Town of Kearney

PLANNING DEPARTMENT
APPLICATION FORM

☐ Official Plan Amendment ☐ Minor Variance
☐ Zoning By-law Amendment ☒ Consent/Severance

A Meeting with Town Staff is required prior to the submission of a Planning Department Application.
An Application does not imply or suggest any decision on behalf of Town Staff or the Corporation of the Town of Kearney.
Applicants are required to post NOTICE of the Public Meeting that is the subject of the Application.
Members of Council, Town Staff and Town Consultants may conduct a site inspection(s) of the subject land(s).
By submitting an Application, you acknowledge and authorize access for the purpose of conducting the required site inspection.
Only complete Applications will be processed.

REGISTERED OWNER INFORMATION:

Name of Owner(s): Brian Kennedy & Mireille LePage
Address: 174 Dallaire Lane
Kearney, Ontario P0A 1M0
Telephone: 514 830 0467
Email: LepageKennedy@gmail.com

AGENT INFORMATION (if applicable):

Name of Agent: Lanny Dennis
Company/Firm: Lanny D. Planning.
Address: Box 284
Novar, Ontario P0A 1R0
Telephone: 705 783 4607 Email: lannydplanning@gmail.com

CORRESPONDENCE: Please specify to whom all correspondence should be sent: ☐ **Owner** ☐ **Agent** ☒ **Both**

LOCATION OF PROPERTY:

Lot: 1-2 Conc.: 8 Township: Bethune Reference Plan: 42R-15733 Part/Block/Lot: 2,3&6
Property Roll No.: 4918 - 0☐0 – 00☐ - ☐☐☐☐☐ - 0000
Civic Address: 174 Dallaire Lane
Water Access only: no
(Name of Waterbody) Perbeth Lake

MORTGAGES, CHARGES OR OTHER ENCUMRANCES

Name:
Mailing Address:
Name:
Mailing Address:

DESCRIPTION OF SUBJECT LANDS:

Lot area (ha): 7.3 Lot Road Frontage (m): 91 Water Frontage (m): 177
Lot Depth (m): irregular Easements/Right-of-ways: ☒ Yes ☐ No If yes, describe purpose: pedestrian and vehicular access to parent lot.
Existing Use of Property: residential

PAST PLANNING ACT APPLICATIONS:

Are you aware of any previous Planning Act applications on the subject property? ☒ Yes ☐ No If Yes, please explain:
Type of application(s): severance
Date(s): unknown

OFFICIAL PLAN / ZONING STATUS:

Official Plan designation: Rural and Shoreline and Licensed Pits and Quarries

Zoning designation: Residential Waterfront (RWF) and Rural Residential (RR)

What is the proposed future use of the subject lands : residential

BUILDINGS, STRUCTURES AND USES

Please complete the following for each Building or Structure: Please see attached severance sketch

	Building One		Building Two		Building Three	
	Existing	**Proposed**	**Existing**	**Proposed**	**Existing**	**Proposed**
Type of Building						
Setback from Front Lot Line						
Setback from Rear Lot Line						
Setback from Side Lot Line						
Setback from Side Lot Line						
Height (m)						
Dimensions						
Floor Area						
Date of Construction						
Existing Use						

REASONS FOR REQUEST

Please describe the reasons for, and the extent of, the request:

To create one new residential building lots. per the attached sketch.

ACCESS

Are the subject lands accessible by:

- ☐ Provincial Highway
- ☐ Municipal Road (seasonal maintenance)
- ☒ Municipal Road (year-round maintenance)
- ☒ Right of Way
- ☐ Unopened Road Allowance
- ☐ Water Access
- ☐ Other (describe)

SERVICING

	Municipal	Private	Other
Water Supply	☐	☐	☐
Sewage Disposal	☐	☐	☐
Frontage on Road	☒	☒	☐

Storm drainage provided by: ☐ Sewer ☐ Ditch ☐ Swale ☒ Other: (describe) natural

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Sewage Disposal	☐	☐	☐
Frontage on Road	☒	☒	☐

Storm drainage provided by: ☐ Sewer ☐ Ditch ☐ Swale ☒ Other: (describe) natural

OTHER APPLICATIONS

Are the subject lands also the subject of another Planning Act application? ☐ Yes ☒ No

If yes, please provide a brief explanation, including the status of the other application: _____

Have these lands been the subject of an application under Section 34 of *The Planning Act* (rezoning)? ☐yes ☐no
If yes, please provide a brief explanation: unknown.

DRAWING

Sketch required showing the following:

- ☐ Lot boundaries and dimensions of the subject land;
- ☐ The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the building or structures from the front yard lot line, rear yard lot line and side yard lot lines;
- ☐ Major features on the subject land and on the surrounding land. Examples include: buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks;
- ☐ The current uses on land that is adjacent to the subject land;
- ☐ The location, width and name of any road allowance, a public 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 docking facilities to be used; and
- ☐ The location and nature of any easement affecting the subject land.

please see attached sketch.

PERMISSION TO ENTER

I hereby authorize the Elected Members of Town Council and Town Staff, to enter upon the subject lands and premises for the limited purpose of evaluating the merits of this Application. This is their authority for doing so.

August 17, 2026
Date

Signature of Registered Owner(s) or Agent

FREEDOM OF INFORMATION

I hereby provide authority for any information contained in this Application, to be released in accordance with the Freedom of Information and Protection of Privacy Act.

August 17, 2026
Date

Signature of Registered Owner(s) or Agent

PAYMENT OF FEE AND DEPOSIT (As per the Current Fees and Charges By-law)

- ☒ Application Fee
- ☒ Residential DEPOSIT Fee
- ☐ Commercial/Industrial/Institutional DEPOSIT Fee

COST ACKNOWLEDGEMENT

The DEPOSIT shall be used for all expenses incurred with regard to this Application. I hereby agree to pay for and bear the *entire cost and expense* for Consultants (i.e. planning, legal) and their services required by the Town of Kearney during the processing of this Application, in addition to the Application Fee. An additional deposit shall be required if the deposit is insufficient to complete the Application.

August 17, 2026
Date

Signature of Registered Owner(s) or Agent

Note: All Invoices for payment shall be sent to the Registered Owner of this Application, unless otherwise requested.

AFFIDAVIT

I, Lanny Dennis (print name), registered owner of the subject lands, declare that all of the above information is true and accurate.

August 17, 2026
Date

Signature of Registered Owner(s) or Agent

For Office Use Only **Application Fee Paid** ☐

Certified by _____, that this application has undergone a pre-consultation with the Staff of the Town of Kearney to determine the information required to prepare a complete application.

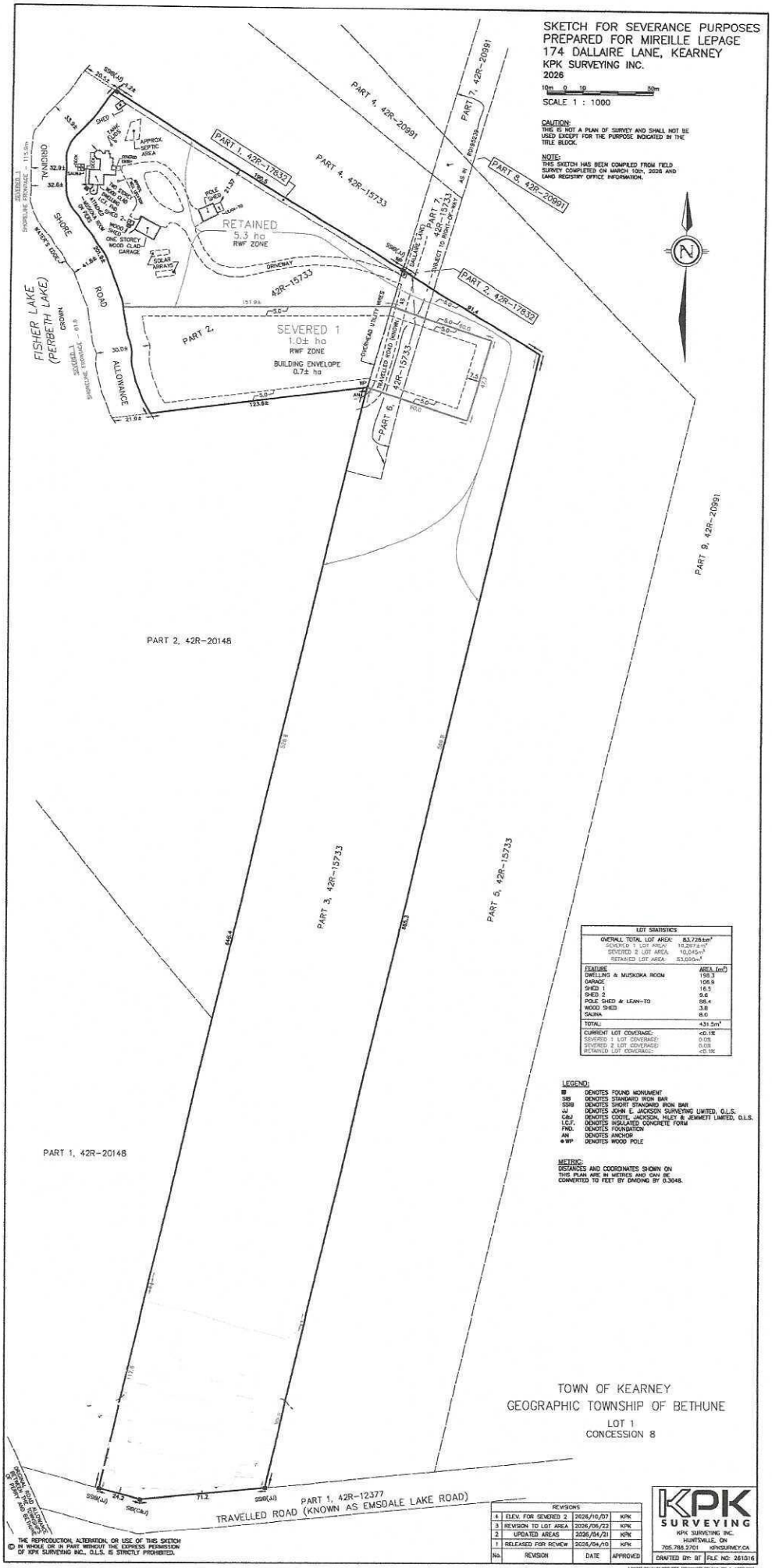
Staff Initials: _____

SKETCH FOR SEVERANCE PURPOSES
PREPARED FOR MIREILLE LEPAGE
174 DALLAIRE LANE, KEARNEY
KPK SURVEYING INC.
2026

10m 0 10 30m
SCALE 1 : 1000

CAUTION:
THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

NOTE:
THIS SKETCH HAS BEEN COMPILED FROM FIELD SURVEY COMPLETED ON MARCH 10th, 2026 AND LAND REGISTRY OFFICE INFORMATION.



LOT STATISTICS	
OVERALL TOTAL LOT AREA:	63,726±m²
SEVERED 1 LOT AREA:	10,267±m²
SEVERED 2 LOT AREA:	10,045m²
RETAINED LOT AREA:	53,690m²
FEATURE	**AREA (m²)**
DWELLING & MUSKOKA ROOM	198.3
GARAGE	106.9
SHED 1	16.5
SHED 2	9.6
POLE SHED & LEAN-TO	86.4
WOOD SHED	3.8
SAUNA	8.0
TOTAL:	431.5m²
CURRENT LOT COVERAGE:	<0.1%
SEVERED 1 LOT COVERAGE:	0.0%
SEVERED 2 LOT COVERAGE:	0.0%
RETAINED LOT COVERAGE:	<0.1%

LEGEND:
- ■ DENOTES FOUND MONUMENT
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- JJ DENOTES JOHN E. JACKSON SURVEYING LIMITED, O.L.S.
- C&J DENOTES COOTE, JACKSON, HILEY & JEMMETT LIMITED, O.L.S.
- I.C.F. DENOTES INSULATED CONCRETE FORM
- FND. DENOTES FOUNDATION
- AN DENOTES ANCHOR
- ●WP DENOTES WOOD POLE

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

TOWN OF KEARNEY
GEOGRAPHIC TOWNSHIP OF BETHUNE
LOT 1
CONCESSION 8

REVISIONS			
4	ELEV. FOR SEVERED 2	2026/10/07	KPK
3	REVISION TO LOT AREA	2026/06/22	KPK
2	UPDATED AREAS	2026/04/21	KPK
1	RELEASED FOR REVIEW	2026/04/10	KPK
No.	REVISION	DATE	APPROVED

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HUNTSVILLE, ON
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KPKSURVEY.CA

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