

**Desbarats to Echo Bay Planning Board
July 25th 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 (June 27th 2023)**
- 4. Staff/Members reports**

B. Old Business:

- 1. Establishing By-Law Amendments**

C. New Business:

- 1. Application for Consent: E2023-07 Applicant(s): Willem Alcock**
- 2. Jerry Dolcetti (by zoom)**
- 3. Joint Official Plan; ALES, LEAR comparison**

D. Information:

- 1. Mapping Portal**
- 2. Cost for two or more Consents (submitted simultaneously)**
- 3. Greenbelt Development Article**
- 4. Application Flowchart**

E. Seminars/Meetings:

F. Newsletters/Bulletins:

G. Adjournment:

DESBARATS TO ECHO BAY PLANNING BOARD
By-law 98 – 01, As Amended

Being a By-law Amend By-Law 98-01 to govern the calling, place and proceedings of meetings of the Board

WHEREAS Section 238 of the Municipal Act, S.O. 2001, c. 25, as amended, requires every local board to adopt a procedure by-law for governing the calling, the place, and the proceedings of its meetings; and

WHEREAS the Desbarats to Echo Bay Planning Board is a local board as defined in the Municipal Act, S.O. 2001, c. 25, as amended, and as such is subject to the aforementioned legislation; and

WHEREAS the Desbarats to Echo Bay Planning Board further deems it appropriate to establish certain rules and procedures for the conduct of its meetings;

NOW THEREFORE, THE DESBARATS TO ECHO BAY PLANNING BOARD
 HEREBY ENACTS AS FOLLOWS:

SECTION 1 – DEFINITIONS:

In the By-laws and resolutions of the Desbarats to Echo Bay Planning Board, unless the context requires otherwise, the following definitions shall apply to the terms and phrases used therein:

- a) Board – means the Desbarats to Echo Bay Planning Board
- b) Chair – means a person elected annually by the Board to preside over meetings of the Board and will have signing authority with the Secretary-Treasurer
- c) Member – means a member of the Desbarats to Echo Bay Planning Board as appointed.
- d) Secretary-Treasurer – means a person appointed by the Board to perform certain responsibilities and conduct certain business on behalf of the Board from time to time.
- e) Quorum – a majority of Board members shall constitute quorum
- f) Vice-Chair – means a person elected annually by the Board to preside over meetings of the Board in the absence of the Chair, and who has signing authority with the Secretary-Treasurer.

SECTION 2 – GENERAL PROVISIONS:

- a) The rules and regulations contained in this By-law shall be observed in all proceedings of the Board and shall be the rules and regulations for the dispatch of business by the Board.
- b) Any procedure under this By-law which is discretionary and not mandatory under the statute may be suspended with the consent of the majority of the members present.
- c) Persons shall not be permitted to address the Board except with the permission of the Chair. In the case of a delegation appearing before the Board, only appointed representatives shall address the Board with the permission of the Chair.

SECTION 3 – CONVENING OF BOARD MEETINGS:

- a) All regular meetings of the Board shall be held as necessary, on the fourth Tuesday of every month at The Township of Tarbutt Council Chambers beginning at 7 pm, or at the call of the Chair.
- b) The Board may, by resolution, dispense with, alter the time of, day of, or place of any regular Board meetings.
- c) If no quorum is present one-half hour after the time appointed for a meeting of the Board, the Secretary-Treasurer shall record the names of the members present and the meeting shall stand adjourned until the next regular meeting of the Board or until a meeting is called by the Chair.

SECTION 4 – AGENDA:

- a) Agendas shall be prepared for all meetings of the Board and be formatted as follows:
- A. Routine Matters
 - 1. Call to Order
 - 2. Declaration of Conflict of Interest and/or Pecuniary Interest
 - 3. Approval of minutes/statements
 - 4. Delegations
 - B. Old Business
 - C. New Business
 - D. Information
 - E. Seminar / Meetings
 - F. Newsletters / Bulletins
 - G. Adjournment
- b) The Business of the Board shall be taken up in the order listed above unless otherwise decided by the Chair.
- c) Persons desiring to present information to the Board shall give written notice to the Secretary-Treasurer not less than ten (10) days prior to the meeting.
- d) Important correspondence will be appended to the agenda by the Secretary-Treasurer and copies will be provided to each Board member.

SECTION 5: MINUTES

- a) The minutes of each meeting of the Board shall record the following:
- the place, date and time of the meeting
 - the names of the members present
 - the adoption, correction and amending of minutes of previous meetings
 - general business
 - resolutions or decisions from the Board
- b) The Secretary-Treasurer shall ensure that the minutes of any preceding meetings are available at least one week prior to the next meeting.

SECTION 6: PETITIONS

In addition to Section 4. a). A. 4. and Section 4. c). above, verbal deputations or presentations must not exceed 15 minutes in length, and any extensions of this time allotment must be approved by the Board.

READ A FIRST TIME on the Twenty-fifth day of July 25th, 2023.

READ A SECOND TIME AND THIRD time and finally passed in open Board meeting this _____ DAY OF _____, 2023.

Lynn Orchard, Chair

Jared Brice, Secretary-Treasurer

Planning area defined by Minister

9 (1) The Minister may define and name a planning area consisting of the whole of two or more municipalities that are situate in a territorial district or consisting of the whole of one or more municipalities and territory without municipal organization.

Planning board for planning area

(2) Where a planning area is defined under subsection (1), the Minister shall establish the planning board for the planning area and specify the name of the board and the number of members to be appointed to it by the council of each municipality within the planning area and the number of members, if any, to be appointed by the Minister.

Appointments to board

(3) The council of each municipality shall appoint to the planning board the number of members specified by the Minister under subsection (2) and, after the initial appointments, the appointments shall be made by each successive council as soon as practicable after the council is organized.

Term of office

(4) The members,

(a) appointed by the council of each municipality shall hold office for the term of the council that appointed them; and

(b) appointed by the Minister shall hold office for the term specified by the Minister in their appointment,

and until their successors are appointed. R.S.O. 1990, c. P.13, s. 9.

Planning area in unorganized territory

10 The Minister may define and name a planning area consisting of territory without municipal organization and may establish and name a planning board for the planning area and appoint the members thereof. R.S.O. 1990, c. P.13, s. 10.

Body corporate

11 (1) A planning board is a body corporate and a majority of its members constitutes a quorum.

Chair

(2) A planning board shall annually elect a chair and a vice-chair who shall preside in the absence of the chair.

Secretary-treasurer, employees, consultants

(3) A planning board shall appoint a secretary-treasurer, who may be a member of the board, and may engage such employees and consultants as are considered appropriate.

Execution of documents

(4) The execution of documents by a planning board shall be evidenced by the signatures of the chair or the vice-chair and of the secretary-treasurer, and the corporate seal of the board. R.S.O. 1990, c. P.13, s. 11.

Estimates

12 (1) A planning board established by the Minister for a planning area consisting of one municipality and territory without municipal organization shall submit annually to the council of the municipality an estimate of its financial requirements for the year and the council may amend such estimate and shall pay to the secretary-treasurer of the planning board out of the money appropriated for the planning board such amounts as may be requisitioned from time to time. R.S.O. 1990, c. P.13, s. 12 (1).

Two or more municipalities

(2) In the case of a planning board established for a planning area consisting of two or more municipalities or consisting of two or more municipalities and territory without municipal organization, the planning board shall annually submit its estimates to the council of each of such municipalities together with a statement as to the proportion thereof to be chargeable to each municipality. R.S.O. 1990, c. P.13, s. 12 (2).

When estimates binding

(3) If the estimates submitted under subsection (2) are approved, or are amended and approved, by the councils of municipalities representing more than one-half of the population of the planning area for which the board was established, the estimates are binding on all the municipalities. R.S.O. 1990, c. P.13, s. 12 (3).

Notification

(4) After the estimates have been approved as provided in subsection (3), the planning board shall so notify each municipality involved and shall notify each such municipality of the total approved estimates and the amount thereof chargeable to it, based on the apportionment set out in the statement submitted under subsection (2). R.S.O. 1990, c. P.13, s. 12 (4).

Where apportionment not satisfactory

(5) If the council of any municipality is not satisfied with the apportionment, it may, within fifteen days after receiving the notice under subsection (4), notify the planning board and the Tribunal that it desires the apportionment to be made by the Tribunal. 2017, c. 23, Sched. 5, s. 85.

Power of Tribunal

(6) The Tribunal shall hold a hearing and determine the apportionment and its decision is final. R.S.O. 1990, c. P.13, s. 12 (6); 2017, c. 23, Sched. 5, s. 80.

Payment

(7) Each municipality shall pay to the secretary-treasurer of the planning board such amounts as may be requisitioned from time to time up to the amount determined by the planning board under subsection (4) or by the Tribunal under subsection (6), as the case may be. R.S.O. 1990, c. P.13, s. 12 (7); 2017, c. 23, Sched. 5, s. 80.

Section Amendments with date in force (d/m/y)**Municipal grants**

13 Any municipality within a planning area may make grants of money to the planning board of the planning area. R.S.O. 1990, c. P.13, s. 13.

C.1

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	E2023-07
Roll Number	57 51 040000 03500 0020
Date Submitted	June 5 th 2023
Date Received	June 12 th 2023
Sign Issued	June 13 th 2023.

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

1. Applicant Information				
1.1	Name of Applicant	Telephone No.	Email/other contact	
	Willem Alcock		705 941 8046	Willem.alcock@icloud.com
1.2	Address		Postal Code	
	6542 HWY 638 RR #2 Desbarats ON		POR 1E0	
This section is for the name of Owner (s) if different than the applicant. An owner's authorization is required in Section 11.1				
1.2	Name of Owner (s)	Home Telephone	Email/other contact	
	Mert and Lori Alcock		705 248-2766	
1.3	Address		Postal Code	
	6542 Hwy. 638 RR #2 Desbarats, Ont.		POR 1E0	
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.				
1.3	Name of Contact Person	Home Telephone	email	
	Willem Alcock		705 248 2766	Willem.alcock@icloud.com
	Address	Postal Code	Email/other contact	
6542 Hwy. 638 RR #2 Desbarats ON		POR 1E0	willem.alcock@icloud.com	
2. Location of Subject Land				
2.1	District	Local Municipality	Section or Mining Location	Civic #
	Algoma	Aberdeen Addition		6542
	Concession Number (s)	Lot Number (s)	Registered Plan No.	Lot(s)/Block (s)
3	3			
Reference Plan No.	Part Number (s)	Name of Street/Road	Other Identifier	
	1	Hwy 638	Part 1 PCL 9026 ACS	
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: 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:
Willem Aleck

3.3 If a lot addition, identify the lands to which the parcel will be added. Roll#
 Description: PCL 689 ACS

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

4.1	Description		Sewered.	Retained
			Frontage (m.)	<i>160 m</i>
	Depth (m.)		<i>85 m</i>	<i>718.72</i>
	Area (ha.)		<i>1.36 H</i>	<i>63.4 H</i>
4.2	Use of Property	Existing Use(s)	<i>Vacant</i>	<i>residential</i>
		Proposed Use(s)	<i>Building lot</i>	<i>unchanged / residential</i>
4.3	Buildings or Structures	Existing	<i>N/A</i>	<i>residential</i>
		Proposed	<i>residence.</i>	<i>N/A</i>
4.4	Access (check appropriate space)	Provincial Highway	<input checked="" type="checkbox"/> Highway 638	<input checked="" type="checkbox"/> Highway 638
		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	<i>proposed</i>	<input checked="" type="checkbox"/>
		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	<i>proposed</i>	<input checked="" type="checkbox"/>
		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:			

5. Land Use

5.1 What is the existing official plan designation (s), if any, of the subject land?
Majority of current property is rural with some wetland. New lot will be only 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?
Residential / agriculture Rural zone - Development Constraint

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	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)	yes	yes
A provincially significant wetland within 120 metres of the subject land	some wetland on retaining property.	
Flood plain	N/A	N/A
A rehabilitated mine site		
A non-operating mine site within 1 kilometre of the subject land	N/A	NA
An active mine site		
Natural Gas Pipeline	N/A	N/A
An industrial or commercial use, and specify the use (s)	N/A	yes - Gilbertsons Aggregate permit - approx 50 m to west
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 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 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:</p>

7 Current Application	
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>

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

8.1 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:

To provide public notification, you will be given a public notice sign (no later than 15 days before the meeting) 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, at least 14 days before your consent application goes to the Desbarats to Echo Bay Planning Board for consideration.
2. Ensure one sign is posted at the front of the property at least three feet above ground level.
3. Maintain the sign until the application is finalized and the final appeal period has passed. You may remove it.

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 <u>Willem Alcock</u>
	of the <u>Township of Aberdeen Additional</u> in the <u>District of Algoma</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.
	Sworn (or declared) before me at the

	at the <u>Township of Mardonald, Meredith + Aberdeen Additional</u>
	in the <u>District of Algoma</u>
	this <u>5</u> day of <u>June</u> , 20 <u>23</u>
	<u>Guy Rob</u>
	Commissioner of Oaths
	<u>Willem Alcock</u>
	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/we, Mert and Lori Alcock, am/are the owner(s) of the land that is the subject of this application for Consent and I authorize Willem Alcock to make this application on my behalf.

June 5, 2023
(Date)

Jori Alcock
Signature of Owner (s)

Sworn (or declared) before me at the

at the Township of Macdonald Meredith + Aberdeen
in the District of Algoma Adid
this 5 day of June, 2023

[Signature]
Commissioner of Oaths

Applicant

Applicant

11.2

Authorization of Owner for Agent to Make the Application

I/we, Mert and Lori Alcock, am/are the owner(s) of the land that is the subject of this application for Consent and for the purpose of the Freedom of Information & Protection of Privacy Act.

I authorize Willem as my/our 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.

June 5, 2023
(Date)

Jori Alcock
Signature of Owner (s)

Sworn (or declared) before me at the

at the Township of ~~Algoma~~ Township of Macdonald Meredith + Aberdeen
in the District of Algoma Adid
this 5 day of June, 2023

[Signature]
Commissioner of Oaths

Applicant

Applicant

12. Consent of the Owner

12.1 I/we, Joni Meek 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)

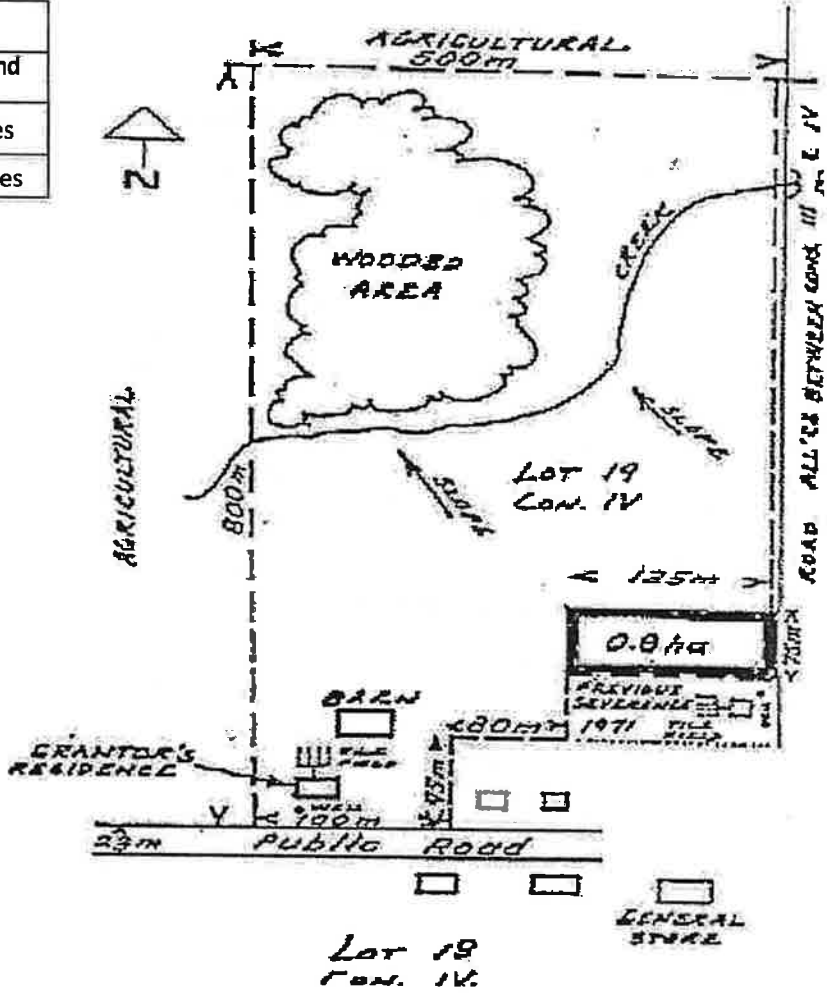
I/We hereby authorize the members and staff of the Desbarats to Echo Bay Planning Board to enter upon the subject land (s) and premise(s) for the limited purpose of evaluating the merits of this application

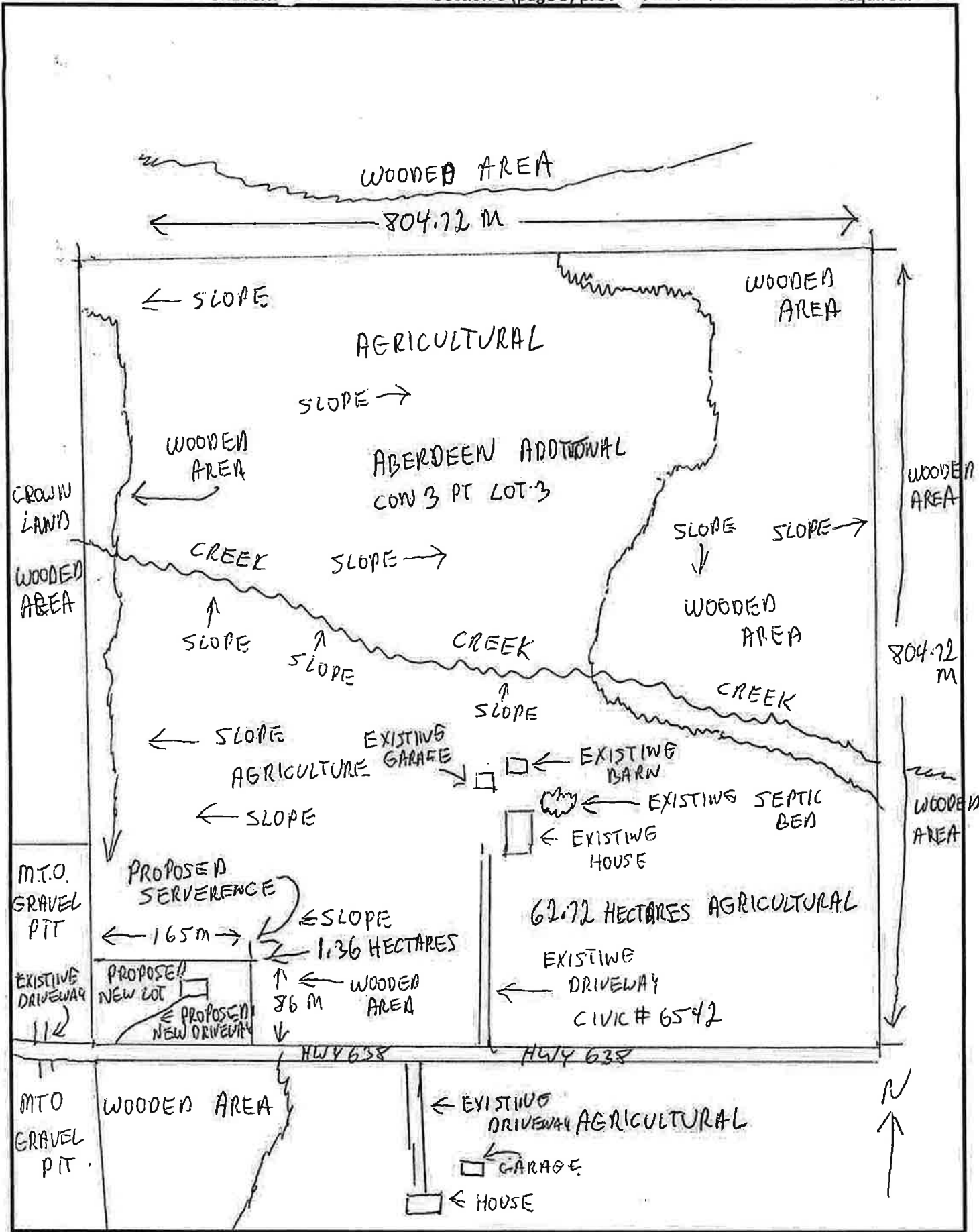
Signature of Owner (s) or Authorized Agent Joni Meek Date June 5, 2023

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





APPENDIX 'A'

Completeness of the Application

This information is prescribed in the Schedule to Ontario Regulations 41/95 made under the Planning Act. The mandatory information must be provided with the appropriate fee. If the mandatory information and fee are not provided, the Board will return the application or refuse to further consider the application until the information and fee have been provided. The application form also sets out other information that will assist the board and others in their planning evaluation of the Consent application. To ensure the quickest and most complete review, this information should be submitted at the time of the application. In the absence of this information, it may not be possible to do a complete review within the legislated time frame for making a decision. As a result, the application may be refused.

APPENDIX 'B'

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 you 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 timelines 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 8 copies of the approved application along with 8 copies of the approved sketch. You may make the necessary copies yourself or the Planning Board can make them for you for a fee of \$20.
- 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.

APPENDIX "C"

For Help

To help you understand the consent process and information needed to make a planning decision on the application, Refer to the: "Application Guide Question & Answer". For more information on the Planning Act, the consent process or provincial policies, please see the "Guide to Planning Applications" and the "Comprehensive Set of Policy Statements". You can also call the Planning Board Secretary-Treasurer as listed below:

Secretary-Treasurer, Desbarats to Echo Bay Planning Board c/o Township of Tarbutt
27 Barr Road S, RR 1, Desbarats, ON
planning@tarbutt.ca admin@tarbutt.ca
Phone: (705) 782-6776 Fax: (705) 782-4274

APPENDIX "D"

Notes To Applicants

The following is required for this application to be considered complete so that it may be presented to the Planning Board at a public meeting for consideration:

1. One original copy (plus 8 copies, after being entirely completed) of this application with all applicable areas completed. (Including the detailed sketch as noted in section 8.1).
2. The Applicant is required to deliver one copy of the completed application to the Algoma Public Health. They will forward their comments and/or certificate of approval to the Planning Board.
3. Approval reports from the Ministry of Environment and Energy, Ministry of Northern Development, Mines Natural Resources & Forestry, and the Ministry of Transportation, and any other Ministry, if applicable to this application.
4. The application fee. Please make cheques payable to "Desbarats to Echo Bay Planning Board". The application fee for the Desbarats to Echo Bay Planning Board is \$800.00 per lot created.

PLEASE NOTE: FEES MAY CHANGE WITHOUT NOTICE. YOU SHOULD CONTACT THE DESBARATS TO ECHO BAY PLANNING BOARD PRIOR TO WRITING ANY CHEQUES TO THEM.

Additional fees may be required by other parties (ie. Algoma Public Health, Surveyor, Lawyer, Additional Studies, etc.). Additional fees for legal costs may apply if an Ontario Land Tribunal hearing is held.

5. For additional information or assistance in completing this application please contact the Secretary-Treasurer at (705) 782-6776.
6. Please submit application to:

*Secretary-Treasurer, Desbarats to Echo Bay Planning Board c/o Township of Tarbutt
27 Barr Road South, RR 1 Desbarats, Ontario P0R 1E0
planning@tarbutt.ca admin@tarbutt.ca*

- i. All lands developed for the purposes of extracting mineral resources will have regard to the Ministry of Environment's D-Series Guidelines.
- j. Development abutting rail lines will have regard to the Ministry of Environment's D-Series Guidelines.

2.6.3 Severances in Rural Areas

- a. A consent to divide lands used agriculturally for purposes related to agriculture may be permitted where the retained and severed farm parcels sizes are reflective of those lands designated "Rural Area". The minimum lot size will be set out in the Township's Zoning By-law.
- b. A consent may be granted for smaller lots that are to support an industrial or commercial use that is directly related and require to be in close proximity to the a farm operation.
- c. A consent to sever an existing residence that is deemed to be surplus to the farm operation as a result of a farm consolidation will be permitted.
- d. One new lot may be created for a retiring farmer who has farmed the property for a minimum of 10 years.
- e. Severances will have regard to the Ministry of Environment's D-Series Guidelines.

2.7 RESOURCES/CONSTRAINTS

2.7 General Principles

The Township is rich in natural resources. Development which benefits from these resources is encouraged. However, the Township recognizes the importance of preserving those resources which attracted the development in the first place such as forest areas and aggregate, which are extractive in nature. While these activities are encouraged for the economic benefit of the community, the policies of this Plan will encourage the rehabilitation of the areas where resources are harvested or extracted.

The Township recognizes the importance of protecting mineral resources for the economic benefit of the community. The exploration for and mining of these resources is encouraged in all areas of the Township provided all other land use planning and compatibility issues are properly addressed.

2.7.1 Mineral and Aggregate Resources Policies

Areas of mineral and aggregate resources will be protected from activities that would preclude or hinder their development or expansion.

- a. Known areas identified as having mineral or aggregate resources potential are identified on Schedule "A" and will be protected for long term use.
- b. Development on or adjacent to known deposits can occur if;
 1. development of the resource is not feasible or

2. The development for an alternate use serves a greater social or economic good to the residents of the Township.
 3. the proposed development serves a greater long term public and interest
 4. issues of public health, safety and environmental impact are addressed
 5. All operating pits must be licensed under the Aggregate Resources Act
- c. Areas where extractions have exhausted the mineral aggregate deposit will be rehabilitated to allow for redevelopment with land uses compatible with those within the area.
- d. Aggregate extraction activities may threaten the ground water aquifer and must be carefully controlled. All long term heavy equipment storage or repair areas within a pit operation will be designed with a catchment area designed and stamped by a qualified engineer. Any fuel storage on site must be in a similarly designed storage area. The tanks are to be above ground, double walled with an audible alarm. No tank or combination of storage tanks on site will exceed 1890 litres (500 gal.).

2.7.2

Mine Development

The Township recognizes that there is no active mineral extraction within its boundaries. However changes in technology and market can result in active exploration and mining. As this activity represents new employment opportunities for the Township, Council encourages such activity..

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

Date: July 4, 2023

Motion # 23-237

Moved By: 

Seconded By: 

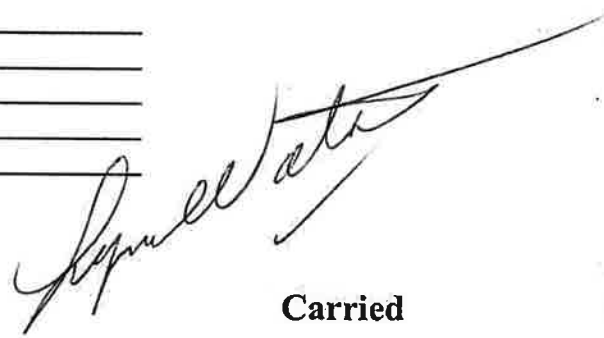
“RESOLVED that Council recommends that Consent be granted for Application 2023-07, Applicant - Willem Alcock, conditional that a potential request may require that the applicant complete a noise and dust study to reduce the influence area prior to development in accordance with Ministry of Environment, Conservation and Parks D-Series Guidelines.”

Councillor's Vote

Councillor's Name

FOR AGAINST

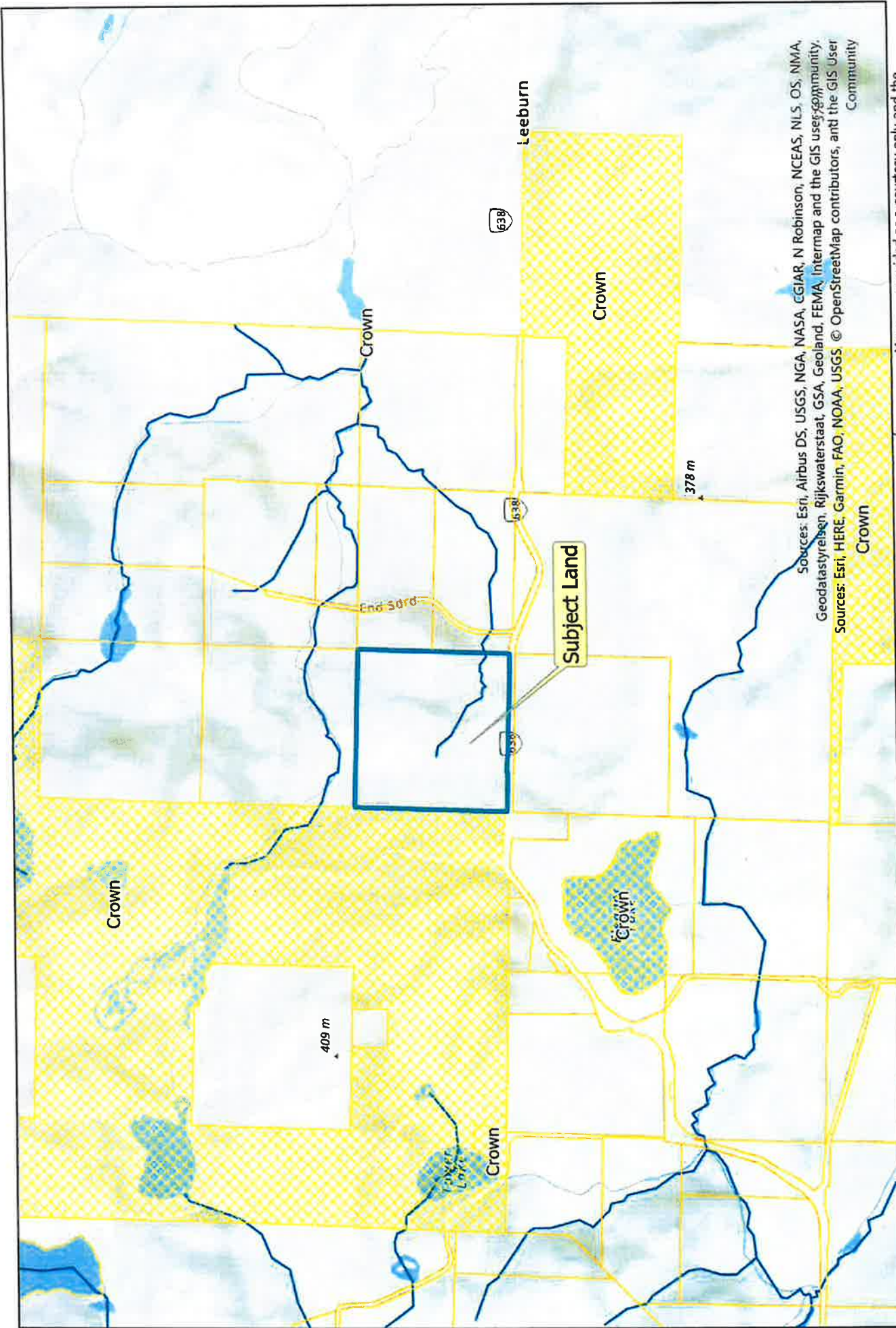
BAILEY, Shelly
BROCKELBANK, Parker
CHEVIS, Adam
HANSEN, Derek
WATSON, Lynn



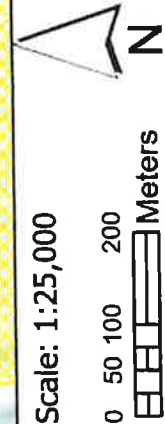
Signed Lynn Watson

Carried

MAYOR



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NIMA, 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



Scale: 1:25,000

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
 Consent Application: E2023-07 Alcock (Creation of One Lot)
 Subject Land - CON 3, LOT 3, Part 1 PCL 9026
 Aberdeen Additional, ACS
 Macdonald Meredith and Aberdeen Additional Township, Algoma



DESBARATS TO ECHO BAY PLANNING BOARD KEY MAP

Consent Application: E2023-07 Alcock (Creation of One Lot)

Subject Land - CON 3, LOT 3, Part 1 PCL 9026

Aberdeen Additional, ACS

Macdonald Meredith and Aberdeen Additional Township, Algoma

0 15 30 60

Meters

Scale: 1:5,000

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DESBARATS TO ECHO BAY PLANNING BOARD KEY MAP
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Jared Brice, Desbarats to Echo Bay Planning Board

PROJECT SCOPE

Based on this project’s background, JLR’s scope for this project will include:

1. Phase 1: Project Initiation

1.1. Client Kick Off Meeting

JLR will meet with Planning Board staff to kick off the project. This meeting will provide an opportunity to review and confirm the scope, schedule and budget for the project.

1.2. Planning Board Meeting #1

JLR will meet with the Planning Board to discuss the project and collect the Planning Board’s feedback on the current draft Official Plan.

2. Scoped Review and Recommendations

2.1. Scoped review

Based on Planning Board feedback, JLR will review the existing draft Official Plan to ensure that it meets local and provincial requirements.

2.2. Agricultural land review

Based on Planning Board feedback, JLR will undertake either an Agricultural Land Evaluation System (ALES) or Land Evaluation Area Review (LEAR) to delineate agricultural land/rural area land use designation boundaries. JLR will lead this step, while Planning Board staff will undertake all necessary GIS analysis.

The ALES and LEAR are two approved methodologies for evaluating agricultural lands in the Province of Ontario. These are compared on the following table. A budget for each option is included in the financial proposal section of this quotation so that Planning Board can choose which option it would like to pursue.

	Land Evaluation and Area Review (LEAR)	Agricultural Land Evaluation System (ALES)
Description	LEAR quantitatively evaluates the relative importance of lands for agriculture based on the land’s inherent characteristics and other factors affecting agricultural potential. LEAR can be supplemented with additional analysis and field verification prior to designating prime agricultural areas. LEAR has two parts:	ALES is a table-top exercise which does not rely on GIS modeling to assist in the identification of prime agricultural areas. It includes generally 250 hectare or larger blocks where prime agricultural areas, as defined in the PPS, predominate. An ALES study focuses on Class 1-3 soils as well as associated 4 to 7 soils

Jared Brice, Desbarats to Echo Bay Planning Board

<ol style="list-style-type: none">1. Land Evaluation (LE) which assesses soil and climatic conditions and Canada Land Inventory (CLI) mapping to identify and compare agricultural potential.2. Area Review (AR) considers other factors such as land fragmentation and questions about how land is currently used. <p>GIS data is used to digitally analyze data to develop quantitative scores for lands in the study area.</p> <p>Scores form LE and AR are weighed and provide an overall LEAR score for each evaluation units in the study area.</p>	<p>and organic soils. For organic soils, the presence of any improvements to improve soil capability for agriculture (e.g., installation of tile drainage).</p> <p>ALES considers the following factors:</p> <ol style="list-style-type: none">1. What is the actual land use? Is the land being used or has potential to be used?2. Have investments been made into crops or agricultural infrastructure?3. What are the lot sizes of the subject lands? Is there a high degree of fragmentation?
<p>Differences</p> <p>LEAR Study is supplemented with additional analysis and field verification (ground-truthing) prior to designating a prime agricultural area. Land Evaluation and Area Review are weighted to provide overall LEAR scores, which are more accurate representations of areas with greatest agricultural potential. Stakeholder engagement is typically an important component of LEAR, including the establishing of a steering committee to gather local and farming expert knowledge over the course of a LEAR.</p> <p>LEAR uses the most current mapping through OMAFRA. Although the mapping is available for free from OMAFRA, the additional GIS and area evaluation analysis does represent a higher cost than ALES.</p>	<p>ALES compares different data layers such as current land use designations and soil types, to evaluate and compare characteristics of land prior to development of Official Plan designations.</p> <p>The approach to ALES is simpler than LEAR, however it is likely that the designation of prime agricultural areas would be less refined than with a LEAR approach.</p>

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We're moving content over from an older government website. We'll align this page with the ontario.ca style guide (<https://www.ontario.ca/page/ontarioca-style-guide>) in future updates.

Agricultural Land Evaluation System (ALES) methodology

Learn about this mapping methodology used to identify and designate prime agricultural areas.

Agricultural Land Evaluation System (ALES) and Land Evaluation and Area Review (LEAR) (<http://omafra.gov.on.ca/english/landuse/agsys-lear.htm>) are two recognized methodologies for informing the designation of prime agricultural areas (<http://omafra.gov.on.ca/english/landuse/prime-ag-areas.htm>), if a study is needed. A study using these approaches may be conducted to help identify prime agricultural areas or the agricultural land base (<http://omafra.gov.on.ca/english/landuse/agri-landbase.htm>) more broadly, for designation in official plans. In municipalities where the land outside settlement areas meets the definition of a prime agricultural area, a study may not be required in order to designate the area in an official plan.

This page provides a recommended ALES approach for identifying and designating prime agricultural areas. The ALES approach is best described as a 'table-top' exercise, where relevant information sources (e.g., soil capability, land use, etc.) are analyzed to determine if areas meet the characteristics of a prime agricultural area. In comparison, the LEAR approach (<http://omafra.gov.on.ca/english/landuse/agsys-lear.htm>) relies on Geographic Information System (GIS) modelling to assist with the identification of prime agricultural areas.

Understanding the Characteristics of Prime Agricultural Areas

When evaluating whether lands should be included in a prime agricultural area, it is important to consider the Provincial Policy Statement's (PPS) definitions of prime agricultural land and prime agricultural area.

Prime agricultural land: means specialty crop areas and/or Canada Land Inventory Class 1, 2, and 3 lands, as amended from time to time, in this order of priority for protection.

Prime agricultural area: means areas where prime agricultural lands predominate. This includes areas of prime agricultural lands and associated Canada Land Inventory Class 4 through 7 lands, and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture. Prime agricultural areas may be identified by the Ontario Ministry of Agriculture and Food using guidelines developed by the Province as amended from time to time. A prime agricultural area may also be identified through an alternative agricultural land evaluation system approved by the Province.

OMAFRA's prime agricultural area webpage

(<http://www.omafra.gov.on.ca/english/landuse/prime-ag-areas.htm>) explains that prime agricultural areas are not only areas where Canada Land Inventory (CLI) Classes 1 to 3 land predominates, but often also include associated CLI Classes 4 to 7 lands. It should be noted that organic soil is mapped in CLI but does not have a CLI rating. Even so, lands with organic soils should be carefully considered during an ALES exercise. Organic soils can be very productive for agriculture, particularly if improvements are undertaken (e.g., installation of tile drainage) or when used for crops such as certain vegetables that thrive in organic soil. The CLI agricultural capability mapping from Ontario GeoHub (<https://geohub.lio.gov.on.ca/>) should be used as it provides the most current information. Additionally, prime agricultural areas include areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture. When assessing this portion of the definition, a variety of factors should be considered:

- What is the actual land use? Is the land being used or have potential for agricultural purposes?
- Have investments been made into crops (e.g., perennial plant stock such as trees or grapevines), or agricultural infrastructure (e.g., livestock facilities, other

agricultural buildings, drainage systems, fencing)?

- What are the lot size(s) within the study area? Is there a high degree of lot fragmentation?

In general, areas with a concentration of agricultural uses, productive soils, with a low degree of fragmentation, and investments into agricultural uses and associated infrastructure are characteristic of prime agricultural areas.

Recommended Area Threshold

To be consistent with the PPS, OMAFRA recommends that contiguous lands, generally 250-ha or larger, where prime agricultural area characteristics predominate, should be present to support a prime agricultural area designation. This threshold is not intended to prevent approval authorities from designating smaller areas with prime agricultural area characteristics. Conversely, areas that do not exhibit prime agricultural area characteristics are recommended to be contiguously 250-ha or larger in size in order to be excluded from the prime agricultural area. When assessing where/when characteristics predominate, a generally >50 per cent threshold is applied on a parcel-by-parcel basis.

Establishing Designation Boundaries

OMAFRA also recommends applying common conventions when delineating prime agricultural areas for designation. When determining the extent of prime agricultural areas, designations should be adjusted to an identifiable boundary such as a lot line, roadway, railway or water body. Where present and mapped, features such as infrastructure corridors (e.g., hydro corridors) can be used. Small pockets of non-agricultural uses may be present within a prime agricultural area and should not be excluded from the designation. Generally, prime agricultural areas should not divide individual parcels. However, in certain circumstances it may be appropriate to identify a designation boundary at a mid-concession point. This approach may be suitable for large lots (typically the original surveyed 40-ha lots) where the predominate characteristics drastically differ (prime vs. non-prime) from one end of the lot to the other.

Resources to Assist with the Evaluation

ALES analysis can be supported by data and tools accessible in OMAFRA's Agricultural Information Atlas (AgMaps) (<http://omafra.gov.on.ca/english/landuse/gis/portal.htm>). This public-facing GIS tool provides the capability to overlay relevant data layers to compare and evaluate the characteristics of the land. This tool can be used to assist with mapping work by providing access to CLI ratings, soil mapping, satellite imagery, parcel fabric, drainage information, etc.

Finalizing Maps

Before making final mapping decisions, it is strongly recommended that ALES' study results be checked directly on the ground to confirm the designation and its boundaries. This is particularly important for areas where current satellite imagery is not available. Site visits often reveal conditions that were not anticipated based on desktop information. This verification of facts is particularly important in areas experiencing agricultural expansion activities (such as tree-cutting or drainage improvements), which have opened or re-introduced lands for agricultural use. Consulting with local Agricultural Advisory Committees where they exist, or agricultural organizations about the history and current use of land may also be beneficial. To achieve continuity of prime agricultural area designations across neighbouring jurisdictions, consultation with adjacent jurisdictions is recommended.

For more information:

Toll Free: 1-877-424-1300

E-mail: ag.info.omafra@ontario.ca (mailto:ag.info.omafra@ontario.ca)

Updated: May 10, 2022

Published: May 10, 2022



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Land Evaluation and Area Review (LEAR) methodology

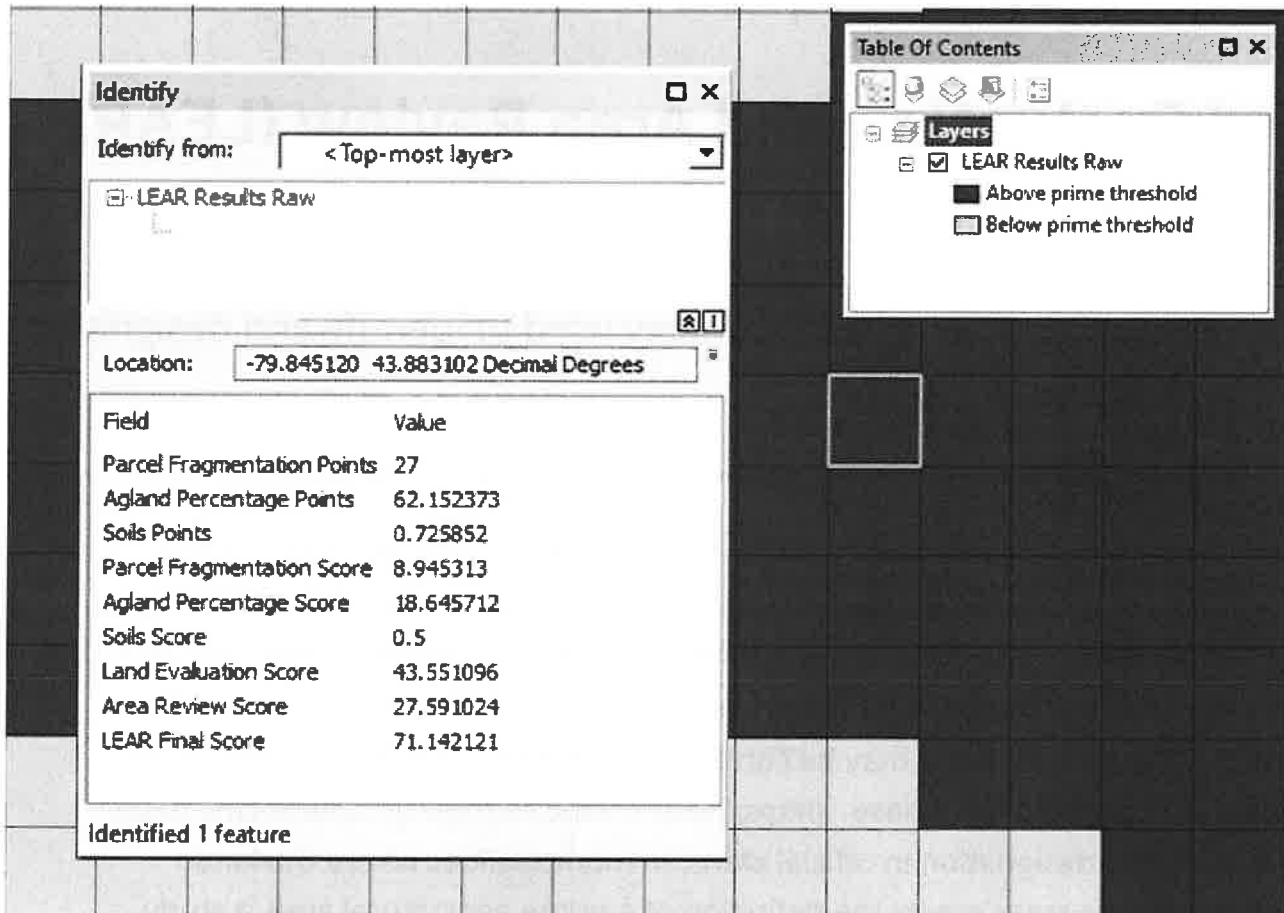
Learn about this mapping methodology used to identify and designate prime agricultural areas.

Land Evaluation and Area Review (LEAR) and Agricultural Land Evaluation System (ALES) (<https://www.ontario.ca/page/agricultural-land-evaluation-system-ales-methodology>) are two recognized methodologies for informing the designation of prime agricultural areas (<https://www.ontario.ca/page/prime-agricultural-areas>), if a study is needed. A study using these approaches may be conducted to help identify prime agricultural areas or the agricultural land base (<https://www.ontario.ca/page/agricultural-land-base>) more broadly, for designation in official plans. In municipalities where the land outside settlement areas meets the definition of a prime agricultural area, a study may not be required in order to designate the area in an official plan.

This page provides a recommended LEAR approach for identifying and designating prime agricultural areas. LEAR is a commonly used tool in Ontario developed by OMAFRA to quantitatively evaluate the relative importance of lands for agriculture based on the land's inherent characteristics and other factors affecting agricultural potential. LEARs are a starting point to identify prime agricultural areas. LEARs may be supplemented with additional analysis and field verification prior to designating prime agricultural areas.

OMAFRA surveyed LEAR practitioners from across Ontario to learn from their experiences. The Ministry then developed a rigorous LEAR process to use across the Greater Golden Horseshoe (GGH) using consistent factors, datasets, and weightings. This was used to identify areas of agricultural potential using consistent criteria.

The same LEAR methodology has been successfully used outside the GGH, and OMAFRA recommends it be used. Municipalities interested in completing a LEAR should contact the OMAFRA Rural Planner (<https://www.ontario.ca/page/land-use-policy-and-stewardship-staff>) for their area to see what assistance is available.



There are two parts to a LEAR evaluation:

1. Land Evaluation (LE), which assesses inherent soil and climatic conditions for agriculture. OMAFRA's CLI mapping is used to identify and compare the agricultural capability for common field crops.
2. Area Review (AR), which considers other factors important to agricultural potential such as fragmentation of the land base and how land is used.

Scores from the LE and AR components are weighted and combined to provide an overall LEAR score for each evaluation unit in the study area. The highest scoring evaluation units represent areas with the greatest agricultural potential. Additional

analysis and criteria are involved in delineating prime agricultural areas, including mapping areas with high LEAR scores to identifiable boundaries.

For the Greater Golden Horseshoe LEAR, OMAFRA assigned 60% of the LEAR score to LE factors and 40% to AR factors. Greater weighting was given to the LE score because provincial policy emphasizes the need to recognize the inherent suitability of the land for agriculture. The two AR factors used were: the fragmentation of the land base and the area in agricultural production. Use of these combined factors means that areas may still receive a high LEAR score even if there are a small number of non-agricultural uses and small residential lots because the area as a whole is predominantly in agriculture and the land base is relatively intact.

Once the total LEAR score for each evaluation unit in the study area was calculated, evaluation units with high, medium and low scores were grouped based on specific threshold scores arrived at through sensitivity analysis and consultation.

Principles for LEAR studies:

1. Alignment with provincial objectives and policies.
2. Use of the most recent and robust data available for the entire study area.
3. Factors are mutually exclusive to avoid double counting.
4. The number of factors is limited to avoid diffusing the importance of each factor.
5. Factors are well-reasoned and understandable to the public, agricultural stakeholders and decision-makers.
6. The method addresses differences between municipalities.
7. A balanced approach is used where agriculture and natural heritage overlap.

Additional detail is provided in the *Agricultural System Mapping Method* (OMAFRA, 2018). This document is available on request to OMAFRA's Agricultural Information Contact Centre, 1-877-424-1300.

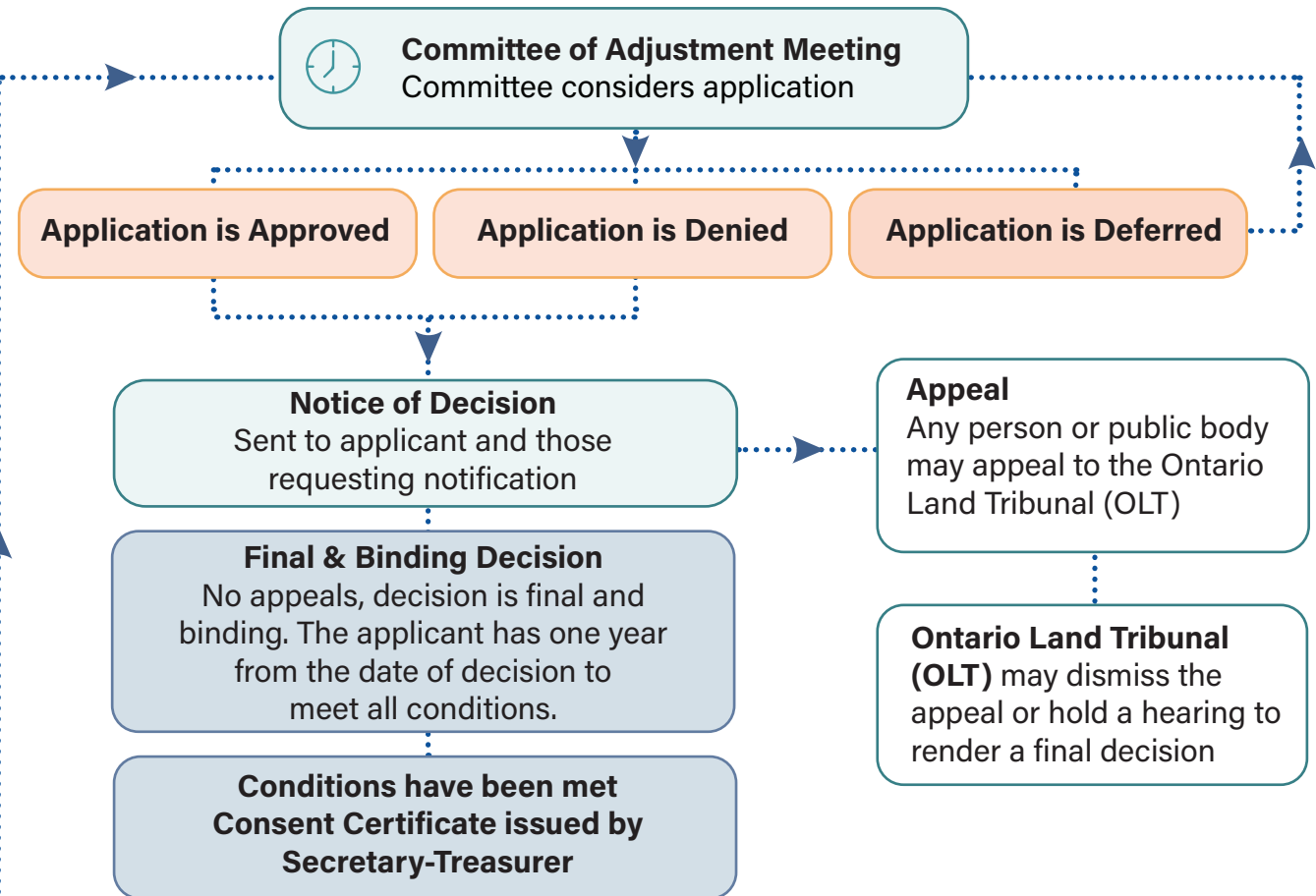
Updated: June 27, 2023
Published: May 10, 2022

A land severance is the authorized separation of a piece of land to form two new adjoining properties. This is commonly known as a land severance but more formally it's called a **consent**.

Submitting your application



Public Hearing and Decision



Desbarats to Echo Bay Planning Board

705 782 6776

planning@tarbutt.ca

www.tarbutt.ca/planning-board/