

Desbarats to Echo Bay Planning Board

September 26th 2023

Agenda

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 (August 23rd 2023)
4. Staff/Members reports

B. Old Business:

C. New Business:

1. Application(s) for Consent: E2023-08 Applicant(s): Chris Gordon
J2023-09 Applicant(s): Todd & Louise Robarts
J2023-10 Applicant(s): Joseph Sufady
J2023-12 Applicant(s): Manassah & Minerva Doerksen
2. Terms of Reference: Agricultural Advisory Committee for Planning Board Joint Official Plan

D. Information:

E. Seminars/Meetings:

F. Newsletters/Bulletins:

G. Adjournment:

DESBARATS to ECHO BAY PLANNING BOARD

August 23rd 2023

Regular Meeting

Present: Lynn Orchard, Chair, Lennie Smith, Reg McKinnon, Todd Rydall, Jason Koivisto, Shelly Bailey, Bradley Shewfelt, Ruth Wigmore

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.: 54-2023 Shelly Bailey, Todd Rydall

Be it resolved that the Board opens their regular meeting at 7:00 pm. (cd)

Res.: 55-2023 Todd Rydall, Shelly Bailey

Be it resolved that the Board accepts the Minutes of July 26th 2023 as presented. (cd)

Res.: 56-2023 Shelly Bailey, Todd Rydall

Be it resolved that the Board in conjunction with J.L. Richards will undertake a LEAR study for evaluating agricultural lands for the proposed Official Plan for the Desbarats to Echo Bay Area. (cd)

Res.: 57-2023 Reg McKinnon, Jason Koivisto

Be it resolved that the Board receives the report from the Secretary-Treasurer and that the Board waive one of the two consent application fees for Consent Application L2023-11 (a) & (b). (cd)

Res.: 58-2023 Bradley Shewfelt, Reg McKinnon

Be it resolved that the Board accept the amendments made to the municipal consent questionnaire as presented. (cd)

Res.: 59-2023 Lennie Smith, Bradley Shewfelt

Be it resolved that the Planning Board meeting adjourns at 8:00 p.m. until the next scheduled meeting or at the call of the Chair. (cd)

Date: _____

Chair: _____

Secretary-Treasurer



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	E2023-08
Roll Number	5751020000070000000
Date Submitted	July 28 th 2023
Date Received	July 28 th 2023
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 Chris Gordon	Home Telephone No. 705 971 0506	Business Telephone No.
	Address 215 Echo Lake Rd Echo Bay		Postal Code P0S 1C0
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 is not required		
	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 Chris Gordon	Home Telephone No. 705 971 0506	Business Telephone No.
	Address 215 Echo Lake Rd Echo Bay	Postal Code P0S 1C0	Fax No.

2. Location of the Subject Land

2.1	District Algoma	Local Municipality MacDonald	Section or Mining Location	Civic # 219
	Concession Number (s)	Lot Number (s) 4	Registered Plan No. H 774	Lot (s)/Block (s)
	Reference Plan No.	Part Number (s)	Name of Street/Road Echo Lake Rd.	Other Identifier
2.2	Are there any easements or restrictive covenants affecting the subject land? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (describe below the easement or covenant and its effect) natural gas great Lakes Power			

3. Purpose of this Application	
3.1	Type and purpose of proposed transaction (check appropriate box) Transfer: <input type="checkbox"/> Creation of a new lot <input checked="" 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: PETER PA...
3.3	If a lot addition, identify the lands to which the parcel will be added: Roll # _____ Description: 5751 0200 0007 4000 0000 3000 0000

4. Description of Subject Land and Servicing Information			(Complete each subsection)	
4.1	Description		(Lot Addition) Severed	Retained
		Frontage (m.)	36.5 m	214.1 m
	Depth (m.)	176.7 m	613.2 m irregular	
	Area (ha.)	0.3 ha	42 ha	
4.2	Use of Property	Existing Use (s)	Residential / Ag	Residential / A.G
		Proposed Use (s)		
4.3	Buildings or Structures	Existing	N/A	N/A
		Proposed	N/A	N/A
4.4	Access (check appropriate space)	Provincial Highway		
		Municipal road, maintained all year	✓	✓
		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	✓	✓
		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)	✓	✓
		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.		

Page 2

4. Description of Subject Land and Servicing Information Continued				
4.7	Other Services (check if the service is available)			
		Electricity	✓	✓
		School Bussing	✓	✓
		Garbage Collection		
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? <i>rural</i>		
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? <i>rural</i>		
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	<i>yes</i>	<i>yes</i>
	A landfill	<i>NA</i>	<i>NA</i>
	A sewage treatment plant or waste stabilization plant	<i>NA</i>	<i>NA</i>
	A provincially significant wetland (class 1, 2, or 3 wetland)	<i>NA</i>	<i>NA</i>
	A provincially significant wetland within 120 metres of the subject land	<i>NA</i>	<i>NA</i>
	Flood plain	<i>NA</i>	<i>NA</i>
	A rehabilitated mine site	<i>NA</i>	<i>NA</i>
	A non-operating mine site within 1 kilometre of the subject land	<i>NA</i>	<i>NA</i>
	An active mine site	<i>NA</i>	<i>NA</i>
	An industrial or commercial use, and specify the use(s)	<i>NA</i>	<i>NA</i>
	An active railway line	<i>NA</i>	<i>NA</i>
	A municipal or federal airport	<i>NA</i>	<i>NA</i>

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 # E2022-05

Decision: Consent Granted

6.2

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

NO

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:

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.

N/A

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, Chris Golder of the Twp of Macdonald
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.

Carol O. Trainer A.M.C.T.

A Commissioner of Oaths

while Clerk or Designate in

at the Township of Tarbutt
the Township of Tarbutt

Signed this 20 day of July in the District of Algoma
20 this 28th day of July, 20 23

Signature

Commissioner of Oaths

Applicant

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

I, Chen Gordon, 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.

July 28/23
(Date)

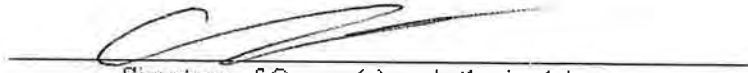
Signature of Owner (s)

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:

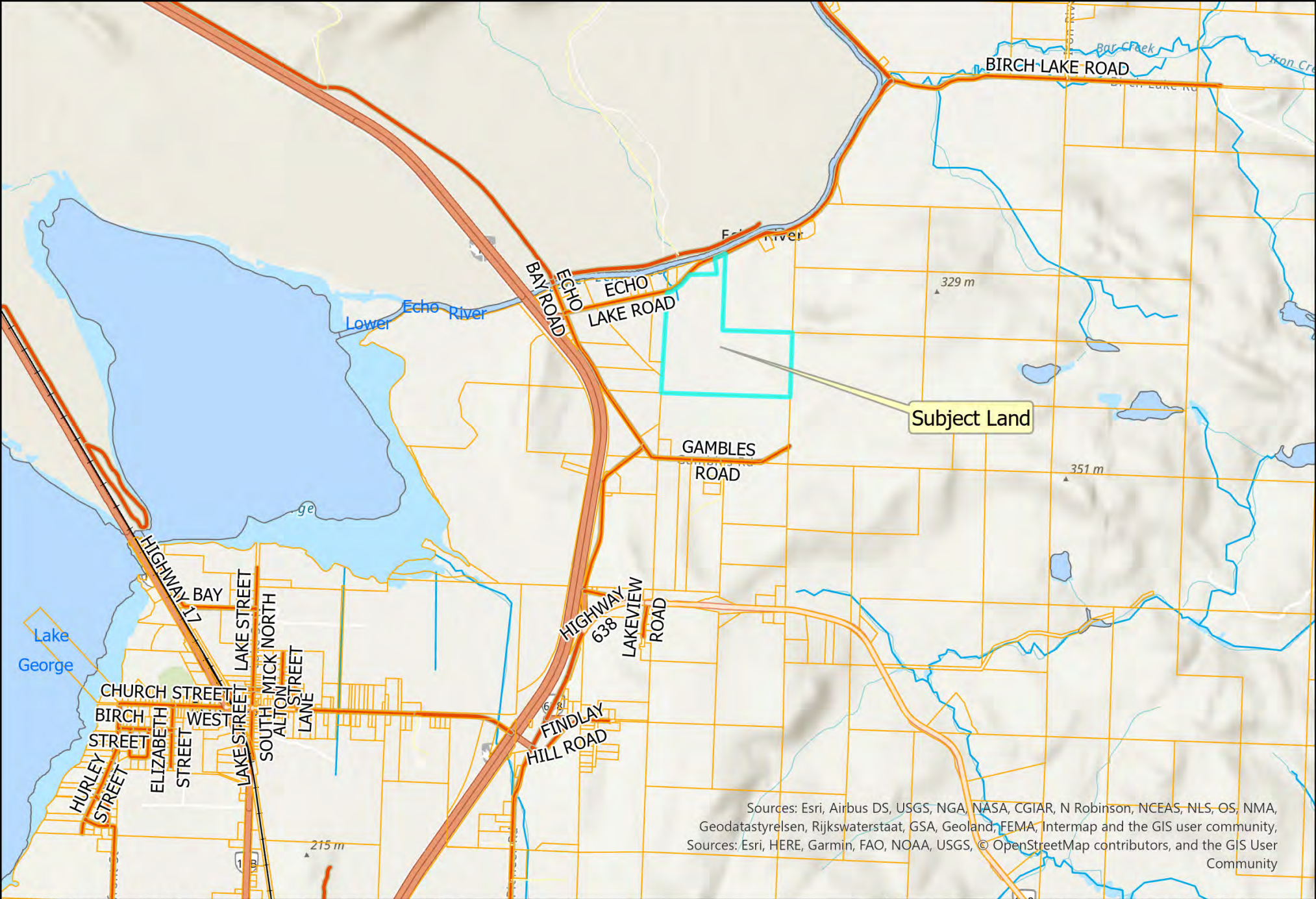
- The Planning Board Secretary will review your application.
- You will be notified when the application is considered complete. Any legislated time lines will commence only after the application is deemed complete and accepted by the Planning Board.
- Once the application has been accepted as complete 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



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

DESBARATS TO ECHO BAY PLANNING BOARD KEY MAP

Proposed Consent Application: E2023-08 Gordon

Proposed Lot Addition

Subject Land - 215 Echo Lake Road, H774 Lot 4,

Macdonald, ACS

0 50 100 200

Meters

Scale: 1:30,000



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.



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

DESBARATS TO ECHO BAY PLANNING BOARD KEY MAP

Proposed Consent Application: E2023-08 Gordon

Proposed Lot Addition

Subject Land - 215 Echo Lake Road, H774 Lot 4,

Macdonald, ACS



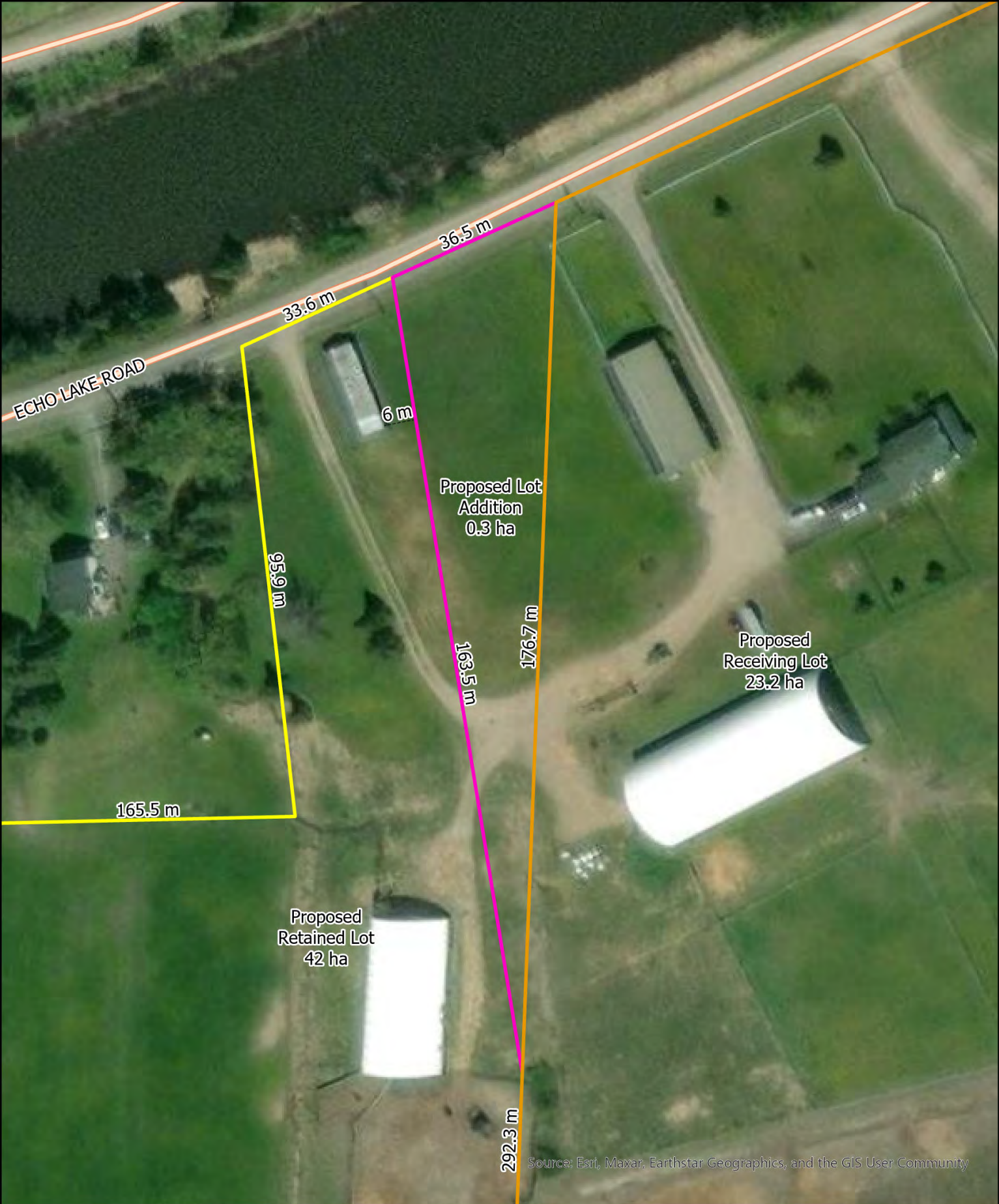
0 15 30 60



Meters

Scale: 1:5,000

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 KEY MAP
Proposed Consent Application: E2023-08 Gordon (One Lot Addition)
Township of Macdonald Meredith and Aberdeen Additional
Subject Lands: 219 Echo Lake Rd, H774, Lot 4, Macdonald, ACS

0 15 30 60
Meters
Scale: 1:1,000

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.

Application E 2023-08

Chris Gordon

The purpose of this consent is to permit the addition to a lot to allow sufficient setback of the existing building and correct property lines.

The subject property is located at civic number 219, Lot 4, Registered Plan No. H774, Echo Lake Road, Mac Donald Township.

The lot severed addition has frontage of 36.5 M., a depth of 176.7 M., and area of 0.3 ha. (Refer to air photos.) The receiving lot has 23.2 ha.

The retained parcel has a frontage of 214 M., depth of 613.2 M. Irregular, and an area of 42 ha.

The existing use on the severed portion is Residential and Agricultural. The existing use of the retained portion is Residential and Agricultural. These uses will remain in the future as well as associated facilities. The applicant has indicated that no livestock is occupying the farm structures.

Both severed and retained parcels are zoned Rural and Official Plan designated Rural.

There was a previous application E 2022-05 for the creation of one lot. This was approved April 26, 2022 and registered on Jan. 31st, 2023.

Both properties (severed and retained) have privately owned and operated individual well and septic facilities.

The parcels front on a municipal road, Echo Lake Road, and is maintained all year.

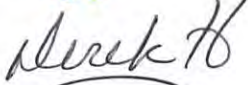
Recommendation


That the request for lot addition be approved and subject to Registration on Title.

THE MUNICIPAL CORPORATION OF
TOWNSHIP OF MACDONALD, MEREDITH & ABERDEEN ADDITIONAL
208 CHURCH ST, ECHO BAY, ONTARIO
P0S 1C0

Date: August 22, 2023

Motion # 23- 280

Moved By: 

Seconded By: 


"RESOLVED that Council recommends that Consent be granted for application #E2023-08, Applicant-Gordon."

Councillor's Vote

Councillor's Name

FOR AGAINST

BAILEY, Shelly
BROCKELBANK, Parker
CHEVIS, Adam
HANSEN, Derek
WATSON, Lynn



Signed Lynn Watson

Carried

MAYOR

DESBARATS TO ECHO BAY PLANNING BOARD

Consent Questionnaire

File # E2023-08 Gordon	Owner: Chris Gordon
Location: 219 Echo Lake Road	Municipality: Macdonald Meredith Aberdeen Add.

1. Planning Control

- a) Do you have an Official Plan? ☒ yes ☐ no
- b) Is this proposal in conformity with it? ☒ yes ☐ no
- c) What is the Official Plan designation? Rural
- d) What are the permitted uses? _____

2. a) Do you have a Zoning By-Law? ☒ yes ☐ no
- b) Is this proposal in conformity with it? ☒ yes ☐ no
- c) What is the Zoning designation? Rural
- d) What are the standards of this Zone?
- Permitted uses _____
- Frontage required for Consent _____
- Minimum Lot size _____

3. a) Is there a Minister's Zoning order covering this area? ☐ yes ☒ no
- b) Is this proposal in conformity with it? ☐ yes ☐ no
- c) What is the Zone designation? ☐ yes ☐ no
- d) What are the standards of this Zone?
- Permitted uses _____
- Frontage required for Consent 150
- Minimum Lot size 1 acre

4. If you have no Official Plan or Zoning By-Law is the Municipality undertaking any studies or have any expected implementation dates which could affect this application?
- ☐ yes ☐ no Explain _____
- _____
- _____

5. Is this property eligible for a severance?

☒ yes

☐ no

Why? _____

6. Servicing

Which of these public services will be available to this proposal?

☐ Municipal Water

☐ Sanitary Services

☒ Electricity

☒ Road Maintenance

☒ Snow Plowing

☒ School Bus

☐ Garbage Pick up

7. Does council foresee any new demands for municipal services as a result of this application? ☐ yes ☐ no (If yes please specify) _____

8. a) Will the retained and severed lots have direct frontage on a publicly owned road which is opened and maintained by the following?

Road	Severed	Retained
Province		
Municipality	X	X
Local Roads Board		
Other		

b) If there is not frontage on an open publicly owned and maintained road, what is the nearest public road? _____

9. What is the surrounding land presently used for?

To the North Rural / Garden River First Nation + Echo River

To the South Rural / Reservoir

To the East Rural

To the West Rural.

10. Recommendation

Does Council wish to recommend that up to 5% of the land (2% for commercial and industrial purposes) be set aside for park or other public recreation purposes under the Planning Act? ☐ yes ☒ no

Or alternately does Council wish to seek authorization to accept cash in lieu to the value of 5% (2% for commercial or industrial purposes) of the severed portion of land as allowed under the Planning Act? ☐ yes ☐ no

11. Having regard to the matters noted, does Council recommend consent be given?

☒ yes ☐ no Why _____

12. Should consent be granted, what conditions or redesign of the proposal, if any would Council wish to see? If a redesign is proposed, please provide a detailed explanation and sketch showing the changes! _____

13. Additional Comments _____

Signature 
Municipal Clerk

Date completed August 24, 2003

Signature _____ Date received _____
Planning Board Secretary

Desbarats to Echo Bay Planning Board

Application for Consent Under Section 53 of the Planning Act

BEFORE STARTING THIS APPLICATION:

Please read the following:

- ☐ Consent Application Guide Question & Answer
- ☐ 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	J2023-09 Robarts
Roll Number	57160000030660500000
Date Submitted	31st July 2023
Date Received	31 July 2023
Sign Issued	

PLEASE PRINT & COMPLETE OR CHECK MARK APPROPRIATE BOX(S). PLEASE USE INK

1. Applicant Information				
1.1	Name of Applicant Todd and Louise Robarts		Telephone No. 5199985436	Email/other contact therobarts@gmail.com
	Address 1479 10th Side Rd Richards Landing		Postal Code P0R 1J0	
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	Email/other contact
	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 Todd Robarts		Home Telephone 5199985436	email therobarts@gmail.com
	Address same as above		Postal Code	Email/other contact
2. Location of Subject Land				
2.1	District Algoma	Local Municipality Johnson	Section or Mining Location	Civic # 613
	Concession Number (s)	Lot Number (s) 34 35	Registered Plan No. 1R11520	Lot(s)/Block (s)
	Reference Plan No.	Part Number (s) 2 AND 45	Name of Street/Road Desbarats Lake Rd	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)			

3. Purpose of this Application		
3.1	Type and purpose of proposed transaction (check appropriate box) Transfer: <input type="checkbox"/> Creation of a new lot <input type="checkbox"/> Addition to a lot <input checked="" 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:	
3.3	If a lot addition, identify the lands to which the parcel will be added: Description:	Roll#

4. Description of Land and Servicing Information			(Complete each subsection) EASEMENT Hosting Easement	
4.1	Description		Severed/Lot Addition	Retained
		Frontage (m.)	7m	66.2 m
4.2	Use of Property	Depth (m.)	235 m	309 m irregular
		Area (ha.)	0.2 hectares	2.4 hectares
		Existing Use(s)	N/A	N/A
4.3	Buildings or Structures	Proposed Use(s)	None.	None.
		Existing	None	None
4.4	Access (check appropriate space)	Proposed	Cabin	Cabin
		Provincial Highway		
		Municipal road, maintained all year		
		Municipal road, seasonally maintained	Yes.	
		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		
		Privately owned and operated communal well		
		Lake or other water body	lake.	Yes.
		Other means		
4.6	Sewage Disposal (check appropriate space)	Publicly owned and operated sanitary sewage system		
		Privately owned and operated individual septic tank		
		Privately owned and operated communal septic system		
		Privy	Yes	Yes.
Section 4 continues on next Page				

4. Description of Subject Land & Servicing Information ... continued <i>EASEMENT</i>				
4.7	Other Services (check if the service is available)		Severed/Lot Addition	Retained
		Electricity	<i>N/A</i>	<i>None</i>
		School Bussing	<i>N/A</i>	<i>None</i>
		Garbage Collection		
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: <i>Trid Roberts owner</i>			
5. Land Use				
5.1	What is the existing official plan designation (s), if any, of the subject land? <i>Rural J.Br</i>			
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? <i>N/A</i>			
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.			
	Land 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	<i>X</i>	<i>✓ 390m</i>	
	A landfill	<i>X</i>	<i>No</i>	
	A sewage treatment plant or waste stabilization plant	<i>X</i>	<i>No</i>	
	A provincially significant wetland (class 1, 2, or 3 wetland)	<i>X</i>	<i>No</i>	
	A provincially significant wetland within 120 metres of the subject land	<i>X</i>	<i>No</i>	
	Flood plain	<i>X</i>	<i>No</i>	
	A rehabilitated mine site	<i>X</i>	<i>No</i>	
	A non-operating mine site within 1 kilometre of the subject land	<i>X</i>	<i>Yes</i>	
	An active mine site	<i>X</i>	<i>Yes</i>	
	Natural Gas Pipeline	<i>X</i>	<i>No</i>	
	An industrial or commercial use, and specify the use (s)	<i>X</i>	<i>No</i>	
	An active railway line	<i>X</i>	<i>No</i>	
	A municipal or federal airport	<i>X</i>	<i>No</i>	

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:

N/A

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 Application

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

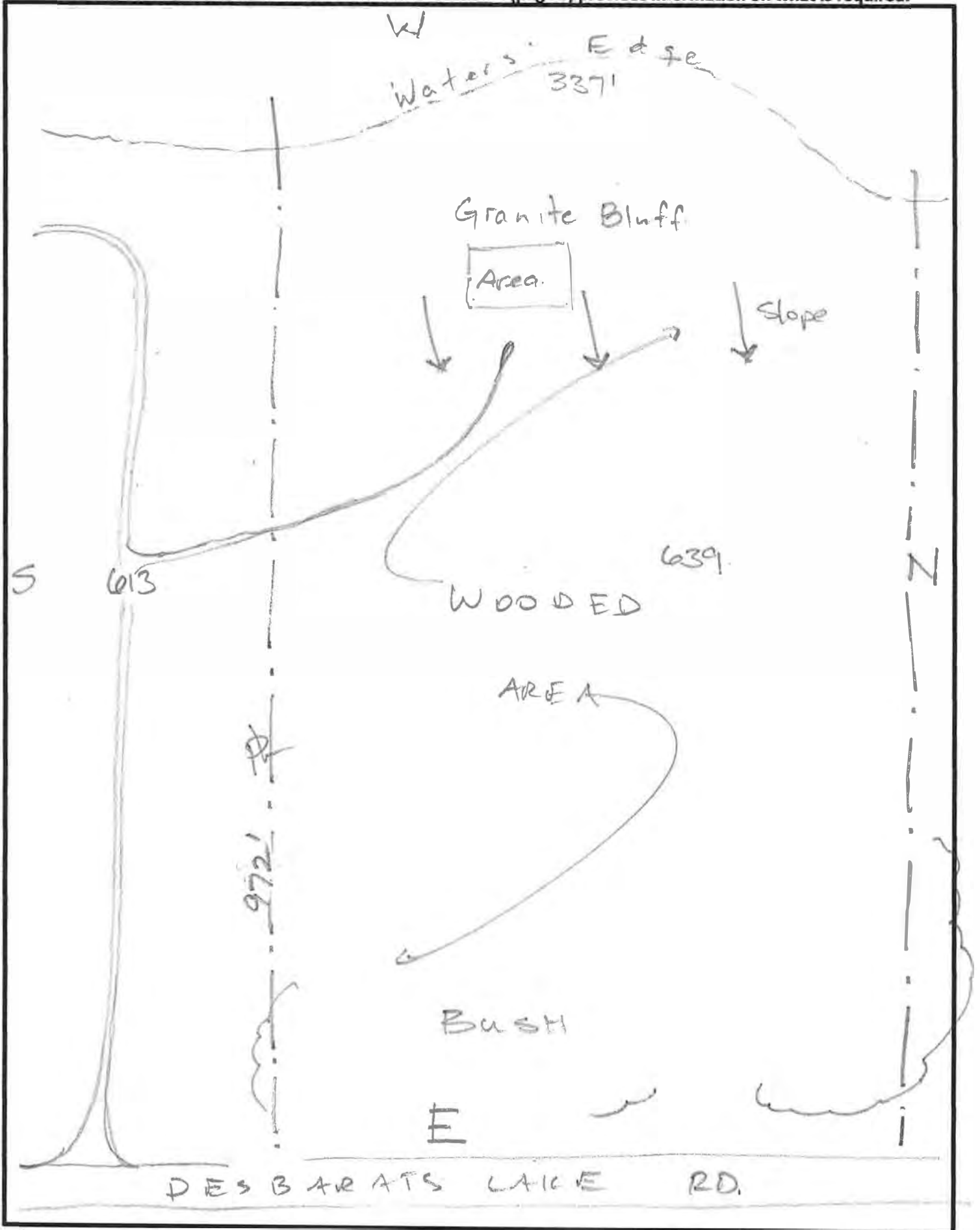
Is the subject land the subject of an application for a zoning by-law amendment, Minister's zoning order amendment, minor variance, consent or approval of a plan of subdivision ?

☐ Yes

☒ No

☐ Unknown

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



9. Other Information

9.1 Is there any other information that you think may be useful to the Planning Board, Ministry or other agencies in reviewing this application? If so, explain below or attach one 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/we

Louise & Todd Roberts

of the

Johnston St Joseph

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 at the

Township of Tarbutt
at the District of Algoma
in the District of Algoma
this 31st day of July, 2023

Carol O. Trainor A.M.C.T.

A Commissioner of Oaths

while Clerk, or Designate in

the Township of Tarbutt

Signed this ____ day of ____

Signature

Commissioner of Oaths

Applicant

Applicant

12. Consent of the Owner

12.1 I/we, Todd + Laurie Roberts, am/are the owner(s) of the land that is 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 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 this application.

13. Permissions

13.1 Permission to enter on to the subject land(s)

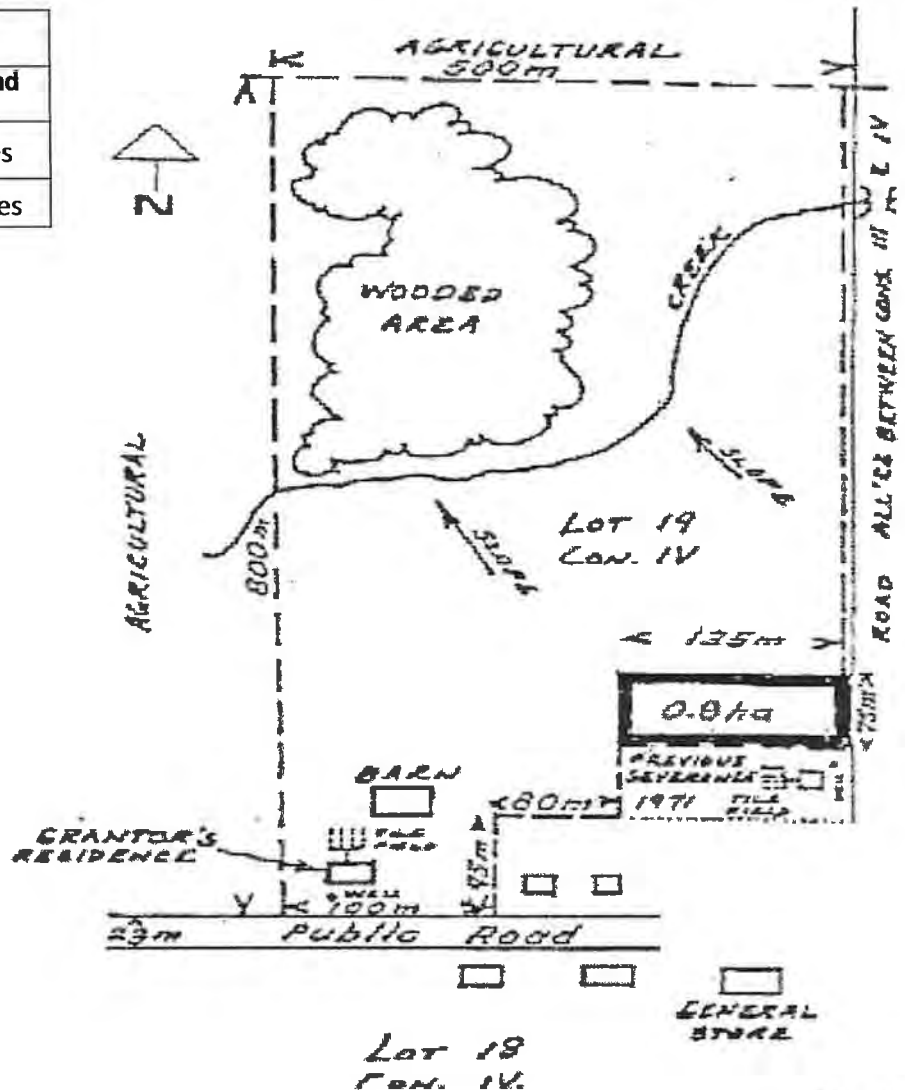
I/We hereby authorize the members and staff of the Desbarats to Echo Bay Planning Board to enter upon the subject land (s) and premise(s) for the limited purpose of evaluating the merits of this application

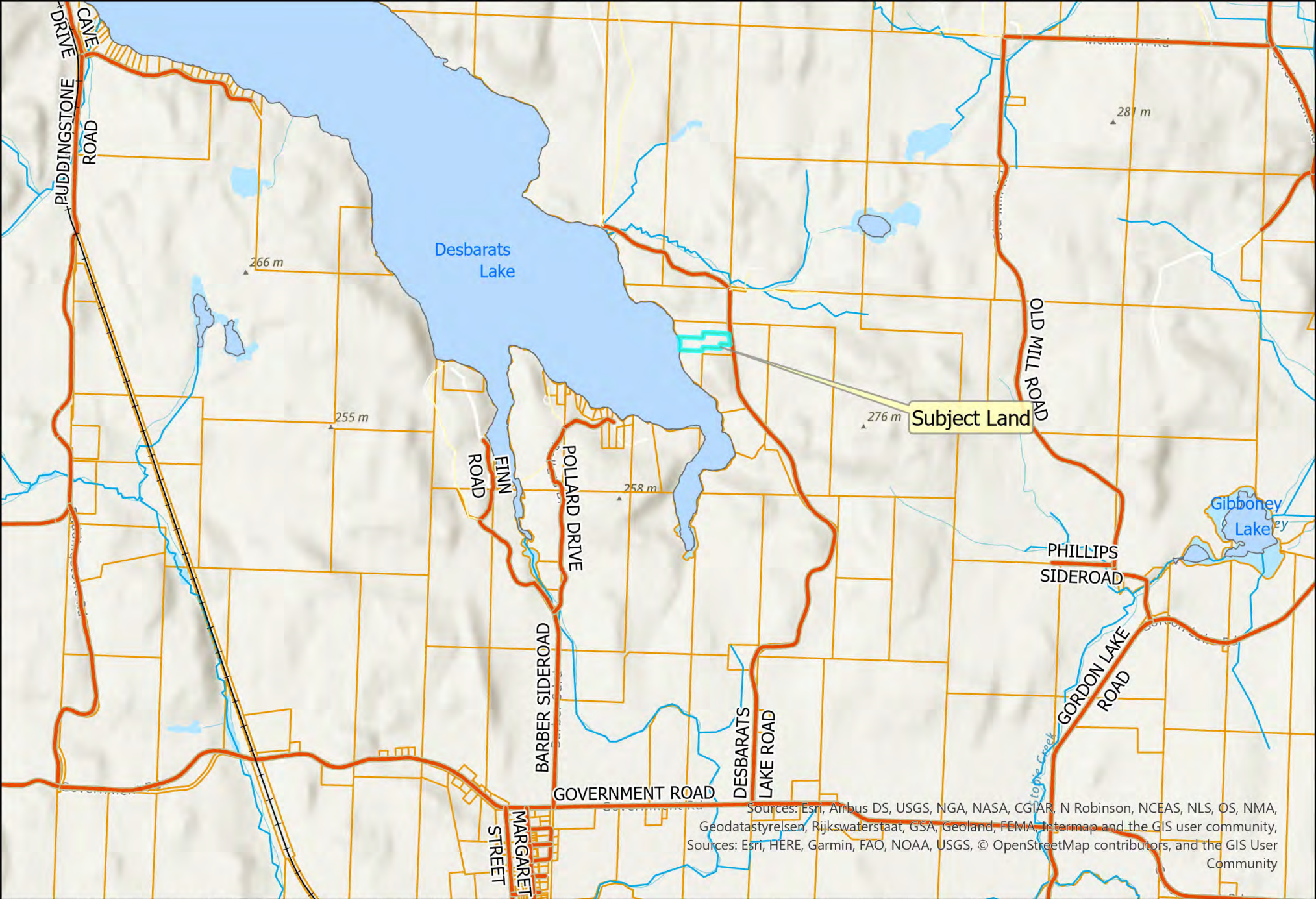
Signature of Owner (s) or Authorized Agent Roberts Date July 31, 23

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.

SAMPLE SKETCH

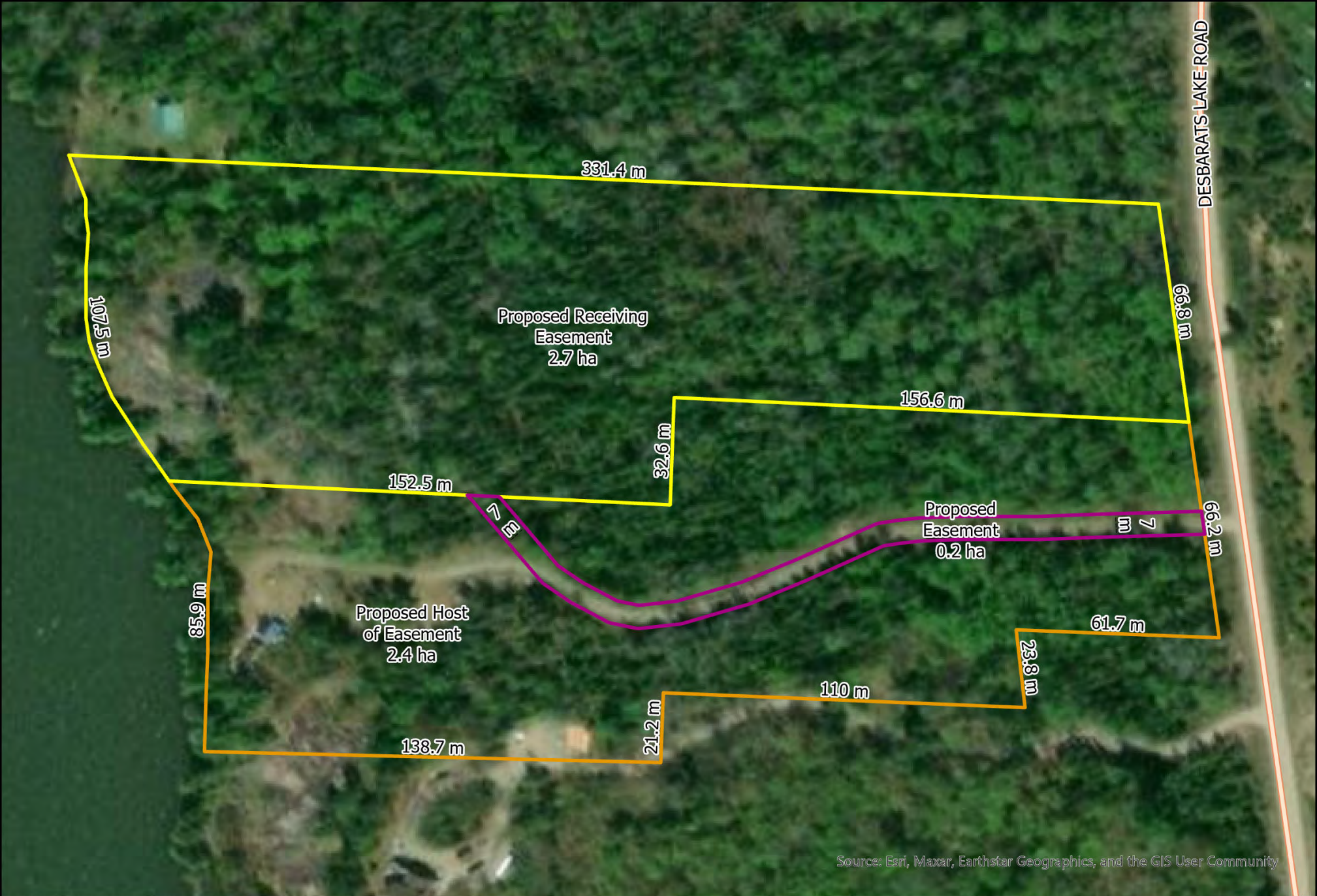
PLEASE USE METRIC UNITS		
To Convert	Multiply By	To Find
Feet	0.3048	Metres
Acres	0.4046	Hectares





DESBARATS TO ECHO BAY PLANNING BOARD KEY MAP
 Proposed Consent Application: J2023-09 Robarts
 Proposed Easement
 Subject Land - 613 Desbarats Lake Road, LOT 34 & 35, PT 2 & 5 1R-11520
 Johnson, ACS

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 KEY MAP
Proposed Consent Application: J2023-09 Robarts
Proposed Easement
Subject Land - 613 Desbarats Lake Road, LOT 34 & 35, PT 2 & 5 1R-11520
Johnson, ACS



0 15 30 60
Meters
Scale: 1:1,500

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.

Application J 2023-09

Tom and Louise Robarts

The purpose of this consent is to permit an easement on the proposed host property, giving the applicant receiving the easement access onto the subject property from Desbarats Lake Road.

The subject property is located at Civic Number 613, lot 34,35, Registered Plan No. 1R11520, Part Number 2 and 5, Desbarats Lake Road, Johnson Township. The easement frontage is 7 M. wide, has a depth of 235 M., with an area of 0.2 ha.

The retained portion of the hosting parcel has a frontage of 66.2 M., a depth of 309 M. Irregular, and area of 2.4 ha. (See Photos).

The parcel receiving the easement is vacant and noted in the application that there may be a cabin constructed on the property in the future.

The parcel hosting the easement is also proposing to construct a cabin in the future.

On both properties, the municipal road is maintained seasonally.

On both properties, site services noted on the application references water to be provided by Desbarats Lake as well as Privy facilities.

The land use complies with the Official Plan and Zoning Bylaw standards.

It should be noted that there is a Lake Management Plan for Desbarats Lake and there are conditions set out in the event that development occurs: Sections 2.13 Lake Management Plan, Section 5.18. and 5.28 address such conditions.

DESBARATS TO ECHO BAY PLANNING BOARD

Consent Questionnaire

File # J2023-09 Robarts	Owner: Todd and Louise Robarts
Location: 613 Desbarats Lake Road	Municipality: Johnson Township

1. Planning Control

a) Do you have an Official Plan? ☒ yes ☐ no

b) Is this proposal in conformity with it? ☒ yes ☐ no

c) What is the Official Plan designation? Rural

d) What are the permitted uses? Rural Residential, Seasonal Residential, Commercial, Waste Disposal, Open Space, Industrial + Ag + Forestry

2. a) Do you have a Zoning By-Law? ☒ yes ☐ no

b) Is this proposal in conformity with it? ☒ yes ☐ no

c) What is the Zoning designation? Rural

d) What are the standards of this Zone?

Permitted uses see pg 100 of Zoning By Law

Frontage required for Consent 50m (164')

Minimum Lot size 1 ha (2.47 ac)

3. a) Is there a Minister's Zoning order covering this area? ☒ yes ☐ no

b) Is this proposal in conformity with it? ☒ yes ☐ no

c) What is the Zone designation? ☒ yes ☐ no

d) What are the standards of this Zone?

Permitted uses ✓

Frontage required for Consent 50m (164')

Minimum Lot size 1 ha (2.47 ac)

4. If you have no Official Plan or Zoning By-Law is the Municipality undertaking any studies or have any expected implementation dates which could affect this application?

☐ yes ☒ no Explain _____

5. Is this property eligible for a severance? ☒ yes ☐ no
- Why? _____
- _____
- _____

6. Servicing

Which of these public services will be available to this proposal?

- ☐ Municipal Water ☐ Sanitary Services
- ☐ Electricity ☒ Road Maintenance
- ☒ Snow Plowing ☐ School Bus
- ☐ Garbage Pick up

7. Does council foresee any new demands for municipal services as a result of this application? ☐ yes ☒ no (If yes please specify) _____
- _____
- _____

8. a) Will the retained and severed lots have direct frontage on a publicly owned road which is opened and maintained by the following?

Road	Severed	Retained
Province	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Municipality	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Local Roads Board	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other		

- b) If there is not frontage on an open publicly owned and maintained road, what is the nearest public road? _____
- _____

9. What is the surrounding land presently used for?

To the North Ag

To the South Ag

To the East Ag

To the West Ag

10. Recommendation

Does Council wish to recommend that up to 5% of the land (2% for commercial and industrial purposes) be set aside for park or other public recreation purposes under the Planning Act? ☒ yes ☐ no

Or alternately does Council wish to seek authorization to accept cash in lieu to the value of 5% (2% for commercial or industrial purposes) of the severed portion of land as allowed under the Planning Act? ☐ yes ☐ no

11. Having regard to the matters noted, does Council recommend consent be given?

☒ yes

☐ no Why

12. Should consent be granted, what conditions or redesign of the proposal, if any would Council wish to see? If a redesign is proposed, please provide a detailed explanation and sketch showing the changes!

13. Additional Comments Our Road Superintendent checked to see if
a culvert can be installed on Retained Lot + it can be.
Also a sign 911 A+B Due to fact that the cabin is actually
on the other piece of land.

Signature

Just Mayumi
Municipal Clerk

Date completed

Aug 16 2023

Signature

Date received

Planning Board Secretary

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	J2023-10
Roll Number	5716 000 002-03/00-0000
Date Submitted	Aug 10 /23
Date Received	August 16th, 2023
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.
	Address	Postal Code	
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		
1.3	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
	Concession Number (s)	Lot Number (s)	Registered Plan No.
	Reference Plan No.	Part Number (s)	Name of Street/Road
2.2	Civic #		
	Lot (s)/Block (s)		
Other Identifier			
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)			

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"/> OtherPurpose 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: <i>Not KNOWN</i>
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	Frontage (m.)	Severed 460 m	Retained 387.9 m
		Depth (m.)	irregular	irregular
		Area (ha.)	12.3 ha	4.5 ha
4.2	Use of Property	Existing Use (s)	Vacant-Land	Private Residence
		Proposed Use (s)	Residential	Private Residence
4.3	Buildings or Structures	Existing	None	Home / out Building
		Proposed	None	Home / " "
4.4	Access (check appropriate space)	Provincial Highway	yes	yes
		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	—	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
		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.				

4. Description of Subject Land and Servicing Information . . . Continued				
4.7	Other Services (check if the service is available)		Severed	Retained
		Electricity	✓	✓
		School Bussing	✓	✓
		Garbage Collection	—	—
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:			
<div style="border: 1px solid black; height: 20px; width: 100%;"></div>				

5. Land Use		
5.1	What is the existing official plan designation (s), if any, of the subject land? <u>Rural Residential Plan</u>	
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? <u>Rural</u>	
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
	A landfill	NO
	A sewage treatment plant or waste stabilization plant	NO
	A provincially significant wetland (class 1, 2, or 3 wetland)	NO
	A provincially significant wetland within 120 metres of the subject land	N/A
	Flood plain	NO
	A rehabilitated mine site	NO
	A non-operating mine site within 1 kilometre of the subject land	NO
	An active mine site	NO
	An industrial or commercial use, and specify the use(s)	NO
	An active railway line	NO
	A municipal or federal airport	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

☒


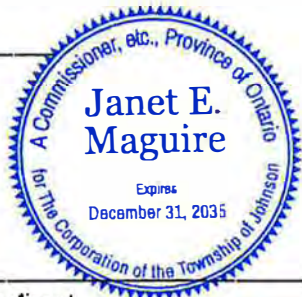
No

☐

Unknown

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

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

10. Affidavit or Sworn Declaration	
10.1	<p>Affidavit or Sworn Declaration for the Prescribed and Requested Information</p> <p>I, <u>Joseph Sufady</u> of the <u>Township of Johnson</u> in the <u>Hamlet of Desbarats</u> 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.</p> <p style="text-align: center;">Sworn (or declared) before me</p> <p>at the <u>Township Office</u></p> <p>in the <u>District of Algoma</u></p> <p>this <u>26</u> day of <u>September</u>, 20<u>22</u></p> <p style="text-align: center;"><u>Janet E. Maguire</u> Commissioner of Oaths</p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="text-align: center;">  Applicant </div> <div style="text-align: center;">  Applicant </div> </div>

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, Joseph Sufady, 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 the Township of Johnson 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.

Sept 26 2022
(Date)

Signature of Owner (s)

Sworn (or declared) before me

At the Township Office in the District of Algoma

This 810 day of August, 2023.

Janet E. Maguire
Commissioner



12. Consent of the Owner

12.1

I, Joseph Sufady, 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.

Sept 26 2022
(Date)

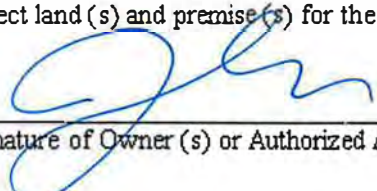
Signature of Owner (s)

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

North

Gordon Lake Rd.

Sketch Sheet

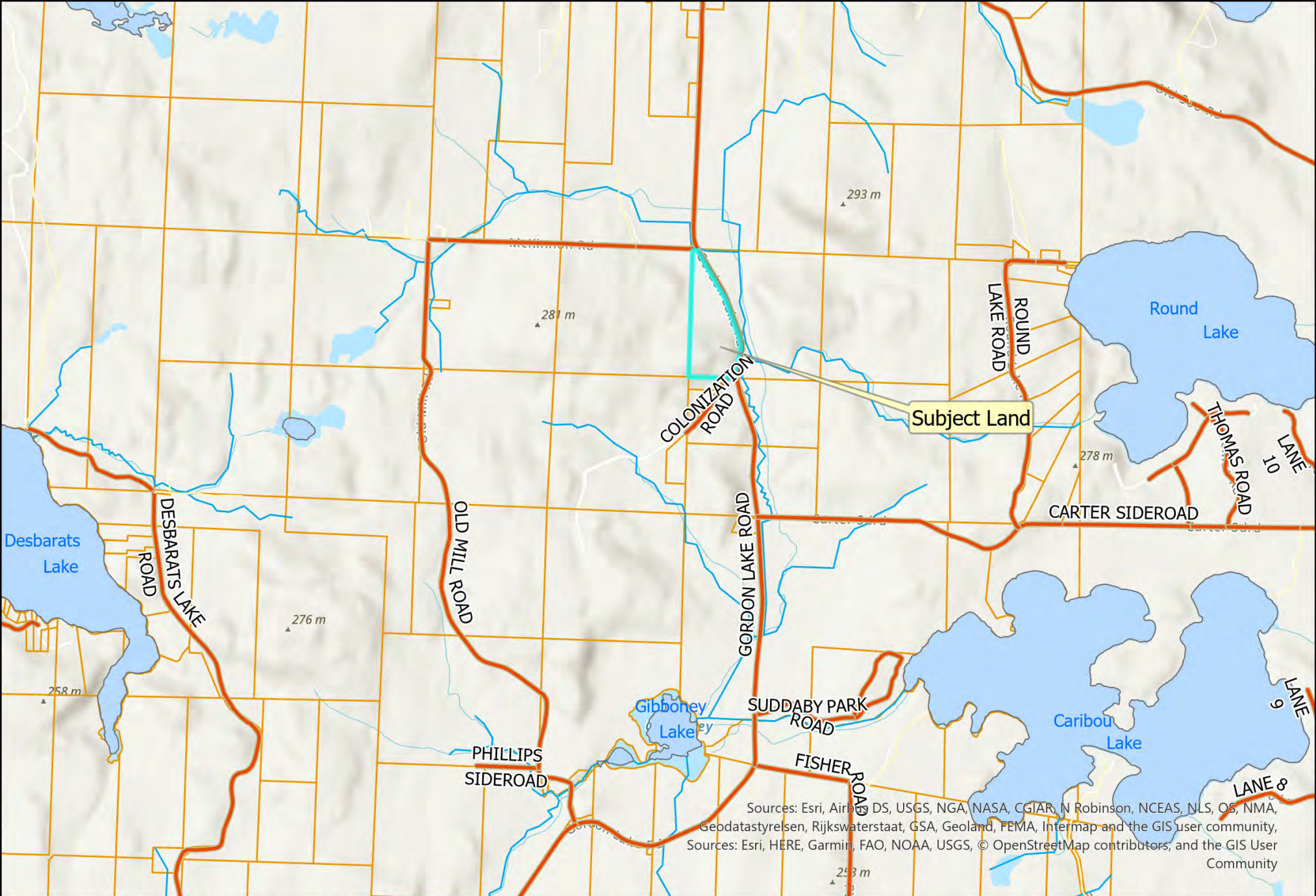
McKinnon Side Rd

Entrance to 1349
Gordon Lake Rd. (Residence)

Ravine

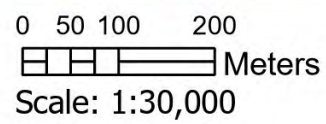
Entrance To Parcel
to be severed
(shaded area)

Colonization Rd



Sources: Esri, Airphoto DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

DESBARATS TO ECHO BAY PLANNING BOARD KEY MAP
 Proposed Creation of One (1) Lot
 Subject Land - 1349 Gordon Lake Road, CON 3 LOT 3
 NPT 1R-14015 Pt 1 PCL 1347 Johnson, ACS



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DESBARATS TO ECHO BAY PLANNING BOARD KEY MAP

Consent Application: J2023-10 Sufady

Proposed Creation of One (1) Lot

Subject Land - 1349 Gordon Lake Road, CON 3 LOT 3

NPT 1R-14015 Pt 1 PCL 1347 Johnson, ACS



0 15 30 60
Meters
Scale: 1:4,000

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Application J 2023-10

Joseph Sufady

The purpose of this consent is to permit the creation of a new lot.

The subject property is located at Civic Number 1349 Concessions #3 Lot # 3NPT, PCL Registered 1347 ACS, Gordon Lake Road, Johnson ACS Distruct of Algoma, Desbarats.

The severed parcel has a frontage of 460M., an Irregular depth of 244.8M., and area of 12.3 ha.

The retained parcel has an irregular depth of 257 M., ad area of 4 ha.

The severed parcel is vacant, heavily forested. The land has frontage on a municipal road, Gordon Lake Road, and is maintained all year. The planned use of the property is Residential.

The retained parcel supports an existing home and associated auxiliary structures. The parcel is fronting on a municipal road, Gordon Lake Road that is maintained by the municipality year around.

The subject property is zoned Rural and designated Rual in the Official Plan. In the applicant's application form, section 5 land use 5.3 states there is no indication of the features within 500 meters of the subject land.

The planned use on the severed parcel complies with Zoning and Official Plan standards and is compatible with the abutting area.

The severed portion presently has no site services or water of septic tank facilities and will require approval of the Algoma Public Health Agency.

Recommendation

That the request for consent to permit the creation of a new lot be approved subject to approval of the site services by Algoma Public Health.

Recommendation

That the request for access of an easement be approved subject to Registration of the subject lands, on Title.

That in the future, if development occurs, the site complies and adheres to conditions set out in the Lake Management Plan for Desbarats.

.

DESBARATS TO ECHO BAY PLANNING BOARD
Consent Questionnaire

File # J2023-10	Owner: Joseph Sufady
Location: 1349 Gordon Lake Road	Municipality: Johnson Township

1. Planning Control

- a) Do you have an Official Plan? ☒ yes ☐ no
- b) Is this proposal in conformity with it? ☒ yes ☐ no
- c) What is the Official Plan designation? WA / R
- d) What are the permitted uses? Residence

2. a) Do you have a Zoning By-Law? ☒ yes ☐ no
- b) Is this proposal in conformity with it? ☒ yes ☐ no
- c) What is the Zoning designation? WA / R
- d) What are the standards of this Zone?

Permitted uses Residential

Frontage required for Consent 50m

Minimum Lot size 1 ha

3. a) Is there a Minister's Zoning order covering this area? ☐ yes ☒ no
- b) Is this proposal in conformity with it? ☐ yes ☒ no
- c) What is the Zone designation? ☐ yes ☒ no
- d) What are the standards of this Zone?

Permitted uses _____

Frontage required for Consent 50m

Minimum Lot size 1 ha

4. If you have no Official Plan or Zoning By-Law is the Municipality undertaking any studies or have any expected implementation dates which could affect this application? ☒ yes ☐ no Explain

5. Is this property eligible for a severance? ☒ yes ☐ no

Why? _____

DESBARATS TO ECHO BAY PLANNING BOARD

Consent Questionnaire

6. Servicing

Which of these public services will be available to this proposal?

☐ Municipal Water

☐ Sanitary Services

☒ Electricity

☒ Road Maintenance

☒ Snow Plowing

☒ School Bus

☐ Garbage Pick up

7. Does council foresee any new demands for municipal services as a result of this application? ☐ yes

☒ no

(If yes please specify)

8. a) Will the retained and severed lots have direct frontage on a publicly owned road which is opened and maintained by the following?

Road	Severed	Retained
Province	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Municipality	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Local Roads Board	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other		

b) If there is not frontage on an open publicly owned and maintained road, what is the nearest public road?

Gordon Lake Road

9. What comments does the Road Superintendent have regarding the proposed access to any created lots?

There is a entrance culvert in place.

10. What is the surrounding land presently used for?

To the North Residence

To the South Forest

To the East Forest

To the West Forest

DESBARATS TO ECHO BAY PLANNING BOARD
Consent Questionnaire

10. Recommendation

Does Council wish to recommend that up to 5% of the land (2% for commercial and industrial purposes) be set aside for park or other public recreation purposes under the Planning Act? ☐ yes ☒ no

Or alternately does Council wish to seek authorization to accept cash in lieu to the value of 5% (2% for commercial or industrial purposes) of the severed portion of land as allowed under the Planning Act? ☐ yes ☒ no

11. Having regard to the matters noted, does Council recommend consent be given?

☒ yes ☐ no Why

12. Should consent be granted, what conditions or redesign of the proposal, if any would Council wish to see? If a redesign is proposed, please provide a detailed explanation and sketch showing the changes! _____

13. Additional Comments _____

Signature

Justin Maguire
Municipal Clerk

Date completed

Sept 20 2023

Signature

Date received

Planning Board Secretary

Desbarats to Echo Bay Planning Board

Application for Consent
Under Section 53 of the Planning Act

BEFORE STARTING THIS APPLICATION:

Please read the following:

- ☐ Consent Application Guide Question & Answer
- ☐ 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	J2023-12
Roll Number	5716 000 002-04362 000
Date Submitted	July 28 2023
Date Received	Aug 23 rd 2023
Sign Issued	

PLEASE PRINT & COMPLETE OR CHECK MARK APPROPRIATE BOX(S). PLEASE USE INK

1. Applicant Information

1.1	Name of Applicant <i>Manassah + Minerva Doerksen</i>	Telephone No. <i>N.A</i>	Email/other contact <i>N.A</i>
	Address <i>1063 Gordon Lake Rd Desbarats ON</i>		Postal Code <i>P0R 1E0</i>
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.	Email/other contact
	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 <i>Manassah Doerksen</i>	Home Telephone No.	email
	Address	Postal Code	Email/other contact

2. Location of Subject Land

2.1	District <i>Algoma</i>	Local Municipality <i>Johnson</i>	Section or Mining Location	Civic #
	Concession Number (s) <i>→ Con 3</i>	Lot Number (s) <i>PT Lot 3</i>	Registered Plan No. <i>1R13975</i>	Lot(s)/Block (s) <i>Parts 1, 3 + 4</i>
	Reference Plan No.	Part Number (s)	Name of Street/Road <i>Gordon Lake Rd</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)			

Gave Cash from
William Jm

Sent July 28/23
Jm

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:
 Description: Roll#

4. Description of Land and Servicing Information

(Complete each subsection)

All Approver

4.1		Severed/Lot Addition		Retained
4.1	Description	Frontage (m.)	5.0m 164.042'	1247.448'
		Depth (m.)	1419.31'	656.168'
		Area (ha.)	10.2 ha	7.5 ha.
4.2	Use of Property	Existing Use(s)	Hunting	Hunting
		Proposed Use(s)		
4.3	Buildings or Structures	Existing	N.A.	N.A.
		Proposed		
4.4	Access (check appropriate space)	Provincial Highway		
		Municipal road, maintained all year	Gordon Lake Rd	Gordon Lake Rd
		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	Will need well if Developed	No well
		Privately owned and operated individual well		
		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	Will need septic if Developed	No sewage system
		Privately owned and operated individual septic tank		
		Privately owned and operated communal septic system		
		Privy		

Section 4 continues on next Page

4. Description of Subject Land & Servicing Information ... continued

4.7	Other Services (check if the service is available)		Severed/Lot Addition	Retained
		Electricity	✓	✓
		School Bussing	✓	✓
		Garbage Collection		
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: <u>Johnson Township</u>			

5. Land Use

5.1	What is the existing official plan designation (s), if any, of the subject land? <u>A2</u>		
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? <u>A2</u>		
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.		
	Land 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		✓
	A landfill		
	A sewage treatment plant or waste stabilization plant		
	A provincially significant wetland (class I, 2, or 3 wetland)		
	A provincially significant wetland within 120 metres of the subject land		
	Flood plain		
	A rehabilitated mine site		
	A non-operating mine site within 1 kilometre of the subject land		
	An active mine site		
	Natural Gas Pipeline		✓
	An industrial or commercial use, and specify the use (s)		<u>Sawmill/Shop</u>
	An active railway line		
	A municipal or federal airport		

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 Application

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:

9. Other Information

9.1

Is there any other information that you think may be useful to the Planning Board, Ministry or other agencies in reviewing this application? If so, explain below or attach one 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/we Manassah Doerkson Mineva Doerkson
 of the Township of Johnson in the 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 at the

Township of Johnson Office

at the Office

in the District of Algoma

this 28 day of July 2023

Janet E. Maguire

Commissioner of Oaths



[Signature]

Applicant

Manassah Doerkson

Applicant

Mineva Doerkson

12.1

I/we, Manosah Doertzen + Minerva Doertzen, am/are the owner(s) of the land that is 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 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 this application.

13.1

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

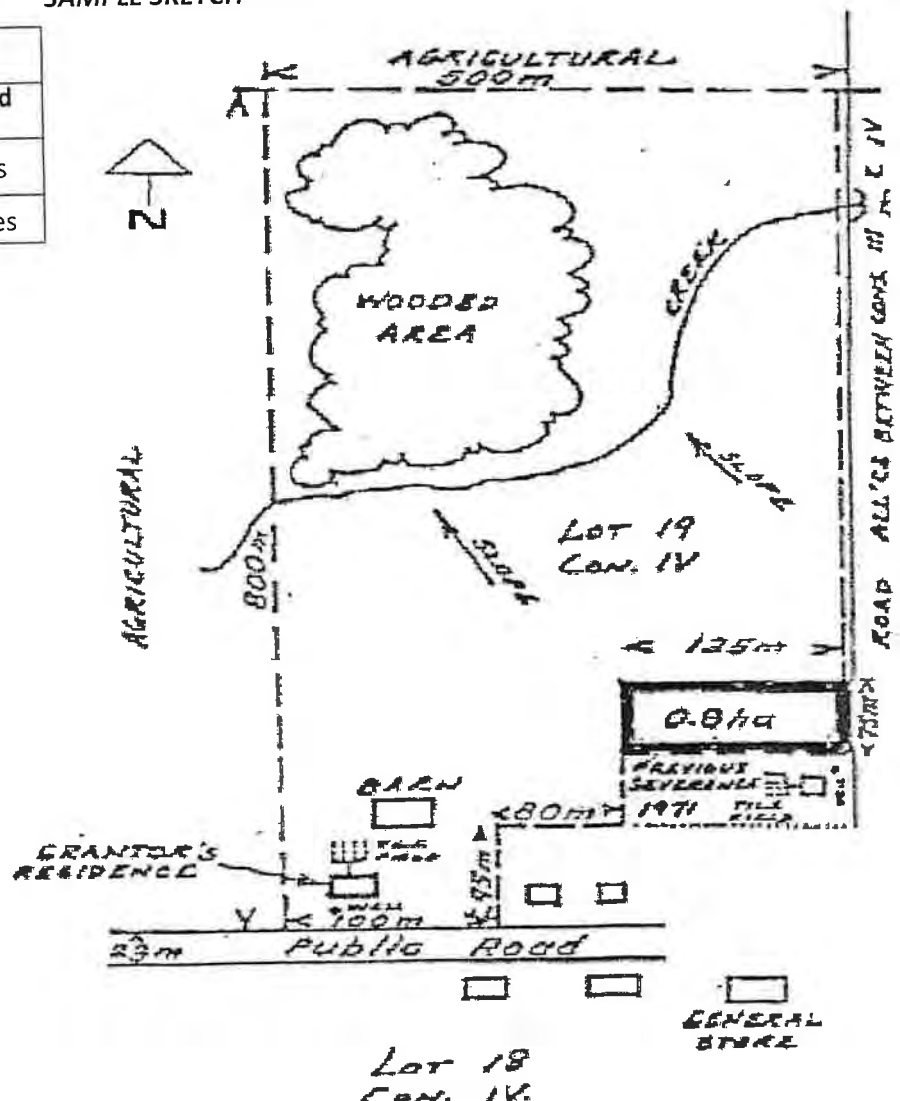
Signature of Owner(s) or Authorized Agent, _____

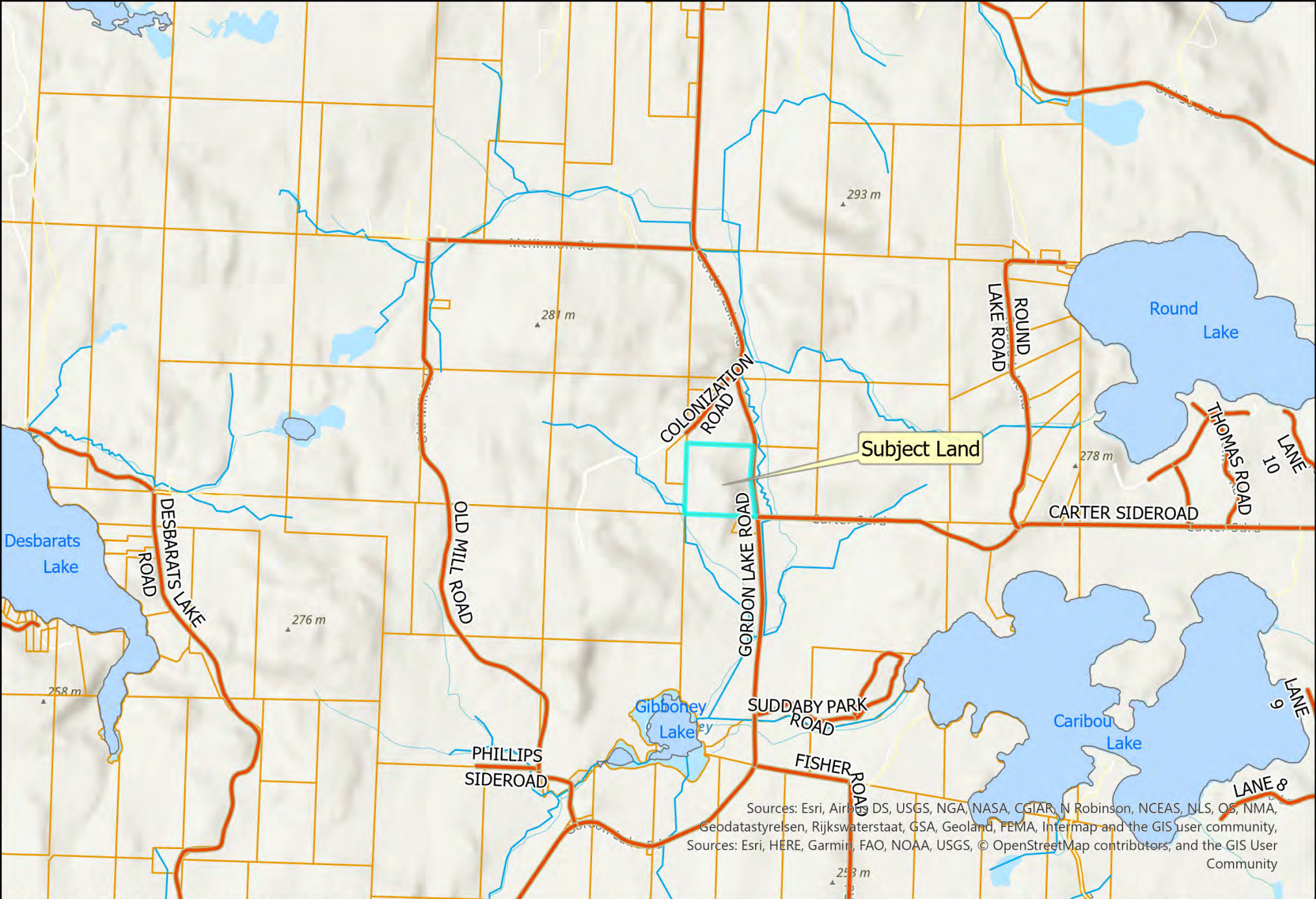
Date July 28/23

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.

PLEASE USE METRIC UNITS

PLEASE USE METRIC UNITS		
To Convert	Multiply By	To Find
Feet	0.3048	Metres
Acres	0.4046	Hectares





DESBARATS TO ECHO BAY PLANNING BOARD KEY MAP
 Consent Application: J2023-12 Doerkson
 Proposed Creation of One (1) Lot
 Subject Land - CON 3 PT LOT 3 1R-13975 Pt 1, 3 & 4
 Johnson, ACS

0 50 100 200
 Meters
 Scale: 1:30,000



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.



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

DESBARATS TO ECHO BAY PLANNING BOARD KEY MAP

Consent Application: J2023-12 Doerkson

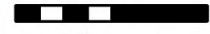
Proposed Creation of One (1) Lot

Subject Land - CON 3 PT LOT 3 1R-13975 Pt 1, 3 & 4

Johnson, ACS



0 15 30 60



Meters

Scale: 1:3,000

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Application J 2023-12

Manassah and Minevva Doerkson

The purpose of this consent is to permit the creation of a new lot.

The subject property is located on Concession 3 Pt Lot 3 Registered Plan No. 1R13975 Part 3&4 Johnson Twp. ACS.

The severed parcel has frontage of 75 M. on Gordon Lake Road, a depth of 200M. Irregular and area of 10.2 ha.

The retained parcel has a frontage of 361.2 M., ad depth of 234.8M., and area of 75 ha.

The subject property is heavily wooded, and an abundance of rock material on the surface of the property. (Refer to air photo).

The applicant has noted that there is no intention of any immediate use of the property and will probably sell the parcels.

In the event of any development of residential use, that site facilities of well and septic systems will need Algoma Public Health approval.

In both cases, the severed and retained parcels are zoned A2 and designated A2 in the Official Plan. The parcels are of significant size and can accommodate uses identified in the Zoning of A2.

Both severed and retained parcels front on a municipal road, Gordon Lake Road maintained all year.

Recommendation

That the request for a new lot be approved, subject to approval by Algoma Public Health, of site services.

DESBARATS TO ECHO BAY PLANNING BOARD
Consent Questionnaire

File # J2023-10	Owner: Manassah & Minerva Doerkson
Location: CON 3 LOT 3 PT 1,3&4 1R-13975	Municipality: Johnson Township

1. Planning Control

- a) Do you have an Official Plan? ☒ yes ☐ no
- b) Is this proposal in conformity with it? ☒ yes ☐ no
- c) What is the Official Plan designation? Az
- d) What are the permitted uses? Dwelling

2. a) Do you have a Zoning By-Law? ☒ yes ☐ no
- b) Is this proposal in conformity with it? ☒ yes ☐ no
- c) What is the Zoning designation? Az
- d) What are the standards of this Zone?

Permitted uses ~~AP~~ Dwelling

Frontage required for Consent 75m

Minimum Lot size 1ha

3. a) Is there a Minister's Zoning order covering this area? ☐ yes ☒ no
- b) Is this proposal in conformity with it? ☐ yes ☒ no
- c) What is the Zone designation? ☐ yes ☒ no
- d) What are the standards of this Zone?

Permitted uses _____

Frontage required for Consent _____

Minimum Lot size _____

4. If you have no Official Plan or Zoning By-Law is the Municipality undertaking any studies or have any expected implementation dates which could affect this application? ☒ yes ☐ no Explain

5. Is this property eligible for a severance? ☒ yes ☐ no

Why? _____

DESBARATS TO ECHO BAY PLANNING BOARD **Consent Questionnaire**

6. Servicing

Which of these public services will be available to this proposal?

- | | |
|--|--|
| <input type="checkbox"/> Municipal Water | <input type="checkbox"/> Sanitary Services |
| <input checked="" type="checkbox"/> Electricity | <input checked="" type="checkbox"/> Road Maintenance |
| <input checked="" type="checkbox"/> Snow Plowing | <input checked="" type="checkbox"/> School Bus |
| <input type="checkbox"/> Garbage Pick up | |

7. Does council foresee any new demands for municipal services as a result of this application? ☐ yes ☒ no
 (If yes please specify)

8. a) Will the retained and severed lots have direct frontage on a publicly owned road which is opened and maintained by the following?

Road	Severed	Retained
Province	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Municipality	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Local Roads Board	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other		

b) If there is not frontage on an open publicly owned and maintained road, what is the nearest public road?

Gordon Lake Road

9. What comments does the Road Superintendent have regarding the proposed access to any created lots?

A culvert has been installed.

10. What is the surrounding land presently used for?

To the North Forest

To the South Forest

To the East Forest

To the West Farm land

DESBARATS TO ECHO BAY PLANNING BOARD
Consent Questionnaire

10. Recommendation

Does Council wish to recommend that up to 5% of the land (2% for commercial and industrial purposes) be set aside for park or other public recreation purposes under the Planning Act? ☐ yes ☒ no

Or alternately does Council wish to seek authorization to accept cash in lieu to the value of 5% (2% for commercial or industrial purposes) of the severed portion of land as allowed under the Planning Act? ☐ yes ☒ no

11. Having regard to the matters noted, does Council recommend consent be given?

☒ yes ☐ no Why

12. Should consent be granted, what conditions or redesign of the proposal, if any would Council wish to see? If a redesign is proposed, please provide a detailed explanation and sketch showing the changes! _____

13. Additional Comments _____

Signature Janet Maguire Date completed Sept 20 2023
Municipal Clerk

Signature _____ Date received _____
Planning Board Secretary

Desbarats to Echo Bay Planning Board

27 Barr Road South, Desbarats, ON, P0R 1E0

Agricultural Advisory Committee for the Development of the Desbarats to Echo Bay Planning Board Official Plan

TERMS OF REFERENCE

1. PURPOSE

The Agricultural Advisory Committee is an Advisory Committee established to identify, review, discuss and make recommendations on agricultural designations to the Desbarats to Echo Bay Planning Board (Planning Board) for its Joint Official Plan. Committee members bound by these Terms of Reference are ultimately responsible to the Desbarats to Echo Bay Planning Board.

2. MANDATE

The Mandate of the Advisory Committee of the Planning Board is to:

- a) Be engaged, consulted, and comment on as one common voice of an Advisory Committee of the Planning Board on the proposed Joint Official Plan for the Planning Board that relate to the agricultural community and lands and provide a professional and expert agricultural community perspective;
- b) Represent as many of the following groups as possible but not limited to:
 - Algoma Federation of Agriculture
 - Algoma Cattlemen's Association
 - Algoma Community Pastures Association
 - Algoma Dairy Farmers Association/ Dairy Farmers
 - Algoma Feeder Cooperative Inc.
 - Algoma Horse Association
 - Algoma Maple Syrup Producers
 - Algoma Sheep Producers Association/ Sheep Producers
 - Christian Federation of Farmers of Ontario
 - Organic Farming
 - National Farmers Union
 - Rural Agri-Innovation Network
 - Young Farmers; and
- c) Assist the Planning Board in developing and implementing the Planning Board's Joint Official Plan on agricultural land designation within the Land Evaluation Assessment Review (LEAR) study to the Planning Board; and
- d) Consult with other community groups and committees on issues of mutual interest.

3. ACCOUNTABILITY

Where appropriate, the Agricultural Advisory Committee will provide the Planning Board with recommendations on an as needed basis through reports to the Planning Board.

4. MEMBERSHIP/VOTING

The Agricultural Committee composition shall consist of:

- a) Four (4) members of the Planning Board (one member from each municipality to include one member being appointed as Chair and one member as Deputy Chair)
- b) Four (4) members of the public at large (one member from each member municipality)
- c) A Total of eight (8) members

Where the Chair is not available to attend a meeting, the Deputy Chair shall assume the role of Chair for that specific meeting. Openings for the public at large memberships shall be chosen by the respective member municipality. Openings for members of the Planning Board shall be chosen by the Planning Board.

Non-Voting Members:

a) Executive Assistant to Committees of the Planning Board shall be the Secretary-Treasurer of the Desbarats to Echo Bay Planning Board.

Voting Members (as in members of the public at large) will:

- a) At all times of their membership on the Agricultural Advisory Committee the member shall be an eligible voter for one or more of the member municipalities; and
- b) Be personally and actively involved in at least one (1) agricultural industry located in the Planning Board area and possess relevant farm experience, technical training in agriculture-based field, and/or current involvement in agricultural activities; and
- c) Commit to active and respectful participation in scheduled meetings that may include evening-time meetings; and
- d) Commit to significant preparation for meetings via agenda review including previous minutes and all documentation; and,
- e) Be prepared to meet with the Planning Board, and/or attend Planning Board meetings upon the Planning Board's request.

5. QUORUM

Quorum for the Agricultural Advisory Committee, per the standards of the Municipal Act, 2001, is five (5) voting members which must include at least one (1) Planning Board representative in the capacity of Chair, regardless of the total number of members in attendance.

6. CLOSED SESSION

A Closed Session shall not be considered an option available to the Agricultural Advisory Committee

Item C.2.

7. SUB-COMMITTEES

The establishment of Sub-Committees shall not be considered an option available to the Agricultural Advisory Committee.

8. REMUNERATION

No compensation shall be provided to members of the Agricultural Advisory Committee for their participation.

9. MEETING DETAILS, AGENDA, MINUTES & PROCEDURE

Meeting Frequency and Scheduling:

The Agricultural Advisory Committee will meet in person or virtually (where requested) as required at a time that is to be determined and scheduled at the Committee's first official meeting and will be for the duration of the Term of the Planning Board/or completion of the Joint Official Plan for the Desbarats to Echo Bay Planning Board.

Additional meetings of the Agricultural Advisory Committee may be called by the Chair, with a minimum of five (5) business days' notice, to address urgent matters. The determination of a matter being deemed urgent will be at the discretion of the Chair.

The Executive Assistant to the Committees of the Planning Board shall send out meeting invites to all Agricultural Advisory Committee members and post notice of the meeting to the Planning Board's webpage.

Meeting Agendas and Quorum Deadlines:

The Call for Agenda Items will be circulated with the meeting invitation. Agenda items shall be set by the Committee Chair, in consultation with and under approval of the Executive Assistant to the Committees of the Planning Board. Members who wish to include an item on the Agenda shall contact the Chair for consideration.

If quorum is not obtained 15 minutes after the scheduled start of the meeting, the meeting shall be cancelled & rescheduled.

Meeting Location:

Meetings will be held in person and virtually (where requested) and the Agenda and Minutes are available on the Planning Boards Webpage. All meetings are open to the public. The location of the Meetings shall be:

*Tarbutt Township Council Chambers
27 Barr Road South, Desbarats, Ontario*

Procedure:

All meetings shall be conducted in accordance with the Planning Boards Establishing By-law 98-01, As Amended.

Meeting Minutes:

Minutes shall be approved by the Agricultural Advisory Committee within ten (10) business days by email, or by motion at the subsequent Agricultural Advisory Committee meeting. Minutes will be kept by the Executive Assistant to the

Item C.2.

Committees of the Planning Board who will distribute the minutes to all of the Planning Board in accordance with Planning Board practice.

Terms of Reference:

The Terms of Reference is a living document and will be reviewed by the Desbarats to Echo Bay Planning Board from time to time and/or upon completion of the Desbarats to Echo Bay Planning Board Official Plan.

10. TERM OF THE AGRICULTURAL ADVISORY COMMITTEE

The Agricultural Advisory Committee will be in effect for the duration of the Term of the Planning Board/or completion of the Joint Official Plan for the Desbarats to Echo Bay Planning Board.

11. RELATED POLICIES AND TRAINING REQUIREMENTS

Accessibility for Ontarians with Disabilities Act, 2005, S.O. 2005, c.11

Municipal Conflict of Interest Act, R.S.O. 1990

Municipal Freedom of Information and Protection of Privacy Act, R.S.O 1990

Establishing By-law (98-01) As Amended