Privately owned and operated individual well					Yes	
	Privately owned and operated communal well						
	Lake or other water body						
	Other means						
Sewage Disposal	Privately owned and operated individual septic system					Yes	
	Privately owned and operated communal septic system						
	Privy						
	Other means						
Provide a copy of the building permit or certificate of approval for the existing septic system, if applicable.							
Other Services	Electricity					Yes	
	School Bussing						
	Garbage Collection						

If access to the subject land is by private road, or if "other public road" or "right-of-way" was chosen above, indicate who owns the land or road, who is responsible for its maintenance and whether it is maintained seasonally or all year.

Dion Construction Limited owns the road; privately maintained all year

6. Land Use

What is the existing Official Plan designation(s), if any, of the subject land?

Woods Bay Neighbourhood

What is the current zoning of the subject land? If the subject land is covered by a Minister's zoning order, what is the Ontario Regulation Number?

RC-7 Commercial; NS; ES

Is the application consistent with the Provincial Policy Statement issued under subsection 3(1) of the Planning Act? Yes No

Is the subject property within an area of land designated under any Provincial plan or plans?

Yes No

If yes, does the application conform to or not conflict with the applicable Provincial plan or plans?

Yes No

Are any of the following uses or features on the subject land or within 500 metres of the subject land, unless otherwise specified. Please check the appropriate boxes, if any apply.

Use or Feature	On the Subject Land	Within 500 metres of the subject land, unless otherwise specified
An agricultural operation, including livestock facility or stockyard	<input type="checkbox"/>	<input type="checkbox"/> _____ metres
A landfill	<input type="checkbox"/>	<input type="checkbox"/> _____ metres
A sewage treatment plant or waste stabilization plant	<input type="checkbox"/>	<input type="checkbox"/> _____ metres
A Provincially significant wetland (Class 1, 2 or 3 wetland)	<input type="checkbox"/>	<input type="checkbox"/> _____ metres
A Provincially significant wetland within 120 metres of the subject land	<input type="checkbox"/>	<input type="checkbox"/> _____ metres
Flood plain	<input type="checkbox"/>	<input type="checkbox"/> _____ metres
A rehabilitated mine site	<input type="checkbox"/>	<input type="checkbox"/> _____ metres
A non-operating mine site within 1 kilometre of the subject land	<input type="checkbox"/>	<input type="checkbox"/> _____ metres
An active mine site	<input type="checkbox"/>	<input type="checkbox"/> _____ metres
An industrial or commercial use. Specify the use(s).	<input checked="" type="checkbox"/>	<input type="checkbox"/> _____ metres
An active railway line	<input type="checkbox"/>	<input type="checkbox"/> _____ metres
A municipal or federal airport	<input type="checkbox"/>	<input type="checkbox"/> _____ metres

7. History of the Subject Land

Has the subject land ever been the subject of an application for approval of a plan of subdivision or consent under the Planning Act? Yes No Unknown

If YES and if known, provide the application number and the decision made on the application.

Consent given in pursuant to Section 29 of the Planning Act, June 8, 1982 - stamped in Transfer Deed LT131822

If this application is a resubmission of a previous consent application, describe how it has been changed from the original application.

No

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

Yes No

If YES, provide for each parcel severed the date of transfer, the name of the transferee(s) and the land use.

Pcl 21202Sec SS: Pt Lt 41, Conc 4; Pt 1 42R7498; T/W Pt 5 42R3183 as in LT131822; PIN 52187-0277;

Bell Canada owner

8. Current Applications

Is the subject land currently the subject of an application for an Official Plan amendment, Zoning By-law amendment, Minister's zoning order, Minor Variance, Consent or approval of a Plan of Subdivision or Condominium?

Yes No Unknown

If YES and if known, specify the appropriate file number and status of the application.

9. Plans (to assist in the preparation of plans, please refer to the attached sample sketches)

Site Plan

Every application shall be accompanied by a site plan, drawn to an appropriate scale, properly dimensioned and showing thereon:

- the boundaries and dimensions of the subject land, the part that is the subject of this application and where applicable, the part(s) to be severed and the part(s) to be retained;
- the boundaries and dimensions of any abutting land that is also owned by the owner of land that is the subject of the application;
- the location and dimensions of existing and proposed buildings and structures and their distances from lot lines;
- the location of all land previously severed from the parcel originally acquired by the current owner of the subject land;
- the approximate location of all natural and artificial features on the subject land and adjacent lands that, in the opinion of the applicant, may affect the application, such as railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks, landscaped open spaces, planting strips, parking areas, loading areas, driveways and walkways;
- the existing uses on adjacent lands;
- the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a publicly travelled road, a private road or a right-of-way;
- if access to the subject land is by water only, the location of the parking and boat docking facilities used, - the location and nature of any easement affecting the subject land.


Additional information, including architectural drawings and elevations, shall be furnished by the applicant at the request of the Planning Board.

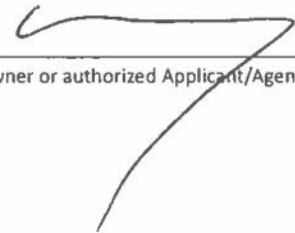
10. Affidavit or Sworn Declaration

Dated at the _____ this 4th day of February 2026

I, Ron Wightingale of the _____ in the
County/District/Regional Municipality of _____ solemnly declare that all the statements
contained in this application 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.**

DECLARED BEFORE ME at the _____ of _____
In the _____ of _____ this 4 day of Feb, 2026


A Commissioner of Oaths


Signature of Owner or authorized Applicant/Agent

11. **Authorization of Owner(s) for Agent to Make the Application**

If the applicant is not the owner of the land that is the subject of this application, authorization for the agent to make this application, as set out below, must be given. Alternatively, written authorization can be provided on a separate form and submitted with this application. Authorization must be provided by all registered owners of the subject property.

I/We, ANTHONY DION, am/are the owner(s) of the land that is the subject of this application and I/we authorize RON NIGHTINGALE to make this application on my/our behalf.

Date 2/2/2026 Signature of Owner  Signed by: 1029386ABF18436

Date _____ Signature of Owner _____

Date _____ Signature of Owner _____

Date _____ Signature of Owner _____

12. **Authorization of Owner(s) for Agent to Provide Personal Information**

If the applicant is not the owner of the land that is the subject of this application, authorization for the agent to provide personal information, as set out below, must be given. Alternatively, written authorization can be provided on a separate form and submitted with this application. Authorization must be given by all registered owners of the subject property.

I/We, ANTHONY DION, am/are the owner(s) of the land that is the subject of this application and for the purposes of the *Freedom of Information and Protection of Privacy Act*, I/we authorize RON NIGHTINGALE as my/our agent for this application, to provide any of my/our personal information that will be included in this application or collected during the process of the application.

Date 2/2/2026 Signature of Owner  Signed by: 1029386ABF18436

Date _____ Signature of Owner _____

Date _____ Signature of Owner _____

Date _____ Signature of Owner _____

13. **Consent of the Owner(s) to the Use and Disclosure of Personal Information**

All registered owners of the subject property must provide their consent concerning the disclosure of personal information, as set out below.

I/We, ANTHONY DION, am/are the owner(s) of the land that is the subject of this application and for the purposes of the *Freedom of Information and Protection of 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 purposes of processing this application.

Date 2/2/2026 Signature of Owner  Signed by: 1029386ABF18436

Date _____ Signature of Owner _____

Date _____ Signature of Owner _____

Date _____ Signature of Owner _____

SCHEDULE				
PART	LOT	CONCESSION	PIN	AREA
1	PART OF 41	4	PART OF 52187-0276(LT)	36 sq m.



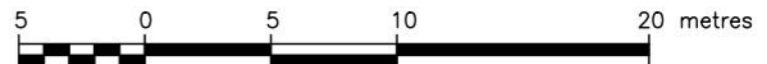
ROAD ALLOWANCE BETWEEN CONCESSIONS 4 AND 5 (NOT TRAVELLED)
NORTHEAST CORNER LOT 41, CONCESSION 4

ROAD ALLOWANCE BETWEEN LOTS 40 AND 41 (NOT TRAVELLED)

NOT TO SCALE

PLAN OF SURVEY OF
**PART OF LOT 41
CONCESSION 4**
GEOGRAPHIC TOWNSHIP OF CONGER
NOW IN THE
TOWNSHIP OF THE ARCHIPELAGO
DISTRICT OF PARRY SOUND

SCALE 1 : 300



THE INTENDED PLOT SIZE OF THIS PLAN IS 355mm IN WIDTH BY 457mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:300

J.D. BARNES LIMITED

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999649.

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (CSRS) (2010.0). COORDINATES TO RURAL ACCURACY PER SECTION 14 (2) OF O.REG 216/10.

POINT ID	EASTING	NORTHING
ORP (A)	579 731.64	4 999 644.17
ORP (B)	579 708.49	4 999 444.76

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- ØIB DENOTES ROUND IRON BAR
- RP DENOTES ROCK POST
- MEAS DENOTES MEASURED
- 981 DENOTES L.U. MAUGHAN, O.L.S.
- P1 DENOTES PLAN OF SURVEY BY J.D. BARNES LTD. O.L.S., DATED JUNE 20TH, 2023 (REFERENCE NO. 23-12-159-00)
- C.B. DENOTES CONCRETE BLOCK

ALL SET SSIB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 525/91.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON

DATE

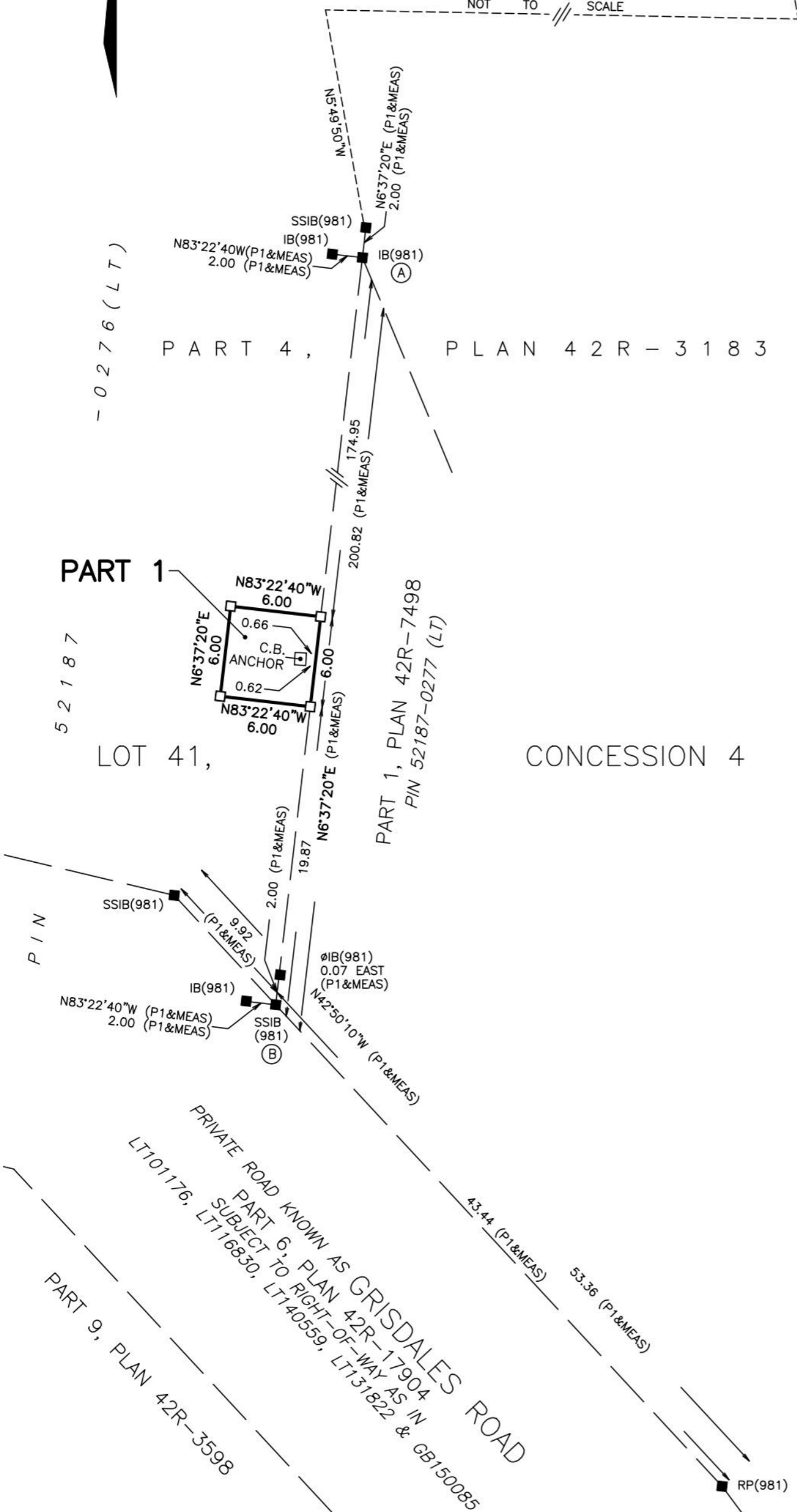
DANIEL BERIC
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER XXXXXX

J.D. BARNES
LIMITED
LAND INFORMATION SPECIALISTS
140 RENFREW DRIVE, SUITE 100, MARKHAM, ON L3R 6B3
T: (905) 477-3600 F: (905) 477-3882 www.jdbarnes.com

SURVEYING
MAPPING
GIS

DRAWN BY: SIB	CHECKED BY: DB	REFERENCE NO.: 23-12-159-01
PLOT DATE: 5/22/2025		DATED: 2025-05-22



PART 2 - SURVEY REPORT	
DESCRIPTION OF SUBJECT PROPERTY:	NOTE THE LOCATION OF THE OVERHEAD HYDRO WIRES SITUATED WITHIN THE SUBJECT PROPERTY.
PART OF LOT 41, CONCESSION 4, GEOGRAPHIC TOWNSHIP OF CONGER, NOW IN THE TOWNSHIP OF THE ARCHIPELAGO (PIN 52187-0276 (LT))	NOTE THE LOCATION OF THE CONCRETE BLOCK ANCHORS AND GUY WIRES SUPPORTING THE COMMUNICATIONS TOWER.
REGISTERED OWNER: DION CONSTRUCTION LIMITED	COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:
REGISTERED EASEMENTS and/or RIGHTS-OF-WAY:	NOT CERTIFIED BY THIS REPORT.
SUBJECT TO RIGHT-OF-WAY AS IN L1101176, L1142059, L1116650, L1140559, L1131822 & GB150085	NOTES:
PRIVATE ROAD KNOWN AS GRISDALES ROAD	AREA OF PIN 52187-0276 (LT): 12.690 HECTARES
THIS REPORT WAS PREPARED FOR DION CONSTRUCTION LIMITED AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.	

ROAD ALLOWANCE BETWEEN CONCESSIONS 4 AND 5
(NOT TRAVELLED)
PIN 52187-0554 (LT)

PART 1 - TOPOGRAPHIC PLAN OF SURVEY OF
**PART OF LOT 41
CONCESSION 4**
GEOGRAPHIC TOWNSHIP OF CONGER
NOW IN THE
TOWNSHIP OF THE ARCHIPELAGO
DISTRICT OF PARRY SOUND

J.D. BARNES LIMITED
© COPYRIGHT 2023

SCALE 1 : 750

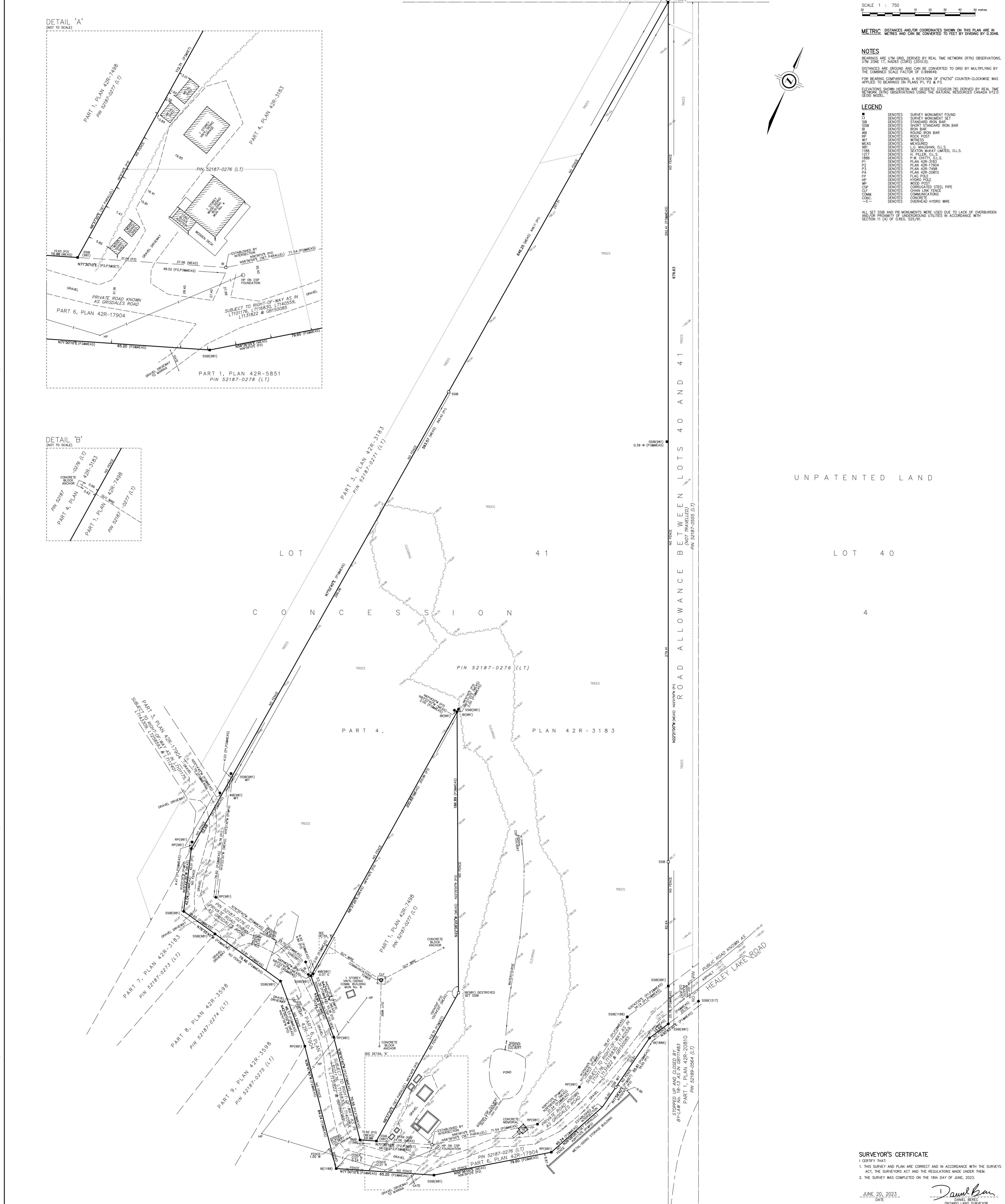
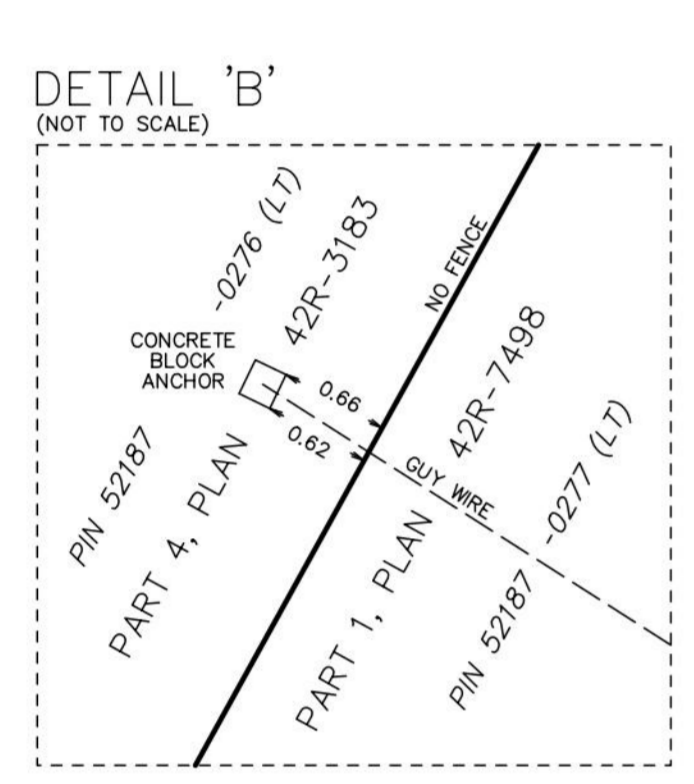
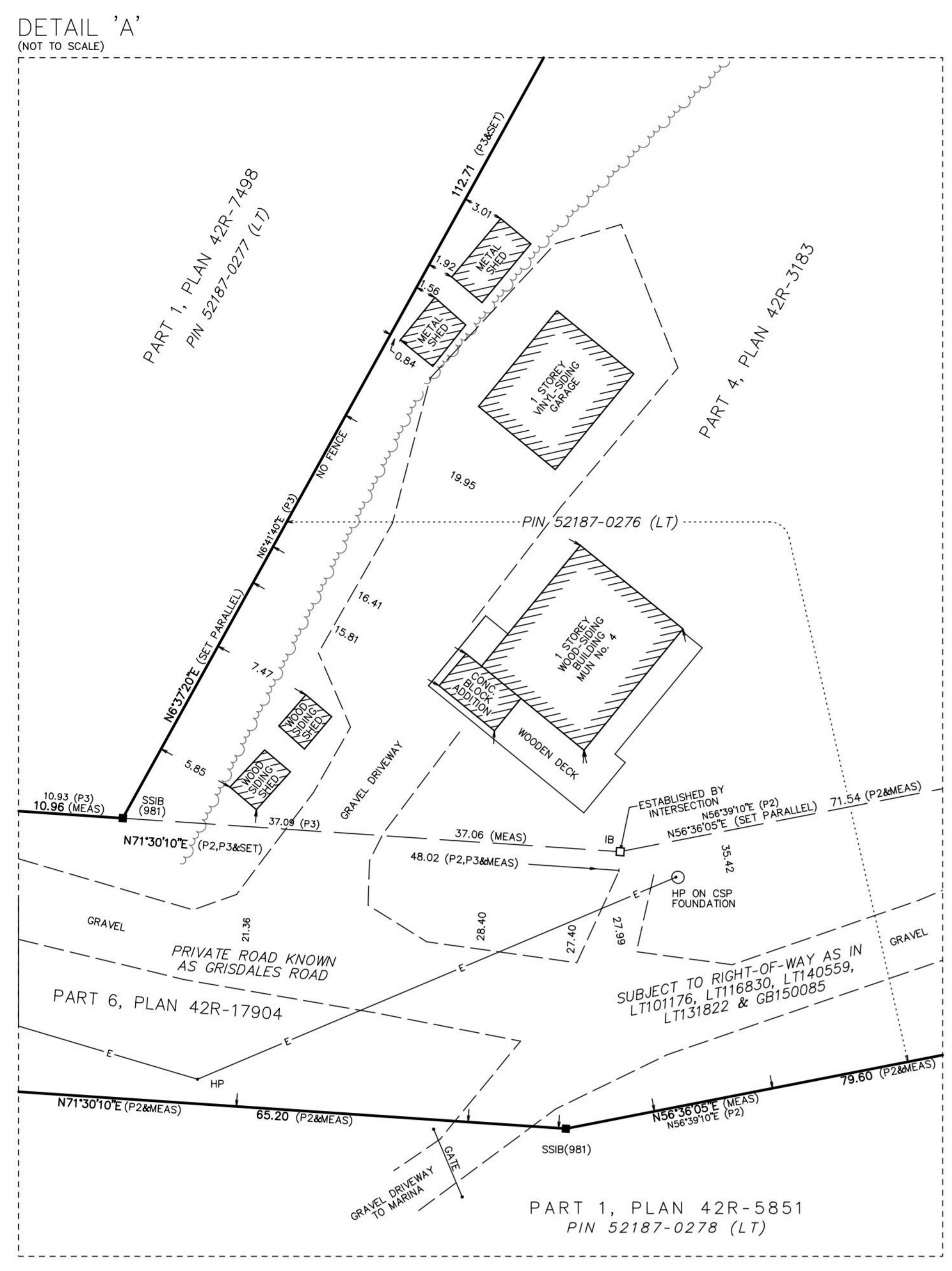
METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES
BEARINGS ARE UTM GRID, DERIVED BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, MODES (CSRS) (2011.0).
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999949.
FOR BEARING COMPARISONS, A ROTATION OF 0°42'30" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON PLANS P1, P2 & P3.
ELEVATIONS SHOWN HEREON ARE GEODETIC (CGVD2011) DERIVED BY REAL TIME NETWORK (RTN) OBSERVATIONS USING THE NATIONAL RESOURCES CANADA 1122 GEOD MODEL.

LEGEND

■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT SET
SB	DENOTES STANDARD IRON BAR
SSB	DENOTES SHORT STANDARD IRON BAR
IB	DENOTES IRON BAR
RP	DENOTES ROUND IRON BAR
WT	DENOTES WOOD POST
MEAS	DENOTES MEASURED
S81	DENOTES SEXTON MCKAY LIMITED, O.L.S.
1188	DENOTES H. PALER, O.L.S.
1217	DENOTES P.W. CHITTY, O.L.S.
1886	DENOTES PLAN 42R-3183
P1	DENOTES PLAN 42R-17904
P2	DENOTES PLAN 42R-17904
P3	DENOTES PLAN 42R-17904
HP	DENOTES HYDRO PIPE
CP	DENOTES CHAIN LINK FENCE
CSF	DENOTES CORRUGATED STEEL PIPE
CLM	DENOTES CHAIN LINK FENCE
CONC	DENOTES CONCRETE
-E-	DENOTES OVERHEAD HYDRO WIRE

ALL SET SSB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF OREG. 525/91.



SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 18th DAY OF JUNE, 2023.
JUNE 20, 2023
DATE

Daniel Berec
DANIEL BEREK
ONTHARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO ADS PLAN SUBMISSION FORM NUMBER V-55066

J.D. BARNES SURVEYING LAND INFORMATION SPECIALISTS
180 DENISON STREET, SUITE 208, MARKHAM, ON L3R 0E1
T: (905) 471-3500 F: (905) 471-3383 www.jdbarnes.com

DRAWN BY: DC CHECKED BY: DB/SM REFERENCE NO: 23-12-159-00
PLOTTED: 06/20/23