

**Desbarats to Echo Bay Planning Board
October 24th, 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 (September 26th 2023)**
- 4. Staff/Members reports**

B. Old Business:

C. New Business:

- 1. Applications for Consent L2023-11 (a & b) Shipowick**
- 2. Agricultural Advisory Committee Appointments**

D. Information:

E. Seminars/Meetings:

F. Newsletters/Bulletins:

G. Adjournment:

DESBARATS to ECHO BAY PLANNING BOARD
September 26th 2023
Regular Meeting

Present: Ruth Wigmore, Lynn Orchard, Chair, Lennie Smith, Jason Koivisto, Shelly Bailey,
Bradley Shewfelt, Todd Rydall, Reg McKinnon
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.: 60-2023 Shelly Bailey, Jason Koivisto
Be it resolved that the Board opens their regular meeting at 7:00 pm. (cd)

Res.: 61-2023 Jason Koivisto, Shelly Bailey
Be it resolved that the Board accepts the Minutes of August 23rd 2023 as presented. (cd)

Res.: 62-2023 Shelly Bailey, Lennie Smith
Be it resolved that the Board gives provisional consent to Application E2023-08 Gordon as presented with attached conditions and notes. Applicant(s): Chris Gordon (cd)

Res.: 63-2023 Reg McKinnon, Todd Rydall
Be it resolved that the Board gives provisional consent to Application J2023-09 Robarts as presented with attached conditions and notes. Applicant(s): Todd and Louise Robarts (cd)

Res.: 64-2023 Reg McKinnon, Todd Rydall
Be it resolved that the Board gives provisional consent to Application J2023-10 Sufady as presented with attached conditions and notes. Applicant(s): Joseph Sufady (cd)

Res.: 65-2023 Bradley Shewfelt, Reg McKinnon
Be it resolved that the Planning Board gives provisional consent to Application J2023-12 Doerkson as presented with attached conditions and notes. Applicant(s): Manasah and Minerva Doerkson (cd)

Res.: 66-2023 Reg McKinnon, Shelly Bailey
Be it resolved that the Board receive and accept the Terms of Reference for an Agricultural Advisory Committee for the Desbarats to Echo Bay Planning Board Joint Official Plan as presented/amended. (cd)

Res.: 67-2023 Shelly Bailey, Reg McKinnon
Be it resolved that the Planning Board meeting adjourns at 7:45 p.m. until the next scheduled meeting or at the call of the Chair. (cd)

Date: _____

Chair: _____

Secretary-Treasurer _____

Adam Shipowick
T: 416-367-6251
ashipowick@blg.com

Borden Ladner Gervais LLP
Bay Adelaide Centre, East Tower
22 Adelaide Street West
Toronto ON M5H 4E3
Canada
T 416-367-6000
F 416-367-6749
blg.com



File No. 022472.001135

August 16, 2023

DELIVERED BY EMAIL and MAIL

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

Re: Bell Mobility – Consent for Long-Term Lease and Easement In Perpetuity

We represent Bell Mobility Inc. (“**Bell**”). This application is being submitted on behalf of Bell, in part, as a result of an earlier decision of the Desbarats to Echo Bay Planning Board (“**Planning Board**”) to sever the Subject Lands (as defined herein) (the “**Severance**”), which had adverse consequences on Bell’s then existing lease arrangement. Bell now seeks the Planning Board’s consent for a long-term lease and an easement in perpetuity that will (a) reflect the Severance and the changes in the ownership of the Subject Lands, and (b) protect Bell’s ability to continue its telecommunications operation on the Subject Lands, for the benefit of the surrounding community.

Context

The lands relating to this application are shown in the diagram attached as Appendix 1, and are comprised of Lot A, Lot B and Lot C (as defined below) (the “**Subject Lands**”).

Background

On January 1, 2013, the original landowner (the “**Original Owner**”) of 398 Finns Bay Road North, Echo Bay, Ontario (in its entirety at the time) entered into a lease agreement over a portion of the Subject Lands, for an initial 5 year period (with options for extension) in accordance with the terms of the lease. As such Bell’s access to, and the use of a telecommunications tower on the Subject Lands, were secured under a lease arrangement.

Pursuant to an Application for Consent (No. L2019-08), the original landowner applied to the Planning Board for consent to sever two new lots from the property municipally known as 398 Finns Bay Road North, Echo Bay, Ontario, thus creating three distinct parcels.

Pursuant to a Notice of Decision dated August 27, 2019 (attached hereto as Appendix 2), the Planning Board issued a provisional consent approving the Severance, subject to certain conditions described in the Notice (none of which were relevant to the Bell lease arrangement).

On October 6, 2020 and October 21, 2020, the transfers took place, which resulted in the creation of the following three parcels:

- PIN 31468-0535 (LT): PT SEC L LAIRD BEING PART OF E1/2 OF BROKEN SW1/4, BEING PART 1 ON 1R-13635; LAIRD (“**Lot A**”);
- PIN 31468-0536 (LT): PT SEC L LAIRD BEING PART OF E1/2 OF BROKEN SW1/4 BEING PT 2, 1R13635; LAIRD (“**Lot B**”);
- PIN 31468-0537 (LT): PT SEC L LAIRD BEING PART OF E1/2 OF BROKEN SW1/4 BEING PT 3, 1R13635; LAIRD (“**Lot C**”)

The associated R-Plan-13635, dated March 6, 2020, is attached hereto as Appendix 3.

As a result of the approved Severance and the subsequent transfers, the lands subject to Bell’s lease became divided across two of the three parcels, being the Lot A lands and the Lot B lands. This situation creates complexity and related risks for Bell, because its communications tower and its access to Finns Bay Road are now situated on two different parcels, with different owners and thus different landlords.

Resolution

In order to rectify these issues, the owners of Lot A and Lot B, and Bell have agreed to the following:

1) Lease (in excess of 21 years)

Pursuant to a lease amending agreement dated May 15, 2023, but effective as of October 21, 2020, the registered owner of the Lot A lands (being Tonya Lee Hatton (the “**Landlord**”)) and Bell have agreed:

- i. to extend the term of the Bell lease, and to add further options to extend the term, such that the lease shall be for a cumulative term of forty-nine (49) years, thereby requiring *Planning Act* consent;
- ii. that Bell surrenders its entire leasehold interest in Lot B; and
- iii. that Bell can be the applicant to the Planning Board for consent to extend the lease for a cumulative term of forty-nine (49) years.

2) Easement

Pursuant to an easement agreement dated May 15, 2023, but effective as of October 21, 2020, the registered owners of the Lot B lands (being Kelsey Anne Jean Jensen and Patrick Benjamin Lento (collectively, the “**Transferor**”) and Bell have agreed:

- i. that Bell no longer has a leasehold interest in any part of Lot B;
- ii. that the Transferor has granted an easement for a right-of-way to Bell over the portions of Lot B that were formerly subject to Bell’s lease; and
- iii. that Bell can be the applicant to the Planning Board for consent to establish the easement in perpetuity over Lot B in favour of Bell.

Process and Request of the Planning Board

The purpose of this application is to rectify the legal arrangement that was previously established by Bell and the Original Owner relating to the Subject Property given that same was disrupted by the Severance consent granted by the Planning Board.

Bell maintains a telecommunications tower on Lot A that is a critical component of its wireless communications network in the surrounding area.

Bell requests the Planning Board’s consent to (a) establish the easement in perpetuity, and (b) allow for the lease to be for a term of 49 years (expiring October 20, 2069), if all extensions are exercised by Bell, in order to protect Bell’s interests under the new property configurations and allow it to continue serving the communication needs of this area.

A summary of Bell’s application is provided below. The “Parts” identified refer to the parts shown on Reference Plan 1R-14021 dated December 23, 2022, which is attached to this letter as Appendix 4.

- **Lease:** The lease to Bell for a term of 49 years (expiring October 20, 2069), if all extensions are exercised by Bell, will be over Parts 1 and 2, which reflects the existing condition on what is now Lot A.
- **Easement:** The easement in perpetuity to Bell will be over Parts 3 and 4, which reflects the existing condition on what is now Lot B.

Authorization of Bell as Applicant

As indicated in this letter:

- (a) in paragraph 5.1(a) of the lease amending agreement between the Landlord and Bell, the Landlord agreed that Bell could be the applicant for consent to the 49-year lease term, as though Bell were a “purchaser of land” as contemplated in Section 53(1) of the *Planning Act*. Bell and the Landlord further agreed that the lease amending agreement is an agreement for purposes of Section 53(1.1) of the *Planning Act*. Bell is applying for the Planning Board’s consent to the long-term lease on that basis.

- (b) in paragraph 8.1(a) of the easement agreement between the Transferor and Bell, the Transferor agreed that Bell could be the applicant for consent to establish the easement, as though Bell were a “purchaser of land” as contemplated in Section 53(1) of the *Planning Act*. Bell and the Transferor further agreed that the easement agreement is an agreement for purposes of Section 53(1.1) of the *Planning Act*. Bell is applying for the Planning Board’s consent to the easement on that basis.

Submission

We have prepared two separate application packages, one for the long-term lease, and one for the easement in perpetuity. Both packages utilize this same cover letter. It is our request that these matters be considered together before the Planning Board.

A cheque payable to Desbarats to Echo Bay Planning Board will be sent following staff confirmation of the total amount required. Payment will include associated fees for copying.

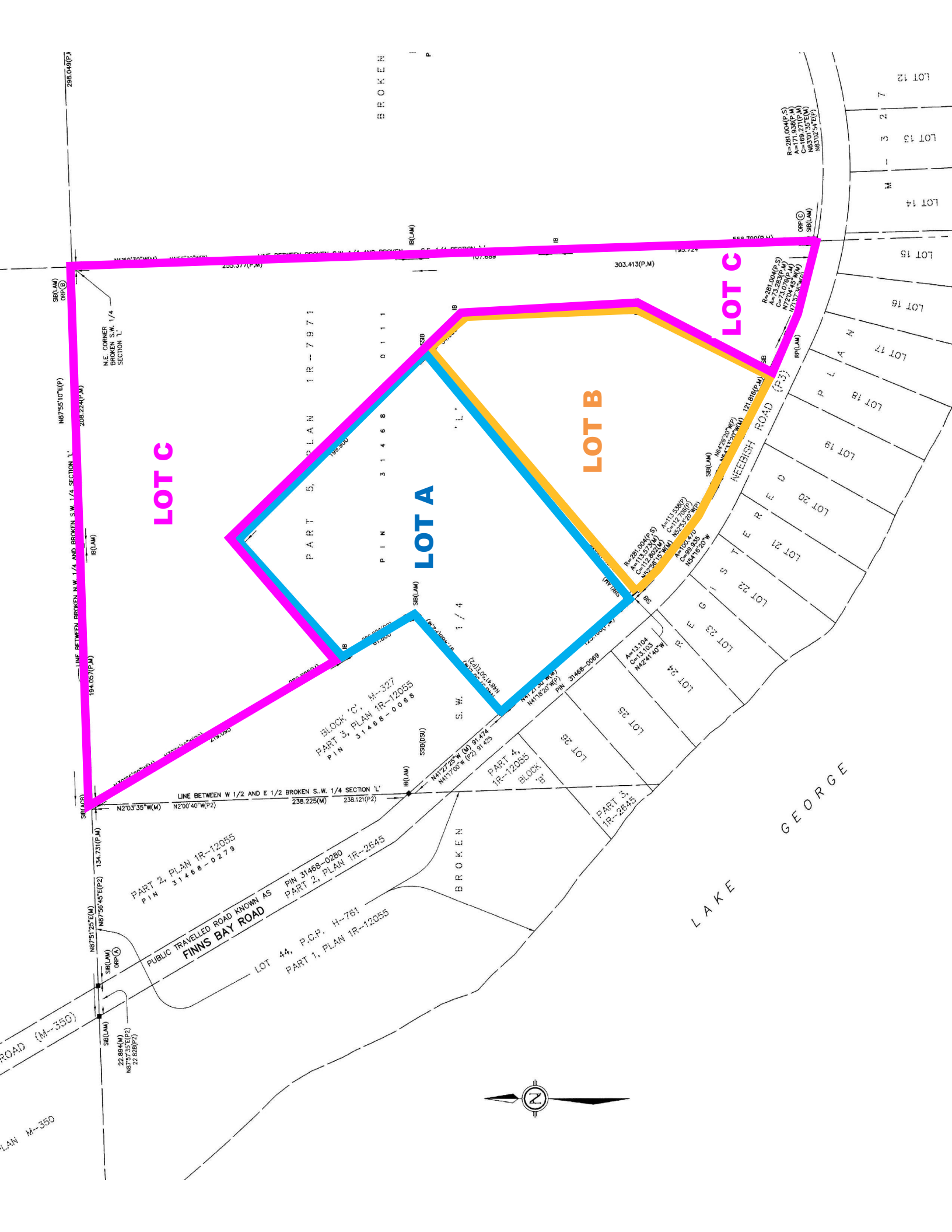
We recognize that this application is somewhat complex, but we trust that it will not be controversial because it seeks to protect the condition that existed prior to the Severance of the underlying parcel fabric, and the existing condition does not impede the use of these lands for permitted purposes. If there are any concerns or questions with this application, please feel free to contact the undersigned.

Thank you,



Borden Ladner Gervais LLP

Appendix 1



LOT C

LOT A

LOT B

LOT C

PART 5, PLAN 1R-7971

PIN 31468 0111

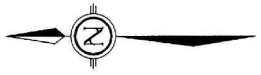
BLOCK 'C', M-327
PART 3, PLAN 1R-12035
PIN 31468-0068

PART 2, PLAN 1R-12035
PIN 31468-0278

PUBLIC TRAVELLED ROAD KNOWN AS
FINNS BAY ROAD

PIN 31468-0280
PART 2, PLAN 1R-2645

LOT 44, P.C.P. H-761
PART 1, PLAN 1R-12035



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Appendix 2

Desbarats to Echo Bay Planning Board

c/o Tarbutt Township Office

27 Barr Road South

R. R. #1 Desbarats, Ontario, P0R 1E0

phone: 705-782-6776

fax: 705-782-4274

Date: September 17th 2019

Andrew & Tonya Hatton

Subject: Township: Laird
File # L2019-08 & L2019-09
Applicant(s): Andrew & Tonya Hatton

Dear Mr. & Mrs. Hatton,

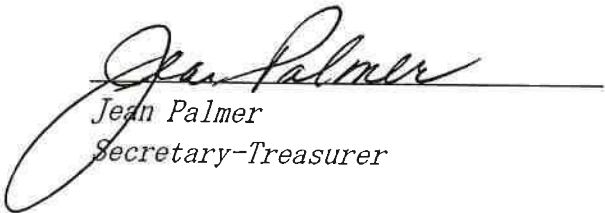
Andrew & Tonya

This letter is further to the notice dated August 28th 2019 advising you of the decision to give a provisional consent in respect of the above-noted application.

Please be advised that the appeal period under subsection 53(19) of the Planning Act has expired and that no notice of appeal in respect of this decision was filed.

It is the applicant's responsibility to fulfil the conditions of provisional consent and to ensure that the required clearance letters are forwarded by the appropriate agencies to the Desbarats to Echo Bay Planning Board.

Yours truly,


Jean Palmer
Secretary-Treasurer

Cc Township of Laird

MAILED
Sept 17/19

COPY

Desbarats to Echo Bay Planning Board

C/o Tarbutt Township Office

27 Barr Road South

R. R. #1 Desbarats, Ontario

POR 1E0

phone: 705-782-6776

fax: 705-782-4274

Date: September 3rd 2019

Subject: Granting Provisional Consent
Municipality: Township of Laird
Applicant(s): Tonya & Andrew Hatton
File No.(s): L2019-08 & L2019-09

Dear Mr. & Mrs. Hatton,

Andrew & Tonya

Pursuant to Section 53 of the Planning Act, a provisional consent is hereby granted with respect to the above-noted applications. A list of the conditions that must be fulfilled before consent can be given is attached.

Please see the attached Notice of Decision for further information. You will have one year to meet these conditions.

Please note on the Notice of Decision there is an appeal period.

Sincerely,

Jean Palmer

Jean Palmer
Secretary-Treasurer

COPY

Cc Township of Laird

MAILED
Sept 4/19
JP

Applicant: Tonya & Andrew Hatton
File No.: L2019-08
Mun: Township of Laird
Subject Property: 398 Finns Bay Road 1R7971
PCL 830 ACS Sec L Pt 5

Date of Decision: August 27th 2019
Date of Notice: August 28th 2019
Last Date of Appeal: Sep 17th 2019

NOTICE OF DECISION

On Application for Consent Subsection 53(17) of the Planning Act

On August 27th the Desbarats to Echo Bay Planning Board gave a provisional consent to Application No.L2019-08 in respect of land in the Township of Laird District of Algoma. A copy of the decision is attached.

When and How to File a Notice of Appeal
Notice to appeal the decision to the Ontario Municipal Board must be filed with the Desbarats to Echo Bay Planning Board on or before the last date of appeal as noted above.

The notice of appeal should be sent to the attention of the Secretary-Treasurer at the address shown below and it must,
(1) set out the reasons for the appeal, and
(2) be accompanied by the fee prescribed under the Ontario Municipal Board Act in the amount of \$125.00, payable to the Minister of Finance, Province of Ontario.

Who Can File a Notice of Appeal?
Only individuals, corporations or public bodies may appeal decisions in respect of applications for consent to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group.

How to Receive Notice of Changed

Conditions:

The Planning Boards conditions to the granting of the consent for this transaction which must be fulfilled within one year from the date of this letter are set out before. These

Conditions

The conditions of a provisional consent may be changed at any time before the consent is given.

You will be entitled to receive notice of any changes to the conditions of the provisional consent if you make a written request to be notified of changes to the conditions of approval of the provisional consent.

Getting Additional Information

Additional information about the application is available for public inspection during regular office hours at the address shown below.

Mail Address for Notice of Appeal
Desbarats to Echo Bay Planning Board
C/o Tarbutt Township Office
27 Barr Road South
R.R.#1 Desbarats, Ontario
POR IEO
Attention: Secretary-Treasurer
Telephone: (705) 782-6776

MAILED
AUG 28 2019

COPY

Applicant: Tonya & Andrew Hatton
File No.: L2019-08
Mun: Township of Laird
Subject Property: 398 Finns Bay Road 1R7971
PCL 830 ACS Sec L Pt 5

Date of Decision: August 27th 2019
Date of Notice: August 28th 2019
Last Date of Appeal: Sep 17th 2019

conditions must be fulfilled prior to the granting of consent.

1. That this approval applies to the Consent for the creation of two New Lots one of approximately 2.9 ha (7.2 acres) and one of 8.8 ha (21.8 acres) as applied for in the above-noted location and municipality.
2. That the following documents be provided for the transaction described in Condition #1;
 - a) the original executed Transfer/Deed of Land form, duplicate original and one photocopy for our records, or if electronic registration is being used, a copy of the Transfer application documents;
 - b) a Schedule to the Transfer/Deed of Land form on which is set out the entire legal description of the parcel(s) in question. This Schedule must also contain the names of the parties indicated on page 1 of the Transfer/Deed of Land form or Transfer application; and
 - c) Three copies of the reference plan of survey, which bears the Land Registry Office registration number and signature as evidence of its deposit therein, illustrating the parcel(s) to which the consent approval relates or;
 - d) a certified copy of the Order from the local Land Registrar exempting this transaction from the requirement to provide a reference plan of survey under subsection 150(3) of the Land Titles Act or a letter to that effect from the local Land Registrar.
3. That the Transfer/Deed of Land form noted in Condition 2 shall not identify the transferor and the transferee as the same person.

The following NOTES are for your information:

NOTES

1. The required Transfer/Deed of Land form and Schedule page shall contain a complete and accurate legal description. For Lot Additions the description along with the description of the benefiting property shall be shown on the Schedule Page. The Board's certificate of consent will be affixed to the completed Schedule page. For this reason, the names of the parties also must be set out on the Schedule page, so that the consent may be properly related to the intended conveyance.
 - a) NOTE: For electronic registration, on page one of the 'Application to Transfer' document, the lawyer can indicate the approval has been received from the Desbarats to Echo Bay Planning Board, as per attached scanned Schedule to show the Registry what the approval

Applicant: Tonya & Andrew Hatton
File No.: L2019-08
Mun: Township of Laird
Subject Property: 398 Finns Bay Road 1R7971
PCL 830 ACS Sec L Pt 5

Date of Decision: August 27th 2019
Date of Notice: August 28th 2019
Last Date of Appeal: Sep 17th 2019

authority granted.

Inaccuracies or omissions with regard to the legal description in the Transfer/Deed of Land form, the Schedule page or the survey plan will result in the documents being returned without consent.

2. Prior to the installation of a subsurface sewage system, a Certificate of Approval must be obtained from the appropriate granting Ministry.

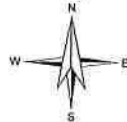
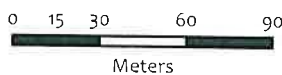
3. It is the applicant and/or agent's responsibility to fulfil the conditions of consent approval within one year of the date of this letter pursuant to Section 53 of the Planning Act. We will issue no further notice or warning of the expiration of the one-year period.

If the conditions to consent approval are not fulfilled within one year of the date of this letter and the applicant is still interested in pursuing the proposal, a new application will be required.



Desbarats to Echo Bay Planning Board

398 Finns Bay Road, Laird Township
 Tonya & Andrew Hatton
 Lot No. PCL 830 ACS, Lot Section L
 Plan No. IR7971 Part No, 5



Maps are provided as a courtesy only and the Desbarats to Echo Bay Planning Board makes no warranties 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.

Appendix 3

PLAN IR-13635
 RECEIVED AND FORWARDED
 DATE March 6, 2020
 M. Aglioni
 REPRESENTATIVE FOR THE LAND SURVEYOR OF
 ONTARIO

PROPERTY IDENTIFICATION NUMBER	PROPERTY IDENTIFICATION NUMBER
1	PART OF EAST 1/2 OF BROKEN S.W. 1/4 SECTION 'L'
2	PART OF EAST 1/2 OF BROKEN S.W. 1/4 SECTION 'L'
3	PART OF EAST 1/2 OF BROKEN S.W. 1/4 SECTION 'L'

CONSIDERED REFERENCE POINTS (R.P.'S) DERIVED FROM GPS SURVEYS, UTM COORDINATES (UTM ZONE 18, NAD83 (CSRS) COORDS) AND ARE TO BE USED FOR THE PURPOSES OF THIS PLAN. THE R.P.'S ARE LISTED IN THE FOLLOWING TABLE:

POINT	EASTING	NORTHING	HEIGHT
A	518277.44	720800.68	721556.77
B	518277.44	720800.68	721556.77
C	518277.44	720800.68	721556.77

COORDINATES CANNOT BE TRANSFERRED TO OTHER PLANS UNLESS THE SURVEYOR HAS BEEN ADVISED IN WRITING BY THE CLIENT. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT.

BROKEN N.W. 1/4 SECTION 'L'
 PART 4, PLAN IR-7971
 P.I.N. 31458 - 0112

BROKEN S.E. 1/4 SECTION 'L'
 PART 5, PLAN IR-7971
 P.I.N. 31466 - 0116

BROKEN S.W. 1/4 SECTION 'L'
 PART 1, PLAN IR-12055
 P.I.N. 31488 - 0279

BROKEN S.W. 1/4 SECTION 'L'
 PART 2, PLAN IR-12055
 P.I.N. 31488 - 0279

BROKEN S.W. 1/4 SECTION 'L'
 PART 3, PLAN IR-12055
 P.I.N. 31488 - 0279

BROKEN S.W. 1/4 SECTION 'L'
 PART 4, PLAN IR-12055
 P.I.N. 31488 - 0279

PLAN OF SURVEY OF
 PART OF EAST 1/2 OF BROKEN S.W. 1/4 SECTION 'L'
 TOWNSHIP OF LAIRD
 DISTRICT OF ALGOMA
 SCALE 1:1500
 TULLOCH GEOMATICS INC.
 2020

PARTS 1, 2 AND 3 - COMPRISE ALL OF P.I.N. 31465 0111

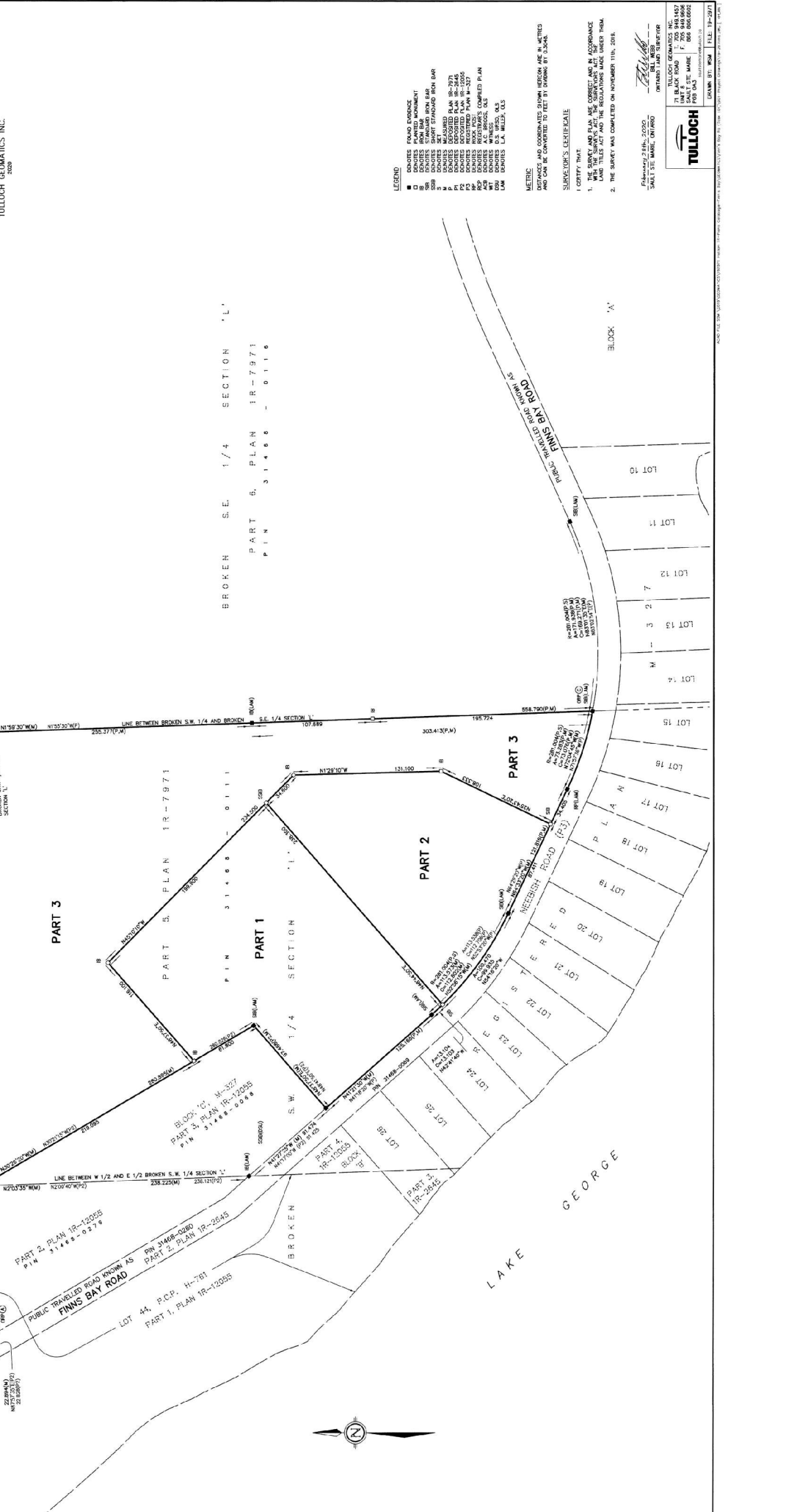
BEARINGS ARE UTM GRID BEARINGS. A ROTATION OF 201.50° IS APPLIED TO BEARINGS TO OBTAIN TRUE BEARINGS. DISTANCES ARE GRID DISTANCES AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COSMIC SCALE FACTOR OF 1.00011.

LEGEND
 ■ DONOR'S FOUND EVIDENCE
 B BOUNDARY
 S SHORT STAKE
 SSB SHORT STAKE BOUNDARY
 M METAL MARKER
 P PLAIN
 P1 PLAIN
 P2 PLAIN
 P3 PLAIN
 P4 PLAIN
 P5 PLAIN
 P6 PLAIN
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 P100 PLAIN

METRIC
 DISTANCES AND COORDINATE STATION BEARINGS ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 3.048.

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT
 1. THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE REGULATIONS MADE UNDER THE ACT.
 2. THE SURVEY WAS COMPLETED ON NOVEMBER 11th, 2018.

FILED
 TULLOCH GEOMATICS INC.
 1111 LAKE ROAD
 SUITE 101
 SAGINAW, ONTARIO
 M0A 1A0
 TEL: 905-886-6662
 FAX: 905-886-6662



PLAN IR-13635

Appendix 4

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	L2023-11 (a) (LEASE)
Roll Number	
Date Submitted	
Date Received	
Sign Issued	

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

1. Applicant Information				
1.1	Name of Applicant Adam Shipowick		Telephone No. (415) 427-5409	Email/other contact AShipowick@blg.com
	Address 22 Adelaide Street West, Toronto, Ontario			Postal Code M5H 4E3
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) Tonya Lee Hatton		Home Telephone No.	Email/other contact
	Address 398 Finns Bay Road North, Echo Bay, Ontario			Postal Code P0S 1C0
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 Adam Shipowick		Home Telephone No. (417) 427-5409	email AShipowick@blg.com
	Address 22 Adelaide Street West, Toronto, Ontario		Postal Code M5H 4E3	Email/other contact AShipowick@blg.com
2. Location of Subject Land				
2.1	District Algoma	Local Municipality Laird	Section or Mining Location	Civic #
	Concession Number (s) PART OF E1/2 OF BROKEN SW1/4	Lot Number (s) PT SEC L LAIRD	Registered Plan No. 31468-0535	Lot(s)/Block (s)
	Reference Plan No. 1R-14021	Part Number (s) 1	Name of Street/Road Finns Bay Road North	Other Identifier Neebish Road
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) See Cover Letter			

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 type="checkbox"/> An Easement <input type="checkbox"/> Other purpose Other: <input type="checkbox"/> A charge <input checked="" 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: Tonya Lee Hatton
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)		
4.1	Description	Frontage (m.)	Severed/Lot Addition	Retained
		Depth (m.)	See Cover Letter	See Cover Letter
		Area (ha.)	See Cover Letter	See Cover Letter
4.2	Use of Property	Existing Use(s)	Telecommunications Tower	Telecommunications Tower
		Proposed Use(s)	N/A	N/A
4.3	Buildings or Structures	Existing	Telecommunications Tower	Telecommunications Tower
		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	N/A	N/A
		Privately owned and operated individual well	N/A	N/A
		Privately owned and operated communal well	N/A	N/A
		Lake or other water body	N/A	N/A
		Other means	N/A	N/A
4.6	Sewage Disposal (check appropriate space)	Publicly owned and operated sanitary sewage system	N/A	N/A
		Privately owned and operated individual septic tank	N/A	N/A
		Privately owned and operated communal septic system	N/A	N/A
		Privy	N/A	N/A
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	N/A	N/A
		School Bussing	N/A	N/A
		Garbage Collection	N/A	N/A
4.8	If access to the subject land is by private road, or if "other public road" was indicated in section 4. 4, indicate who owns the land or road, who is responsible for its maintenance and whether it is maintained seasonally or all year:			
5. Land Use				
5.1	What is the existing official plan designation (s), if any, of the subject land? Rural			
5.2	What is the zoning, if any, of the subject land? If the subject land is covered by a Ministry's zoning order, what is the Ontario Regulation Number? Agricultural			
5.3	Are any of the following uses or features on the subject land or within 500 metres of the subject land, unless otherwise specified. Please check the appropriate boxes, if any, which apply.			
		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)	N/A	N/A
		A provincially significant wetland within 120 metres of the subject land	N/A	N/A
		Flood plain	N/A	N/A
		A rehabilitated mine site	N/A	N/A
		A non-operating mine site within 1 kilometre of the subject land	N/A	N/A
		An active mine site	N/A	N/A
		Natural Gas Pipeline	N/A	N/A
		An industrial or commercial use, and specify the use (s)	N/A	N/A
		An active railway line	N/A	N/A
	A municipal or federal airport	N/A	N/A	

6. History of the Subject Land	
6.1	<p>Has the subject land ever been the subject of an application for approval of a plan of subdivision or consent under the Planning Act?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown</p> <p>If Yes and if known, provide the Ministry's application file number and the decision made on the application: File # <u>L2019-08</u> Decision: <u>Provisional consent granted</u></p>
6.2	<p>If this application is a re-submission of a previous consent application, describe how it has been changed from the original application:</p>
6.3	<p>Has any land been severed from the parcel originally acquired by the owner of the subject land?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, provide for each parcel severed, the date of transfer, the name of the transferee and the land use: See Cover Letter</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 note 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	<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 2) Supplement #2 - Data Sheet for Minimum Distance Separation under the Agricultural Code of Practice</p>

10. Affidavit or Sworn Declaration

10.1	Affidavit or Sworn Declaration for the Prescribed and Requested Information
	I/we <u>Adam Shipowick</u>
	of the <u>City of Toronto</u> in the <u>District of Algoma</u> <u>Province of Ontario</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.
	<i>Sworn (or declared) before me at the</i>
	<u>City of Toronto</u>
	<i>at the</i> <u>Township of Laird</u>
	<i>in the</i> <u>District of Algoma</u> <u>Province of Ontario</u>
	<i>this</i> <u>17th</u> <i>day of</i> <u>August</u> , <u>2023</u> ²³
	 <u>Commissioner of Oaths</u> MEAGHAN CHARLOTTE DAVIES, a Commissioner, etc., Province of Ontario, for Borden Ladner Gervais LLP Barristers and Solicitors Expires July 16, 2025
<p style="text-align: center;">Applicant</p> <p style="text-align: right;"> Applicant</p>	

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, Tonya Lee Hatton, am/are the owner(s) of the land that is the subject of this application for Consent and I authorize Adam Shipowick to make this application on my behalf.

Sept 8, 2023
(Date)

Tonya Hatton
Signature of Owner (s)

Sworn (or declared) before me at the

at the Township of Laird

in the District of Algoma

this 08 day of Sept, 2023

Jennifer Errington
Commissioner of Oaths

JENNIFER ERRINGTON, A
Commissioner, etc. for taking affidavits.
Clerk for the Corporation of
the Township of Laird.

Applicant

Applicant

11.2

Authorization of Owner for Agent to Make the Application

I/we, Tonya Lee Hatton, 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 Adam Shipowick 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.

Sept 3, 2023
(Date)

Tonya Hatton
Signature of Owner (s)

Sworn (or declared) before me at the

at the Township of Laird

in the District of Algoma

this 08 day of Sept, 2023

Jennifer Errington
Commissioner of Oaths

JENNIFER ERRINGTON, A
Commissioner, etc. for taking affidavits.
Clerk for the Corporation of
the Township of Laird.

Applicant

Applicant

12. Consent of the Owner

12.1

I/we, Tonya Lee Hatton, 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)

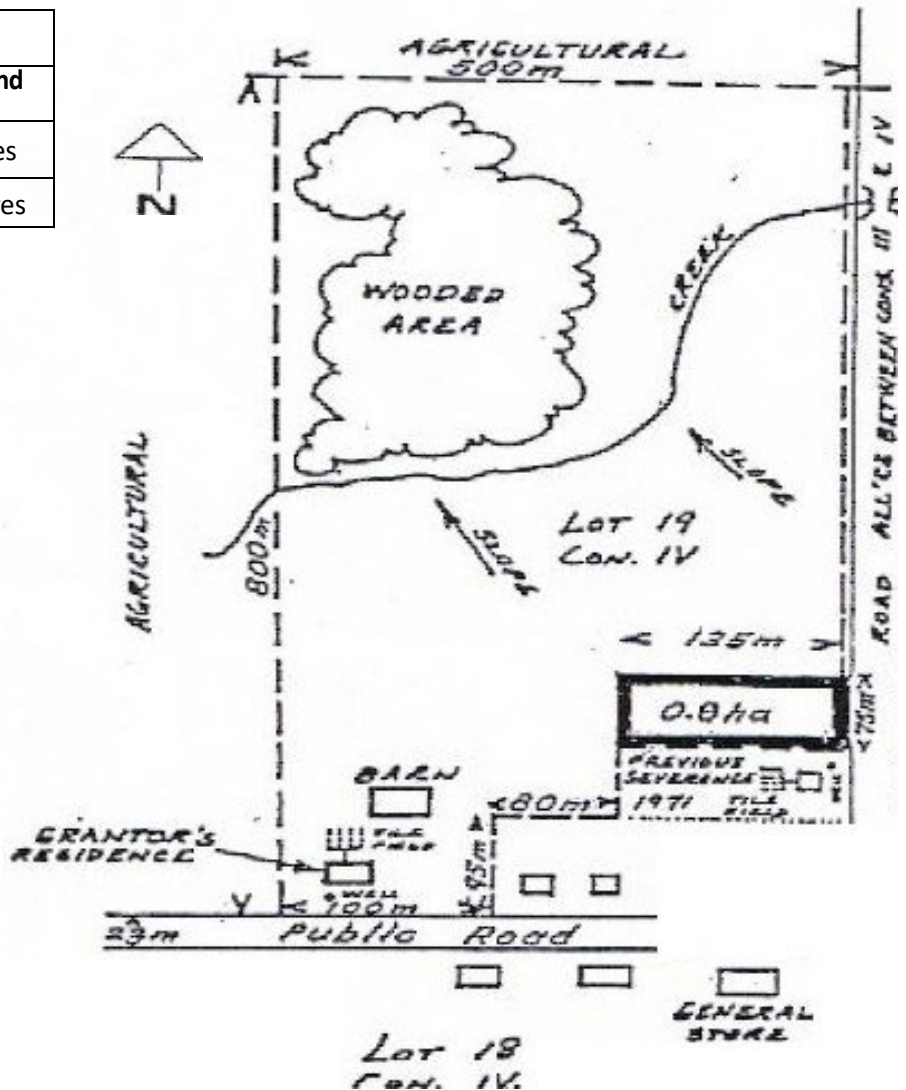
I/We hereby authorize the members and staff of the Desbarats to Echo Bay Planning Board to enter upon the subject land (s) and premise(s) for the limited purpose of evaluating the merits of this application

Signature of Owner (s) or Authorized Agent _____ Date _____

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



PLEASE PROVIDE A SKETCH OF THE PROPOSAL. Section 8 (page 5) provides information on what is required.

See Cover Letter

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*

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	L2023-11 (b) (Easement)
Roll Number	
Date Submitted	
Date Received	
Sign Issued	

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

1. Applicant Information				
1.1	Name of Applicant Adam Shipowick	Telephone No. (415) 427-5409	Email/other contact AShipowick@blg.com	
	Address 22 Adelaide Street West, Toronto, Ontario		Postal Code M5H 4E3	
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) Kelsey Anne Jean Jensen & Patrick Benjamin Lento	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 Adam Shipowick	Home Telephone No. (417) 427-5409	email AShipowick@blg.com	
	Address 22 Adelaide Street West, Toronto, Ontario		Postal Code M5H 4E3	Email/other contact AShipowick@blg.com
2. Location of Subject Land				
2.1	District Algoma	Local Municipality Laird	Section or Mining Location	Civic #
	Concession Number (s) PART OF E1/2 OF BROKEN SW1/4	Lot Number (s) PT SEC L LAIRD	Registered Plan No. 31468-0536	Lot (s)/Block (s)
	Reference Plan No. IR-14021	Part Number (s) 2	Name of Street/Road Finns Bay Road North	Other Identifier Neebish Road
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) See Cover Letter			

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)		
4.1	Description	Frontage (m.)	Severed/Lot Addition	Retained
		Depth (m.)	See Cover Letter	See Cover Letter
		Area (ha.)	See Cover Letter	See Cover Letter
4.2	Use of Property	Existing Use(s)	Residential House	Residential House
		Proposed Use(s)	N/A	N/A
4.3	Buildings or Structures	Existing	Residential House	Residential House
		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	N/A	N/A
		Privately owned and operated individual well	N/A	N/A
		Privately owned and operated communal well	N/A	N/A
		Lake or other water body	N/A	N/A
		Other means	N/A	N/A
4.6	Sewage Disposal (check appropriate space)	Publicly owned and operated sanitary sewage system	N/A	N/A
		Privately owned and operated individual septic tank	N/A	N/A
		Privately owned and operated communal septic system	N/A	N/A
		Privy	N/A	N/A
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	N/A	N/A
		School Bussing	N/A	N/A
		Garbage Collection	N/A	N/A
4.8	If access to the subject land is by private road, or if "other public road" was indicated in section 4. 4, indicate who owns the land or road, who is responsible for its maintenance and whether it is maintained seasonally or all year:			
5. Land Use				
5.1	What is the existing official plan designation (s), if any, of the subject land? Rural			
5.2	What is the zoning, if any, of the subject land? If the subject land is covered by a Ministry's zoning order, what is the Ontario Regulation Number? Agricultural			
5.3	Are any of the following uses or features on the subject land or within 500 metres of the subject land, unless otherwise specified. Please check the appropriate boxes, if any, which apply.			
	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)	N/A	N/A	
	A provincially significant wetland within 120 metres of the subject land	N/A	N/A	
	Flood plain	N/A	N/A	
	A rehabilitated mine site	N/A	N/A	
	A non-operating mine site within 1 kilometre of the subject land	N/A	N/A	
	An active mine site	N/A	N/A	
	Natural Gas Pipeline	N/A	N/A	
	An industrial or commercial use, and specify the use (s)	N/A	N/A	
	An active railway line	N/A	N/A	
A municipal or federal airport	N/A	N/A		

6. History of the Subject Land

6.1 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 # L2019-08 Decision: Provisional consent granted
See Cover Letter

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:
See Cover Letter

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:

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 note 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 Adam Shipowick

of the Township of Laird City of Toronto in the District of Algoma Province of Ontario

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
City of Toronto*

at the Township of Laird

in the District of Algoma Province of Ontario

this 17th day of August, 2023²³



Commissioner of Oaths

MEAGHAN CHARLOTTE DAVIES, a Commissioner, etc.,
Province of Ontario, for Borden Ladner Gervais LLP
Barristers and Solicitors
Expires July 16, 2025



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, Kelsey Anne Jean Jensen & Patrick Benjamin Lento, am/are the owner(s) of the land that is the subject of this application for Consent and I authorize Adam Shipowick to make this application on my behalf.

Sworn (or declared) before me at the (Date) MGT. Signature of Owner (s) Kelsey Jensen. at the Township of Carleton Place in the District of Algoma this 21st day of Sept. 2023. Commissioner of Oaths Signature

Applicant

Applicant

11.2

Authorization of Owner for Agent to Make the Application

I/we, Kelsey Anne Jean Jensen & Patrick Benjamin Lento, 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 Adam Shipowick 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.

Sworn (or declared) before me at the (Date) MGT. Signature of Owner (s) Kelsey Jensen. at the Township of Carleton Place in the District of Algoma this 21st day of Sept. 2023. Commissioner of Oaths Signature

Applicant

Applicant

12. Consent of the Owner

12.1

I/we, Kelsey Anne Jean Jensen & Patrick Benjamin Lento, 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)

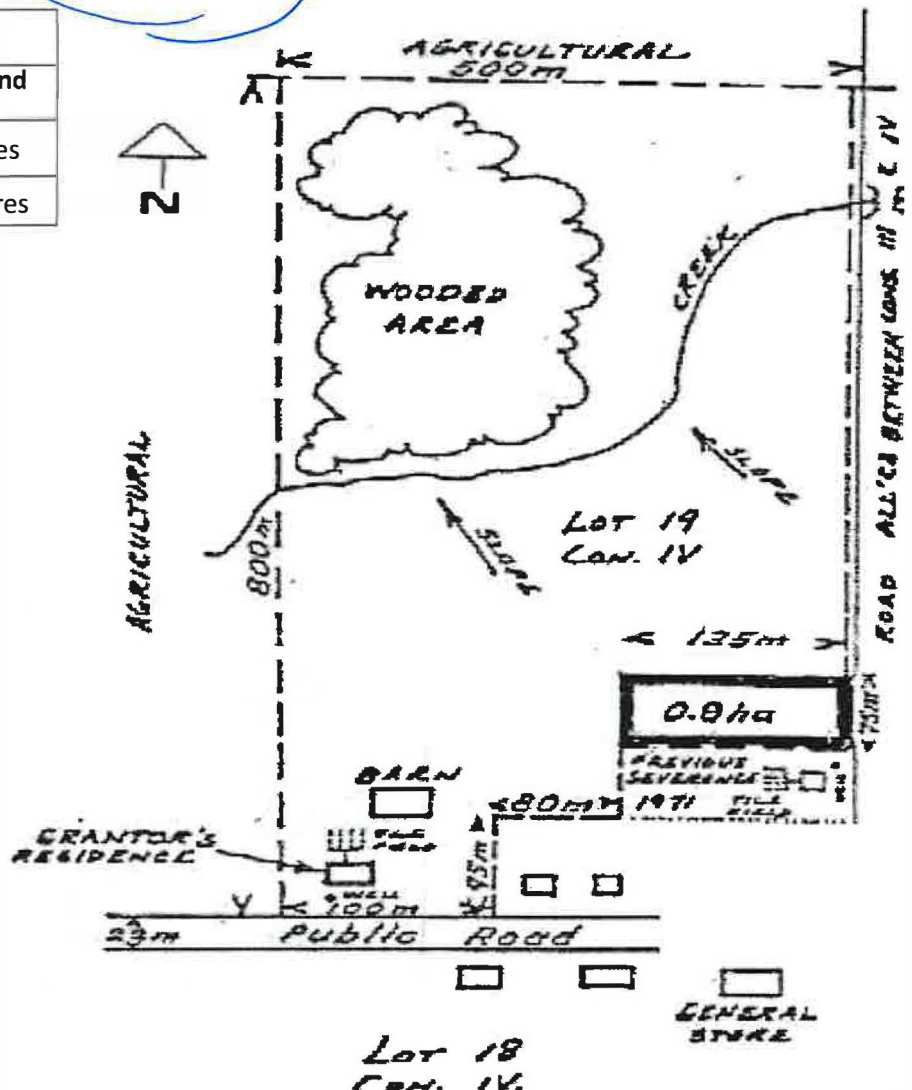
I/We hereby authorize the members and staff of the Desbarats to Echo Bay Planning Board to enter upon the subject land (s) and premise(s) for the limited purpose of evaluating the merits of this application

Signature of Owner (s) or Authorized Agent Kelsey Jensen Date _____
Patrick B. Lento

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



PLEASE PROVIDE A SKETCH OF THE PROPOSAL. Section 8 (page 5) provides information on what is required.

See Cover Letter

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*

