

Desbarats to Echo Bay Planning Board
February 8th 2022
Agenda (SPECIAL MEETING-JOINT OFFICIAL PLAN)
Location: Tarbutt Council Chambers
27 Barr Road South
Time: 7:00 p.m.

A. Routine Matters:

- 1. Call to order 7:00 p.m.**
- 2. Declaration of conflict/pecuniary interest**
- 3. Approval of Minutes**
- 4. Staff/Members Reports**

B. Old Business:

- 1. Request to increase service level and services (November 2016)**
- 2. Report to the Board (March 2017)**
- 3. Status Report for Joint Official Plan (October 2018)**
- 4. MPLAN: project start report (November 2018)**
- 5. MPLAN: policy discussion (November 2020)**
- 6. Summary of projected fees from MPLAN for Joint OP**
- 7. Actuals for Joint OP up to and including January 31, 2022**

C. New Business:

- 1. Draft Schedules from MPLAN**

D. Information:

E. Seminars/Meetings:

F. Newsletters/Bulletins:

G. Adjournment:

Desbarats to Echo Bay Planning Board

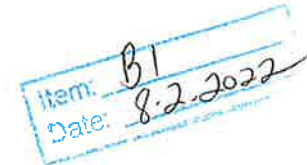
C/o Tarbutt Township Office

27 Barr Road South R. R. #1 Desbarats,

Ontario, POR 1E0

Phone: 705-782-6776

Fax: 705-782-4274



November 22nd, 2016

MacDonald, Meredith and Aberdeen Add'l Township

Laird Township

Johnson Township

Tarbutt Township

Re: Request to increase service level and services of the Desbarats to Echo Bay Planning Board.

As a follow up to our general meeting at MacLennan Hall on November 17th 2016 the Board is seeking confirmation of a commitment from member municipalities to examine improvements to the service level and services of the Board. Currently the mandate of the Planning Board is to grant consents, lot additions and easements. These Municipal obligations have been signed off by the Municipalities and given over to the authority and responsibility of the Planning Board.

The general discussion at the November 17th meeting encompassed many possibilities for advancing the duties of the Planning Board and perhaps, if feasible to have the Planning Board staff oversee some shared services.

The consensus of those present and of the Board members is to begin with improving and perhaps expanding on what the Boards current mandate is. Currently the biggest obstacle facing the Board when dealing with Consents is the lack of good mapping. This is also an on going issue with each Township in dealing with their day to day issues.

Secondly, the advantages of a single Official Plan for the Board has been discussed a number of times. The Ministry is suggesting a review of your plan is necessary every 10 years, but they are also suggesting older existing plans need more than just a review. All four municipalities are at different stages with regard to their plans, therefore it is not anticipated that we could achieve a single plan in the near future. However, over time we could possibly have two or three municipalities join in on one plan as time and finances allow, and perhaps eventually one day have all four Municipalities under one plan.

There is no risk of losing ones identity by sharing a single Official Plan. The plan is a very general over view of how we see our Municipalities. The individual

nature of each Municipality can be maintained through their Zoning By-laws.

It was also discussed that perhaps the Board should be handling other Planning issues for the Municipalities, those being Zoning Amendments, Official Plan Amendments or Minor Variances. There is a difference between a Zoning Amendment and a Minor Variance and this would need to be discussed.

Finally, with regard to the possibility of doing some shared service. The idea is appealing as a way to share costs, improve service levels and utilize or better use staff. Although not considered to be a responsibility of the Planning Board it may be that Planning staff can oversee the shared services if any and administer through the Planning office these services. Considerable discussion and research needs to be done with regard to what could be shared and improved on and what is not feasible to attempt to share.

The Board would appreciate a resolution of support to:

Proceed with senior Municipal staff meeting to discuss these Planning matters and tendering on GIS mapping for the member Municipalities and the Planning Board. NOTE: The GIS mapping could also be used by Municipalities for Asset Management, road, culverts, utilities... etc.

And Further that senior Municipal staff examine the idea of shared services and report back to the Board and Councils on the advantages, disadvantages and with a recommendation on if and how to proceed.


Lynne Orchard, Board Chair

Desbarats to Echo Bay Planning Board

March 8th 2017

Item:	B2
Date:	8-2-2022

Report to the Board

- Re: 1. Board assuming responsibility for Minor Variances, Zoning Amendments and Official Plan Amendments.
2. GIS mapping
 3. Joint Official Plan

As requested staff has met with the clerks of the member municipalities and discussed the above noted topics.

1.
With regard to assuming the duties of approval for Minor Variances, Zoning Amendments and Official Plan Amendments, there are some restrictions placed on the Board by the Planning Act.

Under the Planning Act, section 45 and 34 Minor Variances and Zoning Amendments may only be dealt with at the Municipal level and their authority cannot be delegated to the Planning Board.

This does not preclude the Planning Board staff and Planner taking an active role in dealing with those matters, doing the notices and general leg work with a final report going back to the Municipality for their decision. The Official Plan amendments would be able to be dealt with at the Board level as it would be a Board Official Plan.

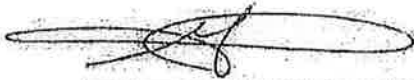
2.
With regard to GIS mapping, the four clerks did meet with NITGC (Northern Information Technology and Geomatics Cooperative). It is owned and operated by the Municipality of Wawa. NITGC did an in house presentation of what they can offer with regard to GIS mapping and Asset Management Planning. We also had an on line demonstration from CGIS (Jeff Dean) a company providing mapping that is out of Southern Ontario.

It was the consensus of the clerks that the NITGC product was far superior and would provide many additional options and abilities going forward. A recommendation was made to each Council to opt for the NITGC product. The greatest benefits over the CGIS product was the quality of the maps, the detail and colouring of the maps, the overlays for infrastructure and NITGC is not for profit, locally operated and owned, developed and maintained by municipal staff. NITGC also will provide additional services such as Graphic Design and website development at no additional cost. They will also seek funding on our behalf for the initial inputting of our data through NOHFC.

3.

The clerks discussed the benefits and necessity of establishing a single Official Plan for the Planning Board members. All the municipalities are currently at different stages with the development or maintenance of their individual plans. The Clerks will meet at the end of April with Chris Jones of Municipal Planning Services. Chris has just completed a revised Official Plan for Tarbutt and is currently working on Tarbutt's new Zoning By-law. It is suggested that the municipalities use the Tarbutt OP as a base and develop those sections in greater detail that apply to each individual municipality, such as villages, commercial, industrial development.

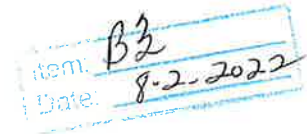
Following our meeting with Chris Jones we will have a better understanding of how a joint OP can or would work.



Glenn Martin, Board Secretary

Desbarats to Echo Bay Planning Board

October 10th, 2018



Report on status of Joint Official Plan

The clerks of the Planning Board municipalities met with Chris Jones the Planner that will be developing our Joint Official Plan.

This meeting was very informal and was to give Clerks an idea of how this would role out.

It was emphasized this plan is a Board plan and the individual municipalities will be required to supply information but the requirements of the plan such as notification under the Planning Act, public meetings, ministry meetings will be with the Board. However, throughout the process all municipalities will be kept informed of progress and the Planner, Mr. Jones is available and would like to visit each Council to meet and answer any questions.

Some very preliminary mapping was shown to give those present an opportunity to see how things will look in the new OP. Mr. Jones emphasized this would not be a sprint to the end and that was a good thing that we need to make good decisions and address any and every issue that comes along.

The municipal offices will shortly be getting a list of information that will be required to start to build the OP on and when a draft is available it will be available for all to review.

Glenn Martin, Secretary Planning Board
Clerk, Tarbutt Township

Item: B4
Date: 8.2.2022

• Municipal Planning Services Ltd. •

FILE COPY

MEMORANDUM

To: Mr. Glenn Martin – Planning Board Secretary
Copy: Ms. Lynne Duguay, Ms. Phyllis MacKay, Ms. Paula Spurway
From: Chris Jones MCIP, RPP
Date: November 26, 2018
Re: Desbarats to Echo Bay Planning Board Joint Official Plan

PROJECT START

Further to our technical meeting on October 9, 2018, I look forward to assisting the Planning Board and its member municipalities with the preparation of a new joint Official Plan.

I am tentatively making arrangements to be in the area again in early 2019.

During this time I would like to arrange the following meetings:

- A core-team meeting with staff and Planning Board and the Ministry of Municipal Affairs and Housing and partner Ministries;
- An informal public open house meeting(s).

I will discuss these meetings with you so we can arrange an appropriate meeting schedule and location for these meetings.

In the meantime, I would like to begin the process of developing a Background Report to establish context for the preparation of the new Official Plan.

BACKGROUND INFORMATION

As discussed at our meeting in October, I would appreciate it if each of you could assist me by compiling and sending me the following information/data to assist in providing me with a background for the official plan update:

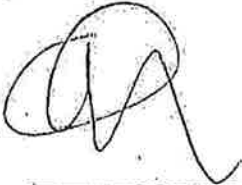
P.B



- A summary of building permits including value and building type that were issued from 2008 to present date;
- A summary of lot creation data for the years 2008 to 2018 inclusive broken down by municipality and type of lot or application;

- A summary or status report on the Echo Bay water and sanitary sewer systems, specifically the actual and residual capacity of both systems;
- A summary of the total MPAC assessment for the years 2014 to 2018;
- A copy of any historic Official Plan Amendments;
- A copy of the municipality's licensing by-law if you have one;
- A copy of the municipality's site plan control by-law if you have one;
- A copy of the current Official Plan and Zoning By-law (MM_A Township is the only one I don't have);
- A summary of any current by-law enforcement issues that relate to land use planning; and,
- A copy or summary of any noted or necessary housekeeping changes to your current official plan and schedules to improve accuracy and/or correct errors in the documents.

If you have any questions with respect to the information I have requested in this memo please do not hesitate to call me.



Chris Jones MCIP, RPP

• Municipal Planning Services •

Chris D. Jones BES, MCIP, RPP
18 Taylor Drive
Barrle, Ontario
(705) 735-2388

MEMORANDUM

To: Chair Orchard and Members of Planning Board
Copy: Mr. Glenn Martin – Planning Board Secretary
From: Chris Jones MCIP, RPP
Date: November 20, 2020
Re: Policy Discussion - Desbarats to Echo Bay Planning Board Joint Official Plan

Item: BY
Date: 8-2-2022

1.0 STATUS

The preparation of the Planning Board's Joint Official Plan is well underway having fulfilled the following initial tasks of the work program:

- Start-up meeting: October 10, 2018
- Review Background Information: Winter 2019
- Prepare Background Report: Spring 2019
- Core Team Meeting with Provincial Ministries: April 30, 2019
- Preliminary Public Open Houses (2): April 30, 2019

Since this time I have been working with the member municipalities to prepare draft land use schedules that correctly label and categorize the local roads and identify primary land use designations including a prime agricultural area designation.

The following draft land use schedules were circulated to the member municipalities on May 4, 2020:

1.1 Land Use – Schedule A

Settlement Areas
Shoreline
Airport
Mineral Aggregate
Waste Management
Rural
Agricultural
Parks/Open Space
Environmental Protection
Crown Land Overlay

1.2 Transportation and Infrastructure – Schedule C

Highway 17 (Provincial)
Township Road
Seasonal Township Road
Private Road
Rail

1.3 Settlement Areas (Echo Bay and Desbarats) – Schedules A-1 and A-2

Settlement
Industrial

2.0 DRAFT OFFICIAL PLAN

I have begun preparing a draft Official Plan and in doing so I intend to use the same format as I used in the Tarbutt Official Plan, which was approved in 2016. The format of this plan is as follows:

PART A: Vision and Land Use Concept
PART B: Land Use Designations
PART C: General Environmental Policies
PART D: General Development Policies
PART E: Implementation

It is noted that since the approval of the Tarbutt Official Plan, the Province has updated the Provincial Policy Statement (May 1, 2020), which is the planning policy document for which all decisions by approval authorities are to "be consistent with". In addition, the Province has passed several new pieces of legislation and regulations that deal with land use planning. The next section of this memo will summarize some of the salient changes of the new Provincial Policy Statement (PPS).

3.0 PROVINCIAL POLICY STATEMENT (2020)

- Greater emphasis on providing/accommodating a range of housing types;
- Greater emphasis on consultation and engagement with Indigenous communities;
- Planning horizon for housing/employment projections to increase from 20 to 25 years;
- Settlement boundary expansion without comprehensive review subject to criteria;
- Agriculture is recognized as a rural land use;
- Assess employment areas at the time of an Official Plan review and prohibit uses not ancillary to employment areas;
- Secondary suites or second units are now referred to as additional dwelling units;
- Servicing options (municipal, private communal, private);
- Need to assess impact of private services at the time of OP update;
- Planning authorities are encouraged to use an "agricultural system" approach to maintain continuity of the agricultural land base (ag. land/rural land/infrastructure/services); and,
- Depth of aggregate extraction not to be regulated under the Planning Act;

4.0 POLICY ITEMS FOR DISCUSSION

4.1 Prime Agricultural Area

- Means areas where prime agricultural lands (Class 1 to 3) predominate.
- Means such areas will include woodlots, environmental features, less viable agricultural land and non-agricultural uses.
- Tarbutt Official Plan included additional land beyond that recommended by

OMAFRA.

- Draft agricultural land use designation was developed using Canada Land Inventory data as well as aerial interpretation.

4.2 Settlement Areas

- Desbarats and Echo Bay.
- These settlements will be identified as the primary areas to accommodate housing and employment growth in the Official Plan.
- The settlement designation will accommodate a broad range of land use that will be ultimately regulated by the zoning by-law.
- There are pros and cons to this approach.
- If Johnson or MM and A would like to see more definitive land use designations within any area of the settlement, I would suggest we have a discussion about this.

4.3 Shoreline Areas

- This is a land use designation common to all municipalities.
- Shoreline areas are considered to be part of the "rural" area under Provincial Policy but these areas are not conducive to a broad range of rural land uses.
- The creation of a distinct shoreline land use designation creates the basis for refined land use and development policies.
- The creation of a shoreline land use designation does not imply all lands which abut shorelines are development lands.
- Province will require a 30-metre setback for new development/lot creation.

4.4 Roads

- It is important that the official plan accurately identify the name and category of existing roads.
- There are two primary categories of roads – those that are public and those that are private.
- Sub-categories of public roads are those that are assumed for year-round maintenance, those that are unassumed but seasonally maintained and unopened road allowances.
- Sub-categories of private roads are private, registered right-of-ways, and private but seasonal maintained by public authority.
- Roads are a major expenditure and also a liability.
- Development policies need to be closely aligned with the status of the road network in order to minimize future expenditures and exposure to liability.

4.5 Rural Consent Policy

- Tarbutt - 2 new lots from a lot that existed in its current form as of July 8, 1986,

subject to minimum lot area of 10 ha.

- MM and A – 3 new lots from the parcel as it existed on August 20, 1991.
- Johnson – no definitive Rural lot creation policy.
- Laird – currently no official plan.

4.6 Crown Land and Land Covered by Water

- 2015 Court decision confirmed that municipal corporations have Planning Act jurisdiction over Crown land and lands covered by water.
- MNRF have amended Public Lands Act to recognize this authority.
- Requires policy recognition of this role and policy direction regarding use permissions and methods of implementation.

4.7 Miscellaneous

- Accessory dwelling units – 2 permitted/lot as per Planning Act amendment
- Cannabis production
- Trailers and recreational vehicles
- Septic servicing standards for dwellings
- Seasonal use
- etc...



Chris Jones MCIP, RPP

PROTECTED -

em: B6
 date: 8-2-2022

SUMMITT COUNTY, VERMONT		ECHO BAY PLANNING BOARD		OFFICIAL PLAN	
	Manager Chris Jones	Technician Steve Aldred	TOTAL DAYS		
PHASE ONE - OFFICIAL PLAN ADOPTION					
Task 1 - Project Initiation Meetings with Staff/Council (Laird, WME&A, Jk	2		2		
Task 2 - Project Initiation Meeting with Planning Board	1		1		
Task 3 - Core Team Meeting with MMA	0.5		0.5		
Task 4 - Review Background Information and Prepare Summary Backgro	10	10	20		
Task 5 - Preliminary Public Open House Workshops	1.5		1.5		
Task 6 - Prepare First Draft Official Plan	7	5	12		
Task 6 - Meeting with Planning Board to Present First Draft	1		1		
Task 7 - Public Open Houses	1.5	1.5	3		
Task 9 - One-window Consultation with MMA	1		1		
Task 10 - Prepare Second Draft and Report to Planning Board	3	2	5		
Task 11 - Technical Meeting with Clerks	1		1		
Task 12 - Public Meeting with Planning Board	1		1		
Task 13 - Prepare Final Official Plan for Adoption	2	2	4		
Sub-total Adoption Phase	32.5	20.5	53.0		
PHASE TWO - MMA REVIEW/APPROVAL					
Task 14 - Prepare MMA Adoption Record	1		1		
Task 15 - Review Draft Modifications and Prepare Track Change Docum	2	2	4		
Task 16 - Consultation with MMA	1		1		
Task 17 - Review Ministry Modifications with Planning Board (memo sun	3	2	5		
Task 18 - Technical Meeting with Municipal Clerks	1		1		
Task 19 - Consultation with MMA	1		1		
Task 20 - Update Approved Official Plan to Reflect MMA Modifications	1	2	3		
Sub-total Approval Phase	10.0	6.0	14.0		
TOTAL FEES (PHASE 1)	\$19,500.00	\$9,225.00	\$28,725.00		
TOTAL FEES (PHASE 2)	\$6,000.00	\$2,700.00	\$8,700.00		
EXPENSES					
Accommodation/Travel	\$4,000.00				
Production and Courier	\$500.00				
Plotting	\$2,000.00				
PHASE 1			\$28,725.00		
PHASE 2			\$8,700.00		
EXPENSES			\$6,500.00		
TOTAL			\$43,925.00		
HST			\$5,710.25		
TOTAL/HST			\$49,635.25		

2018 →

From: B7
Date: 2-8-2022

Email to Clerks in Desbarats to Echo Bay Planning Board Region – Monday 31st January 2022 – J. Brice

Hello All

The intention of this email is to provide you with an update, resources and figures regarding the Joint Official Plan.

At the request of the Chair, the Planning Board will have a special meeting regarding the Joint OP at 7pm on Tuesday 8th February, 2022.

For those who wish to attend virtually, a link will be sent out closer to the date. It is expected that the members of the Planning Board bring this information back to their Council.

MPLAN (Chris Jones) will be attending virtually to provide an update and to answer any questions the Planning Board may have regarding the Joint OP.

Chris intends to have a copy of the Draft OP available to the Planning Board by the end of this week. Once received, a copy will be emailed through to each Clerk.

Attached are copies of the Draft schedules for the Joint OP that were previously sent out at the tail end of 2021 by MPLAN.

I have gone through each of the invoices from MPLAN for services pertaining to the Joint Official Plan and the table below shows the expenses as of Jan 31st 2022.

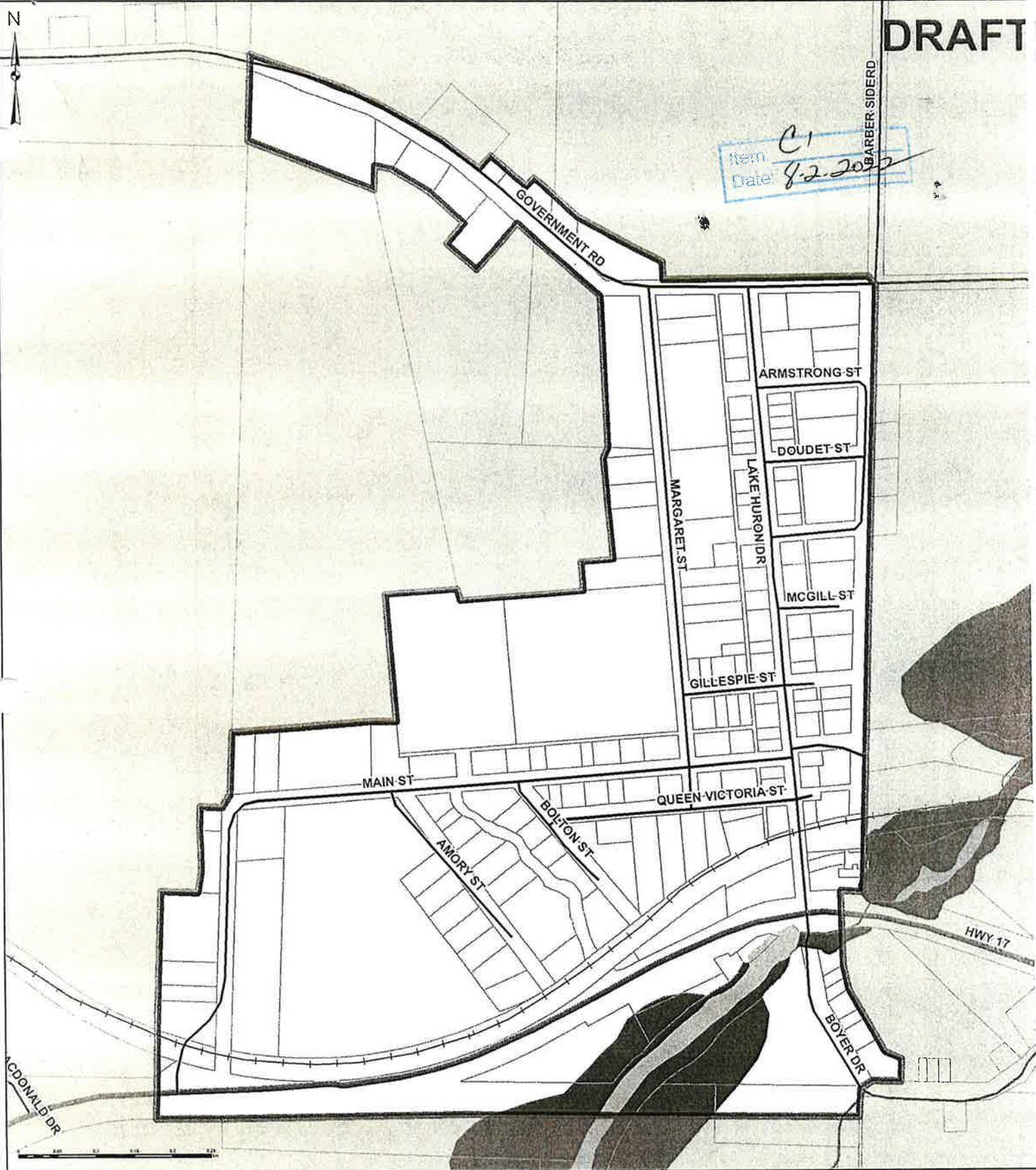
Table 1: Total MPLAN expenses to Desbarats to Echo Bay Planning Board for Joint Official Plan services - Expenses to date 31 Jan 2022

Invoice No.	Invoice Date	Total excluding taxes	Total including taxes
3482	01-11-2018	765	864.45
3527	30-11-2018	260	293.8
3685	01-04-2019	1835	2073.55
3739	01-05-2019	2241.79	2533.23
3883	30-06-2019	380	429.4
3981	31-08-2019	360	406.8
4098	31-10-2019	550	621.5
4142	30-11-2019	460	519.8
4208	31-12-2019	260	293.8
4426	31-03-2020	726.5	820.95
4435	01-05-2020	1660	1875
4494	01-06-2020	420	474.6
4887	30-11-2020	1035	1169.55
5124	31-01-2021	585	661.05
Total		11538.29	13037.48

I understand the total expected cost for the OP is just shy of \$50k split between the respective municipalities (see attached 2114_001).

Item: C1
Date: 8-2-2022

BARBER SIDERO



Schedule 'A2'
Desbarats
Desbarats to Echo Bay
Official Plan

- Legend**
- Lake
 - Watercourse
 - Highway 17
 - Township Road
 - Seasonal
 - Private

North American Datum 1983
 Zone 17 North
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 May 3, 2020

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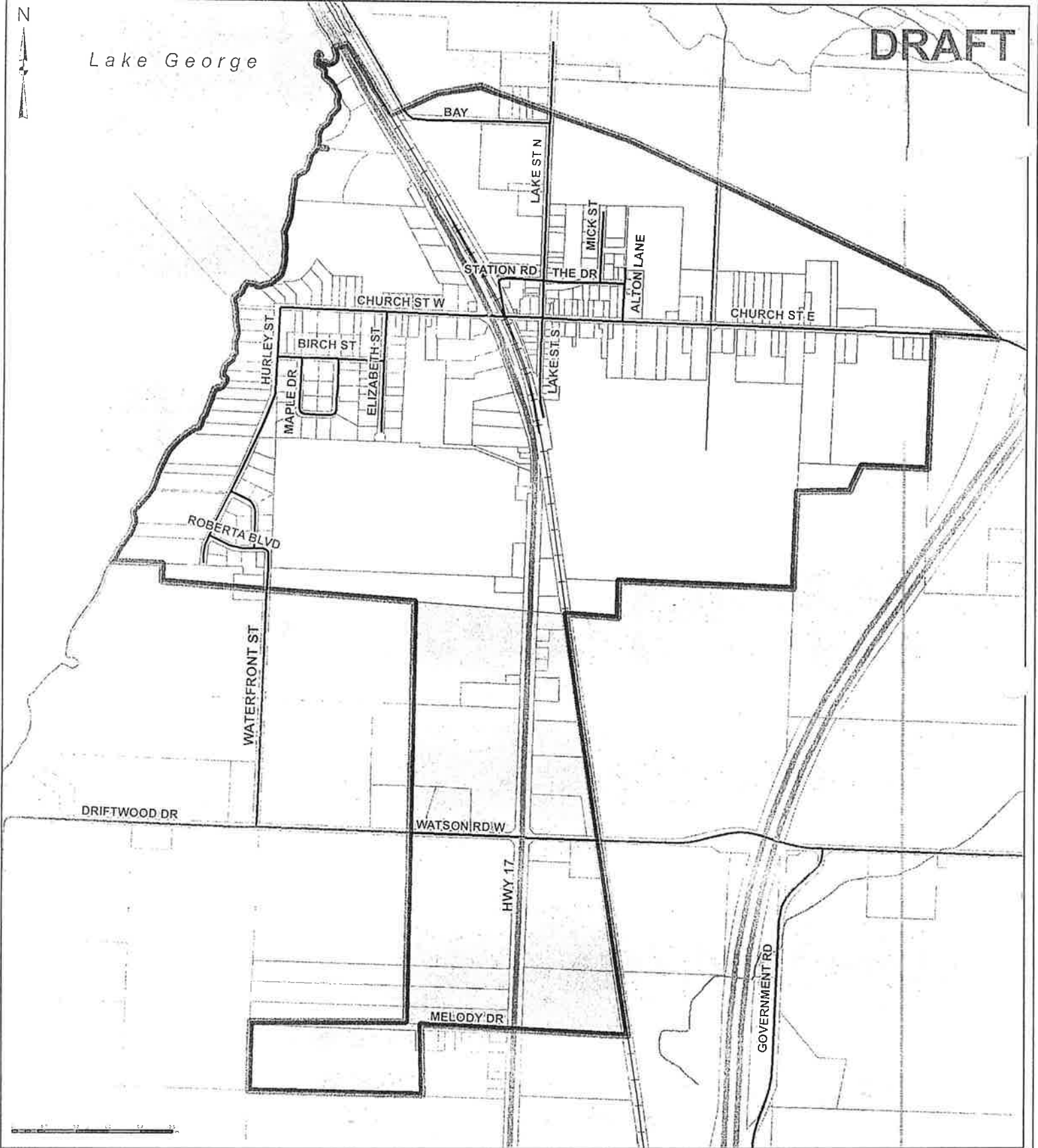
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Lake George

DRAFT



Schedule 'A1'
Echo Bay
Debarats to Echo Bay
Official Plan

Legend

	Settlement Area		Highway 17
	Industrial		Township Road
	Lake		Seasonal
	Watercourse		Private
			Railway

North American Datum 1983
Zone 17 North
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Schedule 'A' Land Use Debarats to Echo Bay Official Plan

Legend

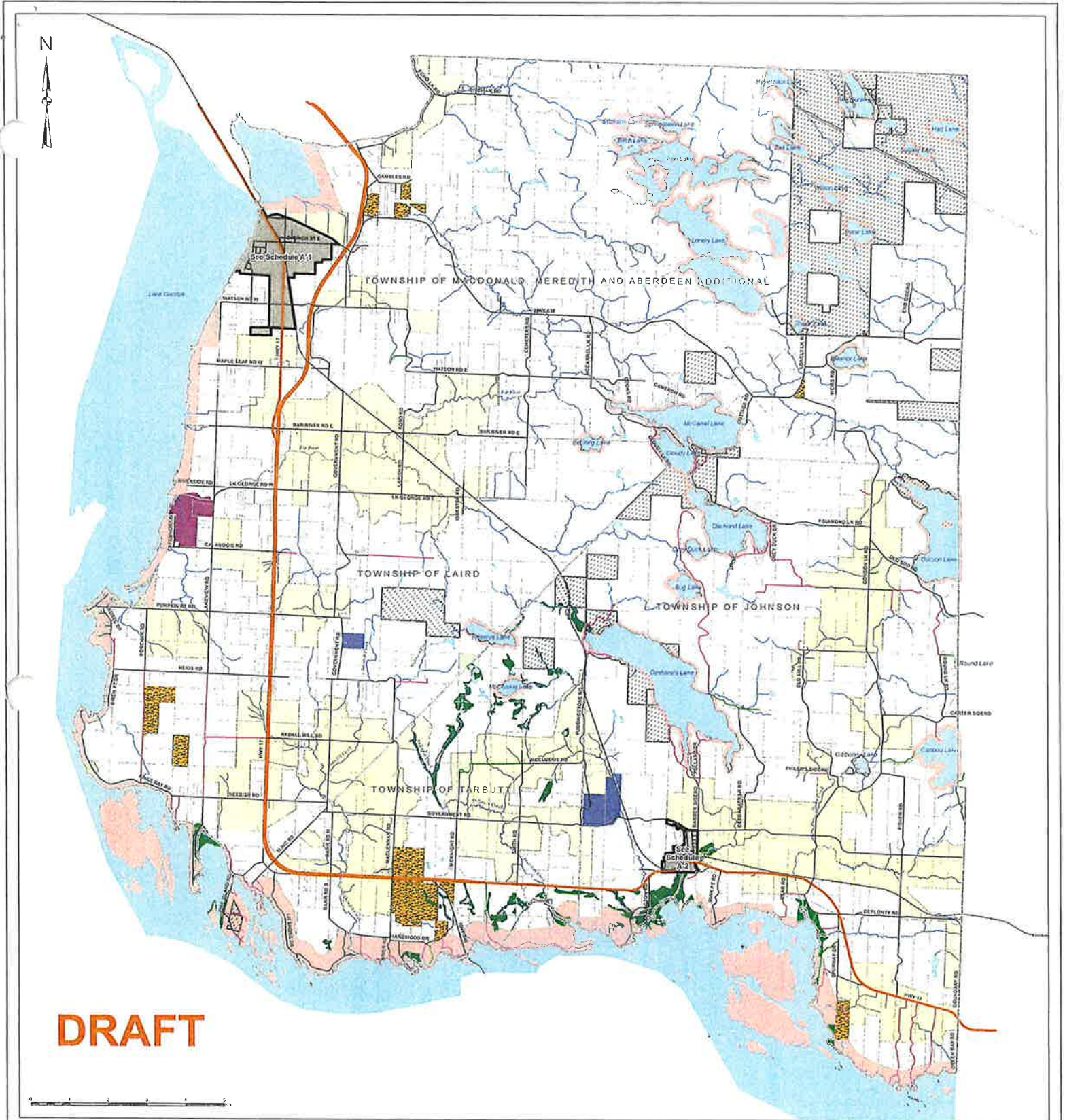
- | | | |
|------------------|--------------------------|---------------|
| Settlement Area | Rural | Lake |
| Shoreline | Agricultural | Watercourse |
| Airport | Crown Land | Highway 17 |
| Pit/Quarry | Parks/Open Space | Township Road |
| Waste Management | Environmental Protection | Seasonal |
| | | Private |

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



DRAFT



**Schedule 'C'
Transportation and
Infrastructure
Debarats to Echo Bay
Official Plan**

Legend

-  Highway 17
-  Township Road
-  Seasonal
-  Private
-  Railway



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DESBARATS to ECHO BAY PLANNING BOARD
November 23rd 2021
Regular Meeting (BY ZOOM)

Present: Lynn Orchard, Chair, Lennie Smith, Reg McKinnon, Terry Ross
Staff: Jared Brice, Jean Palmer
Visitors: List Attached
No conflict of interest was declared at this time.

The following minutes are comprised of resolutions and the Secretary-Treasurer's interpretation of the meeting.

Res.: 57-2021 Terry Ross, Reg Mckinnon
Be it resolved that the Board opens their regular meeting at 7:05 p.m. (cd)

Res.: 58-2021 Jim Withers, Lennie Smith
The Planning Board accepts the minutes of October 26th 2021 as presented. (cd)

Res.: 59-2021 Reg Mckinnon, Jim Withers
That the Planning Board gives provisional consent to Application L2021-23.
Applicant(s): Paul & Penny Hillstrom with attached conditions and notes. (cd)

Res.: 60-2021 Reg McKinnon, Terry Ross
That the Planning Board gives provisional consent to Application L2021-24.
Applicant(s): Emile and Karen Hachey with attached conditions and notes. (cd)

Res.: 61-2021 Terry Ross, Reg McKinnon
That the Planning Board meeting adjourns at 7:23 p.m. until the next scheduled meeting or at the call of the Chair. (cd)

Date: _____

Chair: _____

Secretary-Treasurer: _____

Email from M. Lapore – March 8th, 2022

Response from the Planning Boards lawyer regarding implementation of Conditions for Consent Applications.

A legal opinion was requested at the Planning Boards meeting on October 26th, 2021 after Tarbutt Councils request to have a condition added to the Notice of Decision for applications T2021-21 and T2021-22. The requested condition read as follows:

‘written confirmation from the Municipality that all outstanding taxes have been paid.

Lawyers Response:

I have considered your questions below being:

- 1) Does Tarbutt Councils request have to be implemented or does the Planning Board have final jurisdiction over the conditions for an Application for Consent?

- 2) Is the Planning Board legally able to add such a condition to approval of final consent or are there potential legal implications?

As for the first question, whether Tarbutt Council's request has to be implemented or the Planning Board has final jurisdiction over conditions in an application for consent, the fact remains that consent granting authority has been delegated to the Planning Board and that would come with the ability to determine the conditions for consent. It is the Planning Board that has been delegated the authority of the Minister of Municipal Affairs to grant consents. The Planning Board is a body corporate under the Planning Act that has members to make its decisions.

As for the second question, section 51(25) of the Planning Act allows the approval authority (in this case the Planning Board) to impose conditions to the approval as in the opinion of the approval authority are reasonable, having regard to the nature of the development. I know that in other jurisdiction, payment of municipal taxes to date are imposed as conditions in provisional consent approvals.

Conditions could be appealed by applicants to the Ontario Land Tribunal but I would expect such appeals for payment of municipal taxes to be rare and if so likely unsuccessful. I do not see how payment of municipal taxes as a condition could be unreasonable.

Let me know if you have any further questions.

Mark A. Lepore, BMOS, JD, Partner,
Laidlaw Paciocco Dumanski Spadafora & Johnson LLP
747 Queen Street East, Suite 202
Sault Ste. Marie ON P6A 2A8 : Tel: (705) 949-7790 ext. 213

Desbarats to Echo Bay Planning Board**Application for Consent**
Under Section 53 of the Planning ActBefore Starting This Application

Please read the following:
 Appendix A: Completeness of the Application
 Appendix B: Submission of the Application
 Appendix C: Help
 Appendix D: Notes to Applicants

In this form the term "subject" means the land to be severed and/or the land to be retained.

Office Use Only

File Number	L2022-01 Hachey
Roll Number	5711000001121090000
Date Submitted	February 7, 2022
Date Received	
Sign Issued	February 7, 2022

Please Print and Please Complete or Check-Mark Appropriate Box (s). Please use ink, not pencil.

1. Applicant Information			
1.1	Name of Applicant	Home Telephone No.	Business Telephone No.
	Emile Hachey & Karen Hachey	705 971 1384	
1.2	Address		Postal Code
	1030 Government Road		P0S 1C0
1.3	This section is for the name of Owner (s) if different than the applicant. An owner's authorization is required in Section 11.1		
	Name of Owner (s)	Home Telephone No.	Business Telephone No.
	Address		Postal Code
1.3	Name of person who is to be contacted, and to receive any correspondence, about the application, if different than the applicant. This may be a person or firm acting on behalf of the applicant.		
	Name of Contact Person	Home Telephone No.	Business Telephone No.
	Address	Postal Code	Fax No.

2. Location of the Subject Land			
2.1	District	Local Municipality	Section or Mining Location
	Algoma	Laird	
	Concession Number (s)	Lot Number (s)	Registered Plan No.
2.2			Civic #
		5	H-747
	Reference Plan No.	Part Number (s)	Name of Street/Road
		Government Road	Other Identifier
2.2	Are there any easements or restrictive covenants affecting the subject land?		
	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (describe below the easement or covenant and its effect)		

FILE COPY

3. Purpose of this Application	
3.1	Type and purpose of proposed transaction (check appropriate box) Transfer: <input checked="" type="checkbox"/> Creation of a new lot <input type="checkbox"/> Addition to a lot <input type="checkbox"/> An Easement <input type="checkbox"/> Other Purpose Other: <input type="checkbox"/> A charge <input type="checkbox"/> A lease <input type="checkbox"/> A correction of title
3.2	Name of person (s), if known, to whom land or interest in land is to be transferred, leased or charged: N/A
3.3	If a lot addition, identify the lands to which the parcel will be added: Roll # _____ Description: N/A

4. Description of Subject Land and Servicing Information (Complete each subsection)				
4.1	Description	Frontage (m.)	Severed 46 m	Retained 356.96 m
		Depth (m.)	380.33 m	380.33 m
		Area (ha.)	1.7 ha	10.7 ha
4.2	Use of Property	Existing Use (s)	Vacant	Residential
		Proposed Use (s)	Residential	N/A
4.3	Buildings or Structures	Existing	N/A	Dwelling
		Proposed	Dwelling	N/A
4.4	Access (check appropriate space)	Provincial Highway		
		Municipal road, maintained all year	yes	yes
		Municipal road, seasonally maintained		
		Other public road		
		Right of way		
		Water access		
		(See Note #1)		
Note #1: Describe in section 9.1, the parking and docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road				
4.5	Water Supply (check appropriate space)	Publicly owned and operated piped water supply		
		Privately owned and operated individual well	proposed	yes
		Privately owned and operated communal well		
		Lake or other water body		
		Other means		
4.6	Sewage Disposal (check appropriate space)	Publicly owned and operated sanitary sewage system		
		Privately owned and operated individual septic tank (See Note #2)	yes - proposed	yes - existing
		Privately owned and operated communal septic system		
		Privy		
Note #2: A certificate of approval from the local Health Unit or Ministry of the Environment and Energy submitted with this application will facilitate the review.				
Section 4 continued on next Page				

4. Description of Subject Land and Servicing Information Continued				
4.7	Other Services (check if the service is available)		Severed	Retained
		Electricity	yes	yes
		School Bussing	yes	yes
		Garbage Collection	no	no
4.8	If access to the subject land is by private road, or if "other public road" was indicated in section 4.4, indicate who owns the land or road, who is responsible for its maintenance and whether it is maintained seasonally or all year.			
N/A				

5. Land Use			
5.1	What is the existing official plan designation (s), if any, of the subject land?		
N/A			
5.2	What is the zoning, if any, of the subject land? If the subject land is covered by a Ministry's zoning order, what is the Ontario Regulation Number?		
Agriculture, Natural Resource			
5.3	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, which apply.		
	Use or Feature	On the Subject Land	Within 500 Metres of Subject Land, unless otherwise specified (indicate approximate distance)
	An agricultural operation, including livestock facility or stockyard	N/A	N/A
	A landfill	N/A	N/A
	A sewage treatment plant or waste stabilization plant	N/A	N/A
	A provincially significant wetland (class 1, 2, or 3 wetland)	N/A	N/A
	A provincially significant wetland within 120 metres of the subject land	N/A	N/A
	Flood plain	N/A	N/A
	A rehabilitated mine site	N/A	N/A
	A non-operating mine site within 1 kilometre of the subject land	N/A	N/A
	An active mine site	N/A	N/A
	An industrial or commercial use, and specify the use (s)	N/A	N/A
	An active railway line	N/A	N/A
	A municipal or federal airport	N/A	N/A

6. History of the Subject Land	
6.1	<p>Has the subject land ever been the subject of an application for approval of a plan of subdivision or consent under the Planning Act?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown</p> <p>If Yes and if known, provide the Ministry's application file number and the decision made on the application: File # <u>L2021-24</u> Decision: <u>Provisional Consent Granted</u></p>
6.2	<p>If this application is a re-submission of a previous consent application, describe how it has been changed from the original application:</p>
6.3	<p>Has any land been severed from the parcel originally acquired by the owner of the subject land?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, provide for each parcel severed, the date of transfer, the name of the transferee and the land use: Provisional consent has been granted to the applicant(s). At the date of submission for this application, final consent has not been granted and as such has yet to be transferred.</p>

7. Current Applications	
7.1	<p>Is the subject land currently the subject of a proposed official plan or official plan amendment that has been submitted to the Minister for approval?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown</p> <p>If Yes, and if known, specify the Ministry file number and status of the application:</p>
7.2	<p>Is the subject land the subject of an application for a zoning by-law amendment [], Minister's zoning order amendment [], minor variance [], consent or approval of a plan of subdivision []?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown</p> <p>If Yes, and if known, specify the Ministry file number and status of the application:</p>

9. Other Information

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

9.2 If the subject property is agricultural or close to an agricultural property, the following Supplement forms may be required:
1) Supplement #1 - Agricultural Land Descriptions
2) Supplement #2 - Data Sheet for Minimum Distance Separation under the Agricultural Code of Practice

10. Affidavit or Sworn Declaration

10.1 Affidavit or Sworn Declaration for the Prescribed and Requested Information

I, King / [Signature] of the Land
in the District of Algoma make oath and say (or solemnly declare) that the information contained in this application is true and that the information contained in the documents that accompany this application are true.

Sworn (or declared) before me Carol O. Trainor A.M.C.T.

at the Township of Turbutt A Commissioner of Oaths

in the District of Algoma while Clerk, or Designate in

this 7th day of February, 20 22

signed this 7th day of February, 20 22

Commissioner of Oaths

Signature [Signature]

[Signature]

Applicant

[Signature]

Applicant

8. Sketch (Use the attached Sketch Sheet) To help you prepare the sketch, refer to the attached Sample Sketch.

8.1

In order for your application to be considered complete, a sketch drawn to scale must be included as part of this application which shows:

1. Boundaries and dimensions of the subject land including the part that is to be severed and the part that is to be retained.
2. Location, size, height and type of all existing and proposed buildings or structures on severed or retained lands, including the distance of the buildings or structures from front yard lot line, rear yard lot line and side yard lot lines.
3. Boundaries and dimensions of the land owned by the owner, including the subject land and adjacent land.
4. The distance between the subject land and the nearest municipal lot line or landmark, such as a railway crossing or bridge.
5. The location of all land previously severed from the parcel originally acquired by the current owner of the subject land.
6. The approximate location of all natural and artificial features on the subject land and adjacent lands, including railways, roads, watercourses, drainage ditches, irrigation ponds, river or stream banks, wetlands, wooded areas, buildings.
7. The current use (s) of the adjacent lands.
8. The location, width and name of any roads within or abutting the subject land. Indicate whether the road is an unopened road allowance, a public travelled road, a private road or a right-of-way.
9. If access to the subject land is by water only, the location of the parking and docking facilities to be used.
10. The location and nature of any restrictive covenant or easement affecting the land.
11. If the severed parcel is to be conveyed to an abutting property owner, please identify the abutting property with name and instrument number exactly as now registered.
12. The location, size and distance to buildings and property lines of any existing sewage system treatment units (septic tanks) and distribution piping (septic beds) on the lot to be created and/or retained.

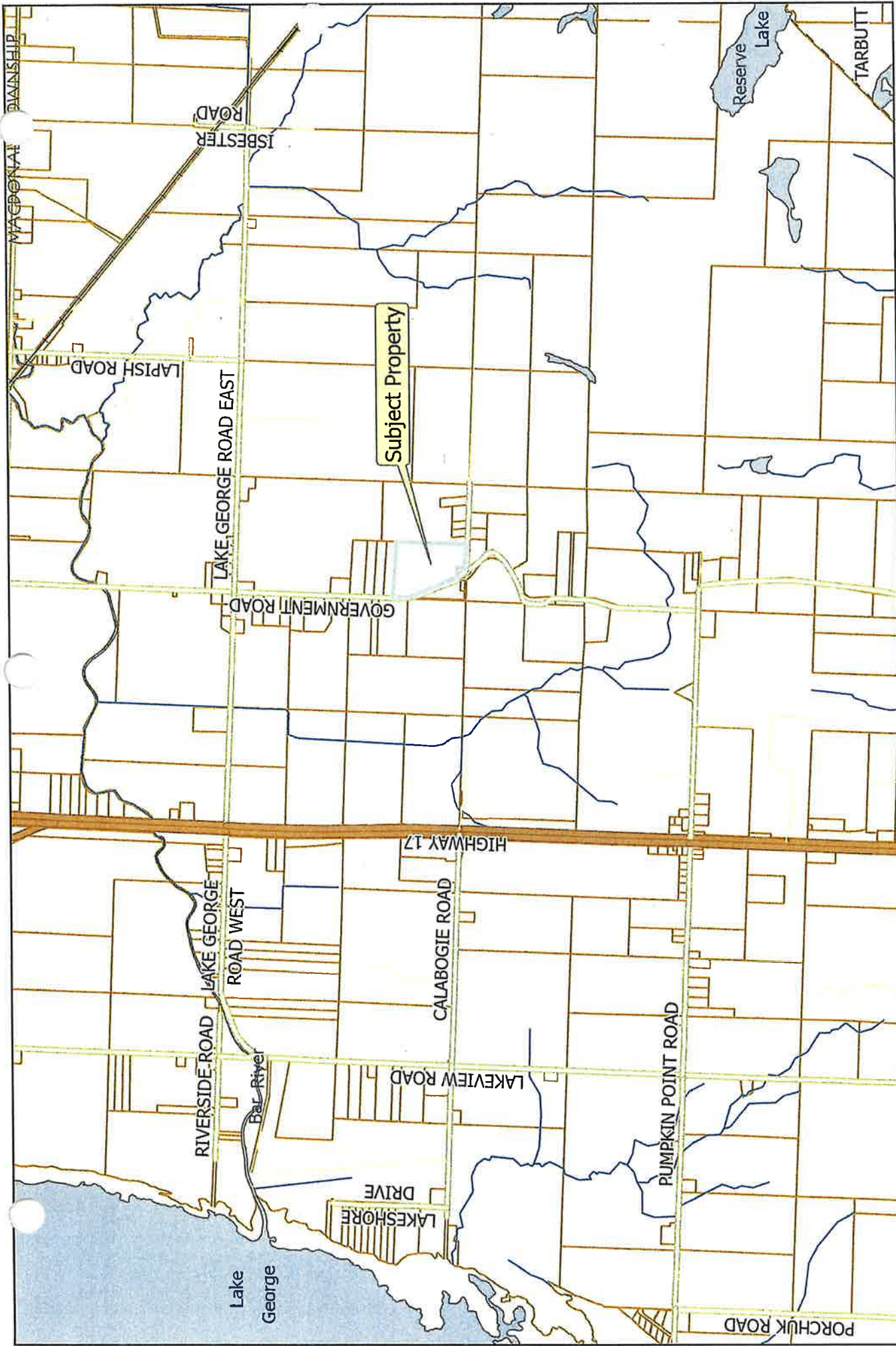
If other documentation/supporting material becomes necessary, you will be contacted and this information must be submitted prior to your application proceeding.

8.2

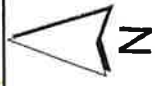
Notification Sign Requirements:

For the purpose of public notification and in order for staff to easily locate your land, you will be given a sign to indicate the intent and purpose of your application. It is your responsibility to:

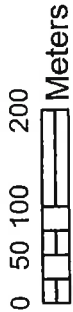
1. Post one sign per frontage in a conspicuous location on the subject property.
2. Ensure one sign is posted at the front of the property at least three feet above ground level.
3. Notify the Planner when the sign is in place in order to avoid processing delays.
4. Maintain the sign until the application is finalized and thereafter remove it.



Maps are provided as a courtesy only and the Desbarats to Echo Bay Planning Board makes no guarantees as to the accuracy of this information. This map is not intended to be used for conveyance, authoritative definition of the legal boundary, or property title. This is not a survey product.



Scale: 1:35,000

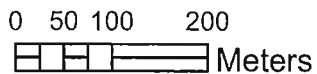


DESBARATS TO ECHO BAY PLANNING BOARD
 Planning Board Regional Map
 L2022-01 Hachey
 Township of Laird



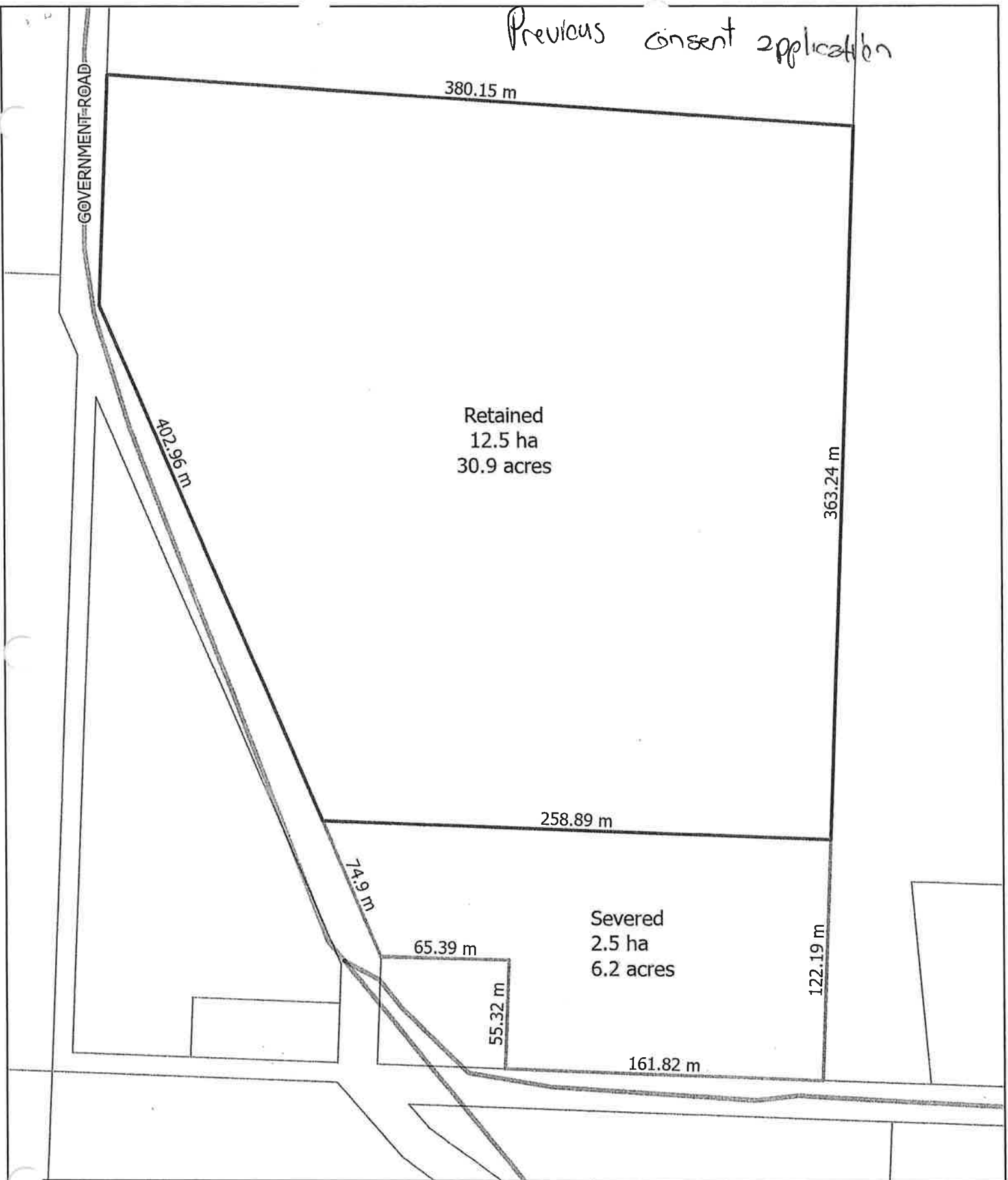
DESBARATS TO ECHO BAY PLANNING BOARD
 Proposed Consent Application
 L2022-01
 Government Road
 The Township of Laird

Scale: 1:2,500



Maps are provided as a courtesy only and the Desbarats to Echo Bay Planning Board makes no guarantees as to the accuracy of this information. This map is not intended to be used for conveyance, authoritative definition of the legal boundary, or property title. This is not a survey product.

Previous consent application



DESBARATS TO ECHO BAY PLANNING BOARD
Consent Application: L2021-25 Hachey
Creation of One (1) Lot:
1030 Government Road
H-747 LOT 5 SEC, Township of Laird

Scale: 1:2,500

0 50 100 200

Meters



Maps are provided as a courtesy only and the Desbarats to Echo Bay Planning Board makes no guarantees as to the accuracy of this information. This map is not intended to be used for conveyance, authoritative definition of the legal boundary, or property title. This is not a survey product.

Desbarats to Echo Bay Planning Board

Application for Consent Under Section 53 of the Planning Act

Before Starting This Application

Please read the following:
 Appendix A: Completeness of the Application
 Appendix B: Submission of the Application
 Appendix C: Help
 Appendix D: Notes to Applicants

In this form the term "subject" means the land to be severed and/or the land to be retained.

Office Use Only

File Number	T2022-02
Roll Number	5714 00000 2035 000
Date Submitted	February 11, 2022
Date Received	Feb 14, 2022
Sign Issued	

Please Print and Please Complete or Check-Mark Appropriate Box (s). Please use ink, not pencil.

1. Applicant Information

1.1	Name of Applicant	Home Telephone No.	Business Telephone No.
	Gary and Heather MacMillan	765 971 0800	
	Address	Postal Code	
	261 Barr Road North	P0R 1E0	
1.2	This section is for the name of Owner (s) if different than the applicant. An owner's authorization is required in Section 11.1		
	Name of Owner (s)	Home Telephone No.	Business Telephone No.
	Address	Postal Code	
1.3	Name of person who is to be contacted, and to receive any correspondence, about the application, if different than the applicant. This may be a person or firm acting on behalf of the applicant.		
	Name of Contact Person	Home Telephone No.	Business Telephone No.
	Address	Postal Code	Fax No.

2. Location of the Subject Land

2.1	District	Local Municipality	Section or Mining Location	Civic #
	Algoma	Tarbutt		261
	Concession Number (s)	Lot Number (s)	Registered Plan No.	Lot (s)/Block (s)
	Con 6	Lot 9		
	Reference Plan No.	Part Number (s)	Name of Street/Road	Other Identifier
		PCL 1120	Barr Road North	
2.2	Are there any easements or restrictive covenants affecting the subject land?			
	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (describe below the easement or covenant and its effect)			

FILE COPY

3. Purpose of this Application

3.1 Type and purpose of proposed transaction (check appropriate box)
Transfer: Creation of a new lot Addition to a lot An Easement Other Purpose
Other: A charge A lease A correction of title

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

3.3 If a lot addition, identify the lands to which the parcel will be added: Roll # _____
Description:

4. Description of Subject Land and Servicing Information (Complete each subsection)

4.1	Description	Severed		Retained		
		Frontage (m.)	Depth (m.)	Area (ha.)	Existing Use (s)	Proposed Use (s)
		150.65 m	190.29 m	1.5 ha (3.7 acres)	Vacant	Residential
					Residential	Same
4.2	Use of Property	Existing	Proposed		N/A	Dwelling and Accessory Structures
4.3	Buildings or Structures	Existing	Proposed		Dwelling	Same
4.4	Access (check appropriate space)	Provincial Highway				
		Municipal road, maintained all year	yes		yes	
		Municipal road, seasonally maintained				
		Other public road				
		Right of way				
		Water access (See Note #1)				
Note #1: Describe in section 9.1, the parking and docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road						
4.5	Water Supply (check appropriate space)	Publicly owned and operated piped water supply				
		Privately owned and operated individual well	✓		✓	private
		Privately owned and operated communal well				
		Lake or other water body				
		Other means				
4.6	Sewage Disposal (check appropriate space)	Publicly owned and operated sanitary sewage system				
		Privately owned and operated individual septic tank (See Note #2)	✓		✓	private
		Privately owned and operated communal septic system				
		Privy				
Note #2: A certificate of approval from the local Health Unit or Ministry of the Environment and Energy submitted with this application will facilitate the review.						

Section 4 continued on next Page

4. Description of Subject Land and Servicing Information Continued				
4.7	Other Services (check if the service is available)		Severed	Retained
		Electricity	yes - available	yes
		School Bussing	yes	yes
		Garbage Collection	no	no
4.8	If access to the subject land is by private road, or if "other public road" was indicated in section 4.4, indicate who owns the land or road, who is responsible for its maintenance and whether it is maintained seasonally or all year.			

5. Land Use			
5.1	What is the existing official plan designation (s), if any, of the subject land? Rural		
5.2	What is the zoning, if any, of the subject land? If the subject land is covered by a Ministry's zoning order, what is the Ontario Regulation Number? Rural		
5.3	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, which apply:		
	Use or Feature	On the Subject Land	
	Within 500 Metres of Subject Land, unless otherwise specified (indicate approximate distance)		
	An agricultural operation, including livestock facility or stockyard	no	yes - approx. +400m
	A landfill	no	no
	A sewage treatment plant or waste stabilization plant	no	no
	A provincially significant wetland (class 1, 2, or 3 wetland)	no	no
	A provincially significant wetland within 120 metres of the subject land	no	no
	Flood plain	no	no
	A rehabilitated mine site	no	no
	A non-operating mine site within 1 kilometre of the subject land	no	no
	An active mine site	no	no
	An industrial or commercial use, and specify the use (s)	no	no
	An active railway line	no	no
	A municipal or federal airport	no	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 or consent under the Planning Act?

Yes No Unknown

If Yes and if known, provide the Ministry's application file number and the decision made on the application:

File # _____ Decision: _____

6.2 If this application is a re-submission of a previous consent application, describe how it has been changed from the original application:

6.3 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 and the land use:

7. Current Applications

7.1 Is the subject land currently the subject of a proposed official plan or official plan amendment that has been submitted to the Minister for approval?

Yes No Unknown

If Yes, and if known, specify the Ministry file number and status of the application:

7.2 Is the subject land the subject of an application for a zoning by-law amendment [], Minister's zoning order amendment [], minor variance [], consent or approval of a plan of subdivision []?

Yes No Unknown

If Yes, and if known, specify the Ministry file number and status of the application:

8. Sketch (Use the attached Sketch Sheet) To help you prepare the sketch, refer to the attached Sample Sketch.

8.1

In order for your application to be considered complete, a sketch drawn to scale must be included as part of this application which shows:

1. Boundaries and dimensions of the subject land including the part that is to be severed and the part that is to be retained.
2. Location, size, height and type of all existing and proposed buildings or structures on severed or retained lands, including the distance of the buildings or structures from front yard lot line, rear yard lot line and side yard lot lines.
3. Boundaries and dimensions of the land owned by the owner, including the subject land and adjacent land.
4. The distance between the subject land and the nearest municipal lot line or landmark, such as a railway crossing or bridge.
5. The location of all land previously severed from the parcel originally acquired by the current owner of the subject land.
6. The approximate location of all natural and artificial features on the subject land and adjacent lands, including railways, roads, watercourses, drainage ditches, irrigation ponds, river or stream banks, wetlands, wooded areas, buildings.
7. The current use (s) of the adjacent lands.
8. The location, width and name of any roads within or abutting the subject land. Indicate whether the road is an unopened road allowance, a public travelled road, a private road or a right-of-way.
9. If access to the subject land is by water only, the location of the parking and docking facilities to be used.
10. The location and nature of any restrictive covenant or easement affecting the land.
11. If the severed parcel is to be conveyed to an abutting property owner, please identify the abutting property with name and instrument number exactly as now registered.
12. The location, size and distance to buildings and property lines of any existing sewage system treatment units (septic tanks) and distribution piping (septic beds) on the lot to be created and/or retained.

If other documentation/supporting material becomes necessary, you will be contacted and this information must be submitted prior to your application proceeding.

8.2

Notification Sign Requirements:

For the purpose of public notification and in order for staff to easily locate your land, you will be given a sign to indicate the intent and purpose of your application. It is your responsibility to:

1. Post one sign per frontage in a conspicuous location on the subject property.
2. Ensure one sign is posted at the front of the property at least three feet above ground level.
3. Notify the Planner when the sign is in place in order to avoid processing delays.
4. Maintain the sign until the application is finalized and thereafter remove it.

9. Other Information

9.1

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

9.2

If the subject property is agricultural or close to an agricultural property, the following Supplement forms may be required:

- 1) Supplement #1 - Agricultural Land Descriptions
- 2) Supplement #2 - Data Sheet for Minimum Distance Separation under the Agricultural Code of Practice

10. Affidavit or Sworn Declaration

10.1

Affidavit of Sworn Declaration for the Prescribed and Requested Information

I, Richard LaPlante and [Signature] (of the Township of Tarbutt)
in the District of Alqona make oath and say (or solemnly declare) that the

information contained in this application is true and that the information contained in the documents that accompany this application are true.

Sworn (or declared) before me, Carlo O. Trainor A.M.C.T.

at the Township of ~~Alqona~~ Tarbutt

in the District of Alqona or designate in

this 11th day of February, 2022

Signed this ___ day of _____

Commissioner of Oaths 20

Signature [Signature]

[Signature]
Applicant

[Signature]
Applicant

11. Authorizations

11.1

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 and/or the authorization set out below must be completed.

Authorization of Owner for Agent to Make the Application

I, _____, am the owner of the land that is the subject of this application for Consent and I authorize _____ to make this application on my behalf.

(Date) Signature of Owner (s)

Sworn (or declared) before me

At the _____, in the _____

This _____ day of _____, 20____.

Commissioner

11.2

Authorization of Owner for Agent to Provide Personal Information

I, _____, am the owner of the land that is the subject of this application for Consent and for the purpose of the Freedom of Information and Protection of Privacy Act, I authorize _____, as my agent for this application, to provide any of my personal information that will be included in this application or collected during the processing of this application.

(Date) Signature of Owner (s)

Sworn (or declared) before me

At the _____, in the _____

This _____ day of _____, 20____.

Commissioner

12. Consent of the Owner

12.1

Heather MacMillan, am the owner of the land that is the subject of this Consent application and for the purpose of the Freedom of Information and Protection of Privacy Act, I 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 purpose of processing this application.

Feb 11 / 2022
(Date)

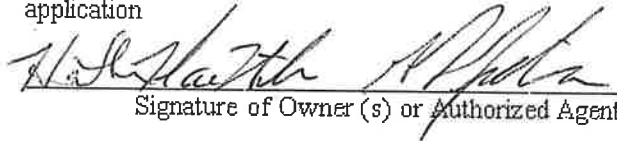
Heather MacMillan
Signature of Owner (s)

13. Permissions

13.1

Permission to enter on to the subject land(s)

I/We hereby authorize the members and staff of the Desbarats to Echo Bay Planning Board to enter upon the subject land (s) and premise (s) for the limited purpose of evaluating the merits of this application


Signature of Owner (s) or Authorized Agent

The subject property must have the appropriate municipal address, or other adequate identification conspicuously posted on the subject land (s). Failure to comply may result in a deferral of the application.

Submission of the Application

- One application form is required for each parcel to be severed.
- The requested copies will be used to consult with other ministries or agencies that may have an interest in the application.
- All measurements are to be in Metric units.

Step #1:

Review the application with your municipal office in order to apprise them this application will be coming to them and also to ascertain whether or not there may be municipal concerns regarding the application that your or the Planning Board may not be aware of which may affect the completeness and/or acceptance of the application.

Step #2:

Deliver the completed application to the Planning Board office along with the required fee made payable to the Desbarats to Echo Bay Planning Board.

Step #3:

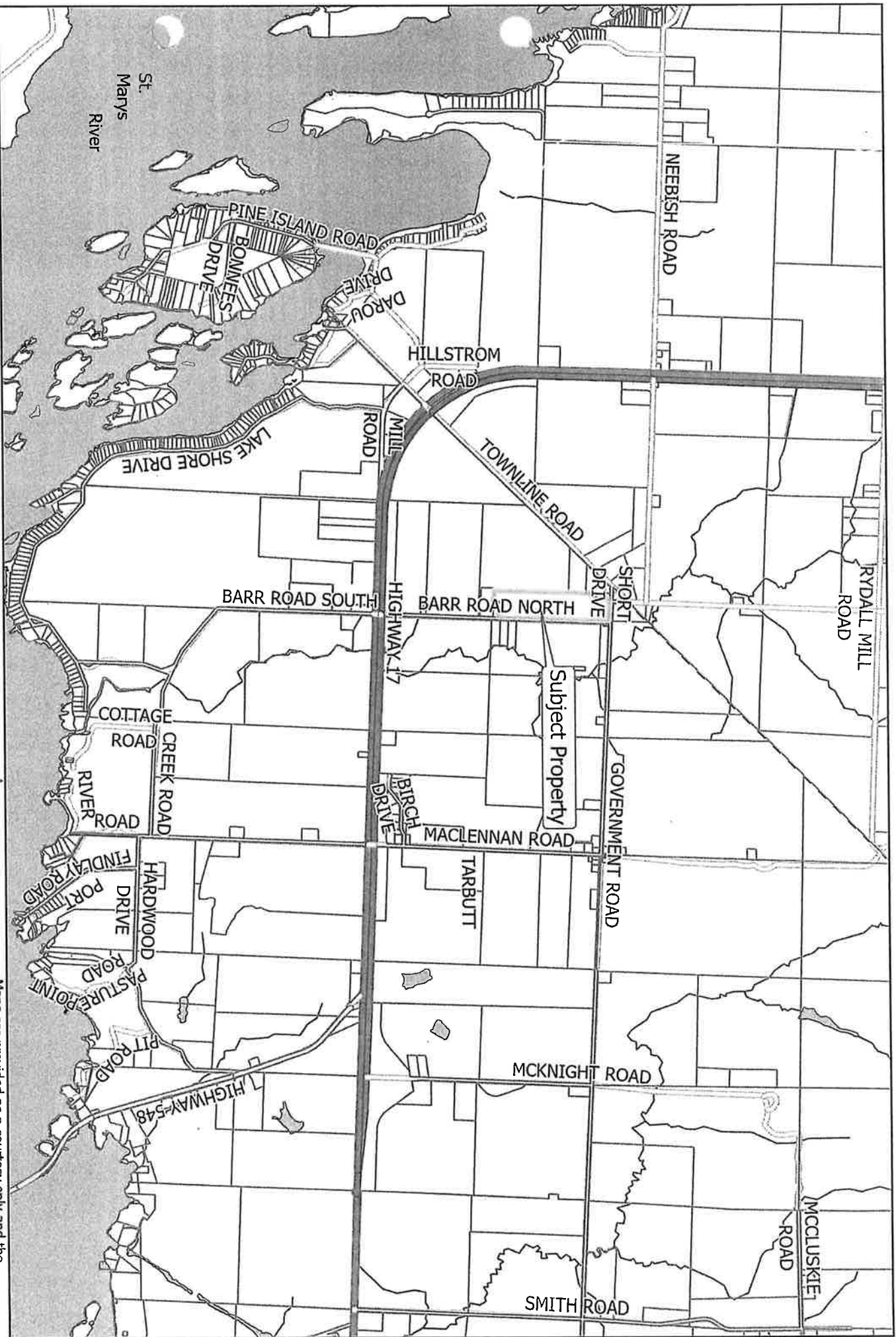
- The Planning Board Secretary will review your application.
- You will be notified when the application is considered complete. Any legislated time lines will commence only after the application is deemed complete and accepted by the Planning Board.
- Once the application has been accepted as complete you will be asked to supply 12 copies of the approved application along with 12 copies of the approved sketch. You may make the necessary copies yourself or the Planning Board can make them for you for a fee.
- You will be responsible for delivering one copy of the completed application to the Algoma Health Unit and they may require a fee for this service.

PLEASE NOTE

An application accepted as complete may still be amended, rejected, or deferred as the application goes through the process of review and as new or opposing information becomes available.

All documents should be forwarded to the attention of:

Secretary - Treasurer
Desbarats to Echo Bay Planning Board
c/o Tarbutt Township Offices
27 Barr Road South, RR#1
Desbarats, Ontario
P0R 1E0



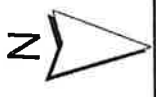
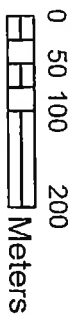
DESBARATS TO ECHO BAY PLANNING BOARD

Planning Board Regional Map

T2022-02 MacMillan

Township of Tarbutt

Scale: 1:35,000

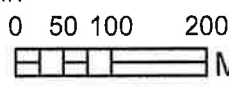


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DESBARATS TO ECHO BAY PLANNING BOARD
 Draft Consent Application: T2021-26 MacMillan
 Creation of One (1) Lot:
 261 Barr Road North
 Township of Tarbutt

Scale: 1:3,600



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Desbarats to Echo Bay Planning Board

Application for Consent Under Section 53 of the Planning Act

Before Starting This Application

Please read the following:
 Appendix A: Completeness of the Application
 Appendix B: Submission of the Application
 Appendix C: Help
 Appendix D: Notes to Applicants

In this form the term "subject" means the land to be severed and/or the land to be retained.

Office Use Only

File Number	T2022-03
Roll Number	571400000317000000
Date Submitted	Feb 16 th 2022
Date Received	
Sign Issued	

Please Print and Please Complete or Check-Mark Appropriate Box (s). Please use ink, not pencil.

1. Applicant Information

1.1	Name of Applicant Hunter Waugh	Home Telephone No.	Business Telephone No. 705-323-2047
	Address 194 Port Findlay Road, Desbarats, ON		Postal Code P0R 1E0
1.2	This section is for the name of Owner (s) if different than the applicant. An owner's authorization is required in Section 11.1		
	Name of Owner (s) North Horizon Farms	Home Telephone No.	Business Telephone No. 705-941-8132
	Address 3064 Government Rd, Desbarats, ON		Postal Code P0R 1E0
1.3	Name of person who is to be contacted, and to receive any correspondence, about the application, if different than the applicant. This may be a person or firm acting on behalf of the applicant.		
	Name of Contact Person Hunter Waugh	Home Telephone No.	Business Telephone No. 705-323-2047
	Address 194 Port Findlay Road, Desbarats, ON	Postal Code P0R 1E0	Fax No.

2. Location of the Subject Land

2.1	District Algoma	Local Municipality Tarbutt	Section or Mining Location	Civic #
	Concession Number (s) 5	Lot Number (s) 7	Registered Plan No.	Lot (s)/Block (s)
	Reference Plan No.	Part Number (s)	Name of Street/Road MacLennan Road <i>South</i>	Other Identifier
2.2	Are there any easements or restrictive covenants affecting the subject land? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (describe below the easement or covenant and its effect)			

FILE COPY

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3. Purpose of this Application

3.1 Type and purpose of proposed transaction (check appropriate box)
 Transfer: Creation of a new lot Addition to a lot An Easement Other Purpose
 Other: A charge A lease A correction of title

3.2 Name of person (s), if known, to whom land or interest in land is to be transferred, leased or charged:
 Hunter Waugh & Meagan McKerroll

3.3 If a lot addition, identify the lands to which the parcel will be added: Roll # _____
 Description:

4. Description of Subject Land and Servicing Information (Complete each subsection)

4.1	Description	Severed		Retained	
		Frontage (m.)	498.65 m	1317.32 m	
	Depth (m.)	200 m	1494.03 m		
	Area (ha.)	10 ha	47.1		
4.2	Use of Property	Existing Use (s)	Rural	Agriculture/Rural	
		Proposed Use (s)	Rural Residential	Agriculture/Rural	
4.3	Buildings or Structures	Existing	None	None	
		Proposed	Residential Home, garage, etc.	None	
4.4	Access (check appropriate space)	Provincial Highway			
		Municipal road, maintained all year	X	X	
		Municipal road, seasonally maintained			
		Other public road			
		Right of way			
		Water access (See Note #1)			
Note #1: Describe in section 9.1, the parking and docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road					
4.5	Water Supply (check appropriate space)	Publicly owned and operated piped water supply			
		Privately owned and operated individual well	Proposed	None	
		Privately owned and operated communal well			
		Lake or other water body			
		Other means			
4.6	Sewage Disposal (check appropriate space)	Publicly owned and operated sanitary sewage system			
		Privately owned and operated individual septic tank (See Note #2)	Proposed	None	
		Privately owned and operated communal septic system			
		Privy			
Note #2: A certificate of approval from the local Health Unit or Ministry of the Environment and Energy submitted with this application will facilitate the review.					

Section 4 continued on next Page

4. Description of Subject Land and Servicing Information Continued				
4.7	Other Services (check if the service is available)		Severed	Retained
		Electricity	yes	yes
		School Bussing	yes	yes
		Garbage Collection	no	no
4.8	If access to the subject land is by private road, or if "other public road" was indicated in section 4.4, indicate who owns the land or road, who is responsible for its maintenance and whether it is maintained seasonally or all year:			

5. Land Use			
5.1	What is the existing official plan designation (s), if any, of the subject land? Rural, Agricultural, Aggregate Extraction Overlay		
5.2	What is the zoning, if any, of the subject land? If the subject land is covered by a Ministry's zoning order, what is the Ontario Regulation Number? Rural, Agricultural		
5.3	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, which apply.		
	Use or Feature	On the Subject Land	
		Within 500 Metres of Subject Land, unless otherwise specified (indicate approximate distance)	
	An agricultural operation, including livestock facility or stockyard	no	+200 m from severed portion
	A landfill	no	no
	A sewage treatment plant or waste stabilization plant	no	no
	A provincially significant wetland (class 1, 2, or 3 wetland)	no	no
	A provincially significant wetland within 120 metres of the subject land	no	no
	Flood plain	no	no
	A rehabilitated mine site	no	no
	A non-operating mine site within 1 kilometre of the subject land	no	approx 550 m
	An active mine site	no	approx 550 m
	An industrial or commercial use, and specify the use(s)	no	yes, gravel pit and
	An active railway line	no	no
	A municipal or federal airport	no	no

6. History of the Subject Land

6.1	<p>Has the subject land ever been the subject of an application for approval of a plan of subdivision or consent under the Planning Act?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown</p> <p>If Yes and if known, provide the Ministry's application file number and the decision made on the application:</p> <p>File # _____ Decision: _____</p>		
6.2	<p>If this application is a re-submission of a previous consent application, describe how it has been changed from the original application:</p>		
6.3	<p>Has any land been severed from the parcel originally acquired by the owner of the subject land?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, provide for each parcel severed, the date of transfer, the name of the transferee and the land use:</p> <table border="1" data-bbox="284 829 1588 938"><tr><td> </td></tr><tr><td> </td></tr></table>		

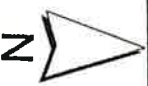
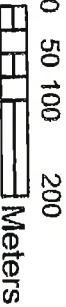
7. Current Applications

7.1	<p>Is the subject land currently the subject of a proposed official plan or official plan amendment that has been submitted to the Minister for approval?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown</p> <p>If Yes, and if known, specify the Ministry file number and status of the application:</p>
7.2	<p>Is the subject land the subject of an application for a zoning by-law amendment [], Minister's zoning order amendment [], minor variance [], consent or approval of a plan of subdivision []?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown</p> <p>If Yes, and if known, specify the Ministry file number and status of the application:</p>



DESBARATS TO ECHO BAY PLANNING BOARD
 Planning Board Regional Map
 T2022-03 Waugh
 Township of Tarbutt

Scale: 1:35,000



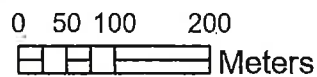
Subject Property

Maps are provided as a courtesy only and the Desbarats to Echo Bay Planning Board makes no guarantees as to the accuracy of this information. This map is not intended to be used for conveyance, authoritative definition of the legal boundary, or property title. This is not a survey product.



DESBARATS TO ECHO BAY PLANNING BOARD
 Consent Application - T2022-03 Waugh
 Creation of One Lot
 MacLennan Road South,
 Tarbutt Twp.

Scale: 1:7,500



Maps are provided as a courtesy only and the Desbarats to Echo Bay Planning Board makes no guarantees as to the accuracy of this information. This map is not intended to be used for conveyance, authoritative definition of the legal boundary, or property title. This is not a survey product.

Revised

Desbarats to Echo Bay Planning Board

RE: Clerks Meeting for First Draft Joint Official Plan

Tarbutt Township Council Chambers – 11 March 2022 @ 9 am

Present: Lynne Duguay, Jennifer Errington, Carol Trainor Kent, Jared Brice

Absent: Glenn Martin

The Clerks of the Municipalities that comprise the Desbarats to Echo Bay Planning Board region met to address the first draft of the Draft Joint Official Plan. This report intends to reflect the comments made during the meeting.

General Housekeeping:

There are many spelling mistakes and references to the Township that need to be addressed. It is in the best interest of the Planner to address these mistakes and references to such matters prior to the Planning Boards meeting on the 22nd of March, 2022.

The definitions should be less technical in their nature and should be able to more easily interpreted. Also it was recommended that the definitions should be located at the start of the Official Plan and that the pages be numbered.

Technical Notes:

It was discussed that the number of severances should not be limited to just the Rural designation, but to all areas. It was put forward that a maximum of 3 lots may be severed from a lot that existed in its current form on from the date of the commencement of the Desbarats to Echo Bay Planning Board (1998). It was also mentioned that the minimum lot size of 10 hectares for the original lot size is too large an area.

A3.1.2.(5) (p.4) To *prohibit* the degradation of PSW (suggested that this wording too strong).

A3.2.1. (p.4)and a landscape *dominated* by agricultural fields and forests. (Suggested that this wording is too strong).

B3.4 (p.17) Development Policies – Request to amend heading from *Rural Residential Purposes* changed to *Rural Purposes*.

B3.4.3. (p.18) Original Lots of Record – questions about the exact meaning of this, laypersons definition required.

The definition of “affordable” housing should be defined in a more local context in the Joint OP and not word for word from the PPS definitions.

Desbarats to Echo Bay Planning Board

All references to Commercial Dog Kennels – requested that this be taken out and that information such as this should only be in the Zoning By-law, not the OP. Other example(s) but not limited to: B4.4.4. (p.24-25).

B4.5. Haul Routes (p.25) – to include all Townships haul routes associated with Mineral Aggregates.

B5.5.3 Agriculture Related Uses (p. 31) – No differentiation between whether it shall be produced on the farm or if it is an agricultural product from elsewhere.

B5.5.3(b) Agriculture Related Uses (p. 31) *the floor area does not exceed 300m² ...* is this sufficient for all members of community including Mennonites?

B6.4.2 (p.34) Existing Residential Development on Private Roads – Questions about the nature of this section. Is it required in the OP?

B6.4.5(d) (p.36) New Residential Lots by Consent - Why a distance generally not exceeding 1000m for registered right of way?

B6.4.9. (p.38) Accessory Dwelling Units vs Guest Cabins in the Shoreline designation – requested that it should state that accessory dwelling units be permitted where applicable. If an Accessory Dwelling Units is not applicable then a Guest Cabin would be permitted, if applicable.

B6.4.13. (p.40) Public Open Spaces – to include Tower Lake (MMAA), Centennial Park, Finn's Bay Road North Wharf and the Fairgrounds (Laird).

B8.4.2. (p.44) Adjacent Lands – Is there a difference between *Provincially Significant Life Science Area of Natural Scientific Interest* vs *Provincially significant Earth Science Area of Natural Scientific Interest*. *Do we have Provincially Significant Life Science Area of Natural Scientific Interest area(s)?*

B8.6. (p.46) There are portions of two wetland complexes in the Planning Area that have been evaluated by the Ministry of Natural Resources and have been classified as being part of a Provincially Significant Wetland. There are several other PSW's that shall be added.

B8.7. (p.46-47) Habitat of Endangered, Threatened Species – Species list is very detailed, should it be in OP? Clerks recommend shortening section to:

The Ontario Ministry of Northern Development, Mines, Natural Resources and Forestry is responsible for approving and defining habitat of endangered species and threatened species. For habitat of endangered species and threatened species in the Planning Area will be protected by this Plan.

C2.3. (p.55) Woodlands and Valleylands – *Is this required by the PPS? Is an EIS required for all new development within 120m for all Significant Wildlife Habitat areas including the Deer Wintering Area(s)?*

Desbarats to Echo Bay Planning Board

C6. (p.61) Waste Disposal Areas – Three landfill sites (add MMAA Landfill site). The Joint Tarbutt Johnson Landfill to commence shipping waste and thus *will not expire during the life of this plan.*

C9. (p.65) Top Soil – Is this mandatory or optional?

D1.2 Preferred Means of Servicing – Check with MMAA and Johnson Clerks regarding sanitary septic systems and water treatment plant.

D2.2.6 (p.71-72) Provincial Highways to include Hwy. 638 in addition to Hwy 17. And Hwy. 548.

D2.2.6 (p.71-72) Clerks disagree with following sentence regarding Secondary Highways (Hwy. 548 and Hwy. 638). *New development will be discouraged from locating on lands adjacent to these highways and direct access onto a provincial highway will be restricted with the exception of lands zoned for industrial or commercial use.*

Recommended that changed to include *subject to MTO approval...*

D3.2.1 Recognition of Cultural Heritage Resources – where are the 15 registered archaeological sites?

D3.2.7 Inventories – do we have data of all known heritage resources?

Other Notes from the Meeting:

The Clerks present were in favor to the possibility of putting out a Request for Proposal for a Planner to:

- 1) Assist the Desbarats to Echo Bay Planning Board with Consent Applications; and
- 2) Have on contract/hire through the Planning Board and sub-contracted out to each Municipality to assist with land-use planning on the municipal level. The costs associated with the Consent Applications would be covered by the application fee and the costs involved for the Municipality to utilize the planner would be covered by the municipality or by the Planning Board levy(s) that go out to the municipality(s).

Subscription Renewal

Online Member Application:

Active/Full Membership - \$150:

Restricted to Committee Members, Secretary Treasurers & Assistant Secretary Treasurers of Committees of Adjustment, Land Division Committees and Consent Granting Authorities.

Associate Membership - \$150:

Associate Membership: Persons, private companies, corporations, partnerships and associations who have an interest in planning regulations, such as (but not limited to) land surveyors, lawyers, engineers, town planners.

Please enter information on the form below to process renew subscription for **OACA Membership for 1 year.**

First Name *

Jared

Last Name *

Brice

If you would like an email address to be included in our Membership Directory, please provide it below:

Membership Directory Email Address

admin@tarbutt.ca

Municipality *

Tarbutt Township & Desbarat

Powers Delegated to Committee

- Consents & Minor Variances
- Consent Only
- Minor Variance Only
- N/A

Street Address *

27 Barr Road S

Address Line 2

City/Town *

Desbarats

Postal Code *

P0R 1E0

Country *

Canada

Province *

Ontario

Ontario mayors speak out against proposal to give more power over housing to province

Local officials know best, Toronto Mayor John Tory says after task force report released

Low-rise apartments and new developments in Toronto's east end on Tuesday. A report commissioned by the Doug Ford government says Ontario needs to increase urban density by building 1.5 million new homes over the next decade. (Evan Mitsui/CBC)

Ontario mayors are raising concerns about a new report from a Ford government task force that recommends taking some control over housing policy away from municipalities and giving it to the province.

Among other things, the report from the Housing Affordability Task Force, released early Tuesday morning, is calling for "binding provincial action" to allow buildings up to four storeys tall, and up to four units, on a residential lot. It's also calling for less public consultation.

Toronto Mayor John Tory told reporters Tuesday he's had "extensive discussions" with Premier Doug Ford and Municipal Affairs and Housing Minister Steve Clark.

"I have emphasized to them that it is local officials ... who know best, not the provincial government," Tory said.

The task force recommendations aim to have 1.5 million homes built in the next 10 years across Ontario at a time when an estimated 70 per cent of land zoned for housing in Toronto is restricted to single-detached or semi-detached homes. That's as the cost of buying a home has nearly tripled in the area over the past 10 years.

"I am truly disappointed in the housing task force report," said Aurora Mayor Tom Mrakas in a statement.

"Apparently, the solution to the housing affordability crisis is to limit public input and allow developers to build whatever they want, wherever they want. Profit driven public planning won't solve the affordability crisis in our communities."

Mayor John Tory says it should be the responsibility of the municipal government, not the province, to plan out urban areas based on the needs of people living in Toronto. 0:41

The report specifies that affordable housing was not part of the task force's mandate and that cabinet would deal with that issue separately.

A statement released Tuesday by the organization Ontario Big City Mayors, of which Tory is a member, also expressed concerns.

"Unilateral actions, absent municipal input, may have unintended consequences that slow down development and reduce the community support needed to continue to sustainably add housing," the statement reads.

"While overcoming NIMBYism is essential to success, so is respect for local decision-making and the democratic process."

Changing NIMBYism to 'YIMBYism'

The acronym NIMBY stands for "Not In My Back Yard" and describes a belief among some homeowners in single-family neighbourhoods that building denser communities and more affordable housing is great in theory, but not close to where they live.

The task force report raises concerns with NIMBYism, which it says some have now re-termed BANANA (Build Absolutely Nothing Anywhere Near Anything).

"My neighbour can tear down what was there to build a monster home, but I'm not allowed to add a basement suite to my home," the report quotes one homeowner as saying.

Ontario Premier Doug Ford is pictured here speaking to reporters with Minister of Municipal Affairs and Housing Steve Clark in Toronto on Sept. 10, 2018. (Christopher Katsarov/The Canadian Press)

Bilal Akhtar is hoping the recommendations in the report will mean the end of stories like that. Akhtar is with More Neighbours Toronto, an organization pushing for the building of more "new multi-family homes in every neighbourhood," according to its website.

"You are looking at less red tape, you are looking at faster time to approval for some projects," he said.

He describes his group as having a YIMBY focus, meaning "Yes In My Backyard."

- **Doug Ford's government wants housing built quickly, but this project is in limbo**
- **Metrolinx sells public land to developer for \$64.5M with no conditions for affordable housing**

Akhtar was happy to see the recommendation to allow mid-rise buildings of up to 11 storeys along transit corridors, plus permitting up to four suites in one residential lot.

"That is going to unlock a lot of land."

Deterring investors who push up housing prices

The Toronto Region Board of Trade also supports the recommendation to allow those increases in housing density to "help address the affordability crisis that we have highlighted on behalf of the region's business community," the board said in a news release.

"Put simply, this would be good for businesses and good for people looking for homes," said Jan De Silva, the organization's president.

The report focused only on adding supply to the housing market, not on measures that could decrease demand, especially from investors who snap up multiple homes. Experts have warned that people who own at least two properties make up a larger share of the market, pushing up prices.

"The discussion has been laser-focused on supply and we're forgetting that there's obviously the other side to this economic equation, which is demand and what's driving it," said realtor John Pasalis with Realosophy.

While he called the report's recommendations positive, he expects it'll take five to 15 years to see their effect on the housing market.

"The demand side policies typically have a more immediate impact," Pasalis said.



Legislative Services
Michael de Rond
905-726-4771
clerks@aurora.ca

Town of Aurora
100 John West Way, Box 1000
Aurora, ON L4G 6J1

February 22, 2022

Delivered by email
premier@ontario.ca

The Honourable Doug Ford
Premier of Ontario
Premier's Office, Room 281
Legislative Building, Queen's Park
Toronto, ON M7A 1A1

Dear Premier:

Re: Town of Aurora Council Resolution of February 22, 2022
Re: Item 10.1 – Mayor Mrakas; Re: Request to Dissolve Ontario Land Tribunal (OLT)

Please be advised that this matter was considered by Council at its meeting held on February 22, 2022, and in this regard, Council adopted the following resolution:

Whereas Municipalities across this province collectively spend millions of dollars of taxpayer money and municipal resources developing Official Plans that meet current Provincial Planning Policy; and

Whereas an Official Plan is developed through months of public consultation to ensure, "that future planning and development will meet the specific needs of (our) community"; and

Whereas our Official Plan includes provisions that encourage development of the "missing middle" or "gentle density" to meet the need for attainable housing in our community; and

Whereas our Official Plan is ultimately approved by the province; and

Whereas it is within the legislative purview of Municipal Council to approve Official Plan amendments or Zoning By-law changes that better the community or fit within the vision of the Town of Aurora Official Plan; and

Whereas it is also within the legislative purview of Municipal Council to deny Official Plan amendments or Zoning By-law changes that do not better the community or do not fit within the vision of the Town of Aurora Official Plan; and

Whereas municipal planning decisions may be appealed to the Ontario Land Tribunal (OLT; formerly the Ontario Municipal Board or “OMB”), an unelected, appointed body that is not accountable to the residents of Aurora; and

Whereas the OLT has the authority to make a final decision on planning matters based on a “best planning outcome” and not whether the proposed development is in compliance with municipal Official Plans; and

Whereas all decisions—save planning decisions—made by Municipal Council are only subject to appeal by judicial review and such appeals are limited to questions of law and or process; and

Whereas Ontario is the only province in Canada that empowers a separate adjudicative tribunal to review and overrule local decisions applying provincially approved plans; and

Whereas towns and cities across this Province are repeatedly forced to spend millions of dollars defending Official Plans that have already been approved by the province in expensive, time consuming and ultimately futile OLT hearings; and

Whereas lengthy, costly OLT hearings add years to the development approval process and acts as a barrier to the development of attainable housing;

- 1. Now Therefore Be It Hereby Resolved That Town of Aurora Council requests the Government of Ontario to dissolve the OLT immediately thereby eliminating one of the most significant sources of red tape delaying the development of more attainable housing in Ontario; and**
- 2. Be It Further Resolved That a copy of this Motion be sent to the Honourable Doug Ford, Premier of Ontario, the Minister of Municipal Affairs and Housing, the Leader of the Opposition, the Leaders of the Liberal and Green Party, all MPPs in the Province of Ontario; the Large Urban Mayors’ Caucus of Ontario, the Small Urban GTHA Mayors and Regional Chairs of Ontario; and**
- 3. Be It Further Resolved That a copy of this Motion be sent to the Association of Municipalities of Ontario (AMO) and all Ontario municipalities for their consideration.**

The above is for your consideration and any attention deemed necessary.

Yours sincerely,



Michael de Rond
Town Clerk
The Corporation of the Town of Aurora

MdR/is

Copy: Hon. Steve Clark, Minister of Municipal Affairs and Housing
Andrea Horwath, Leader of the Opposition, New Democratic Party
Steven Del Luca, Leader, Ontario Liberal Party
Mike Schreiner, Leader, Green Party of Ontario
All MPPs in the Province of Ontario
Large Urban Mayors' Caucus of Ontario (Ontario's Big City Mayors)
Small Urban GTHA Mayors
Regional Chairs of Ontario
Association of Municipalities of Ontario (AMO)
All Ontario Municipalities

