

Desbarats to Echo Bay Planning Board

June 25th 2024

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 (April 23rd 2024)**
- 4. Staff/Members reports**

B. Old Business:

- 1. J2023-02 Applicant(s): George & Dianne Jones**

C. New Business:

- 1. Application(s) for Consent:**

T2024-04 Applicant(s): Hunter Waugh

J2024-05 Applicant(s): George & Dianne Jones

J2024-06 Applicant(s): Rufus & Rebecca Martin

E2024-07 Applicant(s): Patti Kastikainen

- 2. Letter from SJI Planning Board regarding APH Fees**
- 3. Resolution from Twp. Of Macdonald regarding APH fees**
- 4. Resolution from Township of Tarbutt regarding APH fees**
- 4. Request for GIS Data from ROI (Rural Ontario Institute)**
- 5. Scope Change Request description, reason and quote from J.L. Richards for Joint Official Plan**

D. Information:

- 1. Bill 185 – Planning Act**

E. Seminars/Meetings:

F. Newsletters/Bulletins:

G. Adjournment:

DESBARATS to ECHO BAY PLANNING BOARD
April 23rd 2024
Regular Meeting

Present: Lennie Smith, Deputy Chair, Shelly Bailey, Ruth Wigmore, Bradley Shewfelt,
Todd Rydall, Reg McKinnon, Jason Koivisto
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.:16-2024 Ruth Wigmore, Brad Shewfelt
BE IT RESOLVED THAT THE BOARD opens their regular meeting at 7:00 pm. (cd)

Res.:17-2024 Reg McKinnon, Ruth Wigmore
BE IT RESOLVED THAT THE BOARD accepts the Minutes of March 26th 2024 as presented. (cd)

Res.: 18-2024 Ruth Wigmore, Jason Koivisto
BE IT RESOLVED THAT THE BOARD gives provisional consent to
Application: E2024-02 (a,b&c)
Applicant(s): Lynn Orchard as amended with attached conditions and notes.(cd)

Res.: 19-2024 Todd Rydall, Shelly Bailey
BE IT RESOLVED THAT THE BOARD acknowledges receipt of the Proposed Provincial Policy Statement 2024. (cd)

Res.: 20-2024 Shelly Bailey, Brad Shewfelt
BE IT RESOLVED THAT THE BOARD acknowledges receipt of the Proposed Changes to the Proposed Provincial Planning Statement and Planning Act from J.L. Richards. (cd)

Res.: BE IT RESOLVED that the Planning Board meeting adjourns at 7:22 pm until the next scheduled meeting or at the call of the Chair. (cd)

Date: _____

Chair: _____

Secretary-Treasurer: _____



Desbarats to Echo Bay Planning Board

Application for Consent Under Section 53 of the Planning Act

Before Starting This Application

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

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

Office Use Only

File Number	J2023-02
Roll Number	
Date Submitted	
Date Received	Jan. 18th. 2023.
Sign Issued	

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

1. Applicant Information			
1.1	Name of Applicant	Home Telephone No.	Business Telephone No.
	George Jones and Dianne Jones	705-253-9707	
1.2	Address		Postal Code
	192 Brookfield Avenue, Sault Ste. Marie, Ontario		P6C 5P3
This section is for the name of Owner (s) if different than the applicant. An owner's authorization is required in Section 11.1			
1.3	Name of Owner (s)	Home Telephone No.	Business Telephone No.
	Cheryl Larrett		
1.3	Address		Postal Code
	322B McClelland Road, Desbarats, Ontario		P0R 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 No.	Business Telephone No.
	Law office of Trevor Simpson		705-575-7570
1.3	Address		Fax No.
	102-123 March Street, Sault Ste. Marie, ON		705-575-4011

2. Location of the Subject Land				
2.1	District	Local Municipality	Section or Mining Location	Civic #
	Algoma	Johnson Township		
	Concession Number (s)	Lot Number (s)	Registered Plan No.	Lot (s)/Block (s)
2.1	5	s1/2 of s 1/2 of Lot 5		
	Reference Plan No.	Part Number (s)	Name of Street/Road	Other Identifier
2.2	Are there any easements or restrictive covenants affecting the subject land?			
	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes (describe below the easement or covenant and its effect)		

ORIGINAL

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:
 George Jones and Dianne Jones

3.3 If a lot addition, identify the lands to which the parcel will be added: Roll # 57-16-000-001-14500
 Description:

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

4.1	Description	LOT ADDITION	RECEIVING
	Frontage (m.)	10m	804m
	Depth (m.)	402m	402m
	Area (ha.)	0.6ha	31ha
4.2	Use of Property		
	Existing Use (s)	bush lot	recreation - bush lot
	Proposed Use (s)	access road	bush lot
4.3	Buildings or Structures		
	Existing	none	none
	Proposed	no	no
4.4	Access (check appropriate space)		
	Provincial Highway		
	Municipal road, maintained all year		
	Municipal road, seasonally maintained		
	Other public road	x	x
	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	n/a	n/a
	Privately owned and operated communal well		
	Lake or other water body		
	Other means		
4.6	Sewage Disposal (check appropriate space)		
	Publicly owned and operated sanitary sewage system		
	Privately owned and operated individual septic tank (See Note #2)	n/a	n/a
	Privately owned and operated communal septic system		
	Privy		
Note #2: A certificate of approval from the local Health Unit or Ministry of the Environment and Energy submitted with this application will facilitate the review.			

Section 4 continued on next Page

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

UP TO THE SNOW PLOW TURNAROUND, NOT MAINTAINED BEYOND THAT POINT.

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

6. History of the Subject Land

6.1 Has the subject land ever been the subject of an application for approval of a plan of subdivision or consent under the Planning Act?

Yes No Unknown

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

File # _____ Decision: _____

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

N/A

6.3 Has any land been severed from the parcel originally acquired by the owner of the subject land?

Yes No

If Yes, provide for each parcel severed, the date of transfer, the name of the transferee and the land use:

7. Current Applications

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

Yes No Unknown

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

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

Yes No Unknown

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

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

8.1

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

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

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

8.2

Notification Sign Requirements:

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

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

9. Other Information

9.1

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

The Jones' and the Larrett's have been involved in an access road disagreement for several years.

The parties have finally agreed to a resolution that would benefit both parties by providing a new and permanent access road that would be severed from the Larrett's property and owned by the Jones' which would move the current road access away from the Larrett's residence.

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, George Jones and Dianne Jones of the City of Sault Ste. Marie

in the 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 Sault Ste. Marie

in the Province of Ontario

this 23 day of November, 2022

[Signature]
Commissioner of Oaths

Ontario Ministry of Agriculture, Food and Rural Affairs
1000 Lakeshore Blvd. East, Suite 1000
Sault Ste. Marie, Ontario S7N 3E5
Tel: (705) 946-3131

[Signature]
Applicant

[Signature]
Applicant

11. Authorizations

11.1

If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form and/or the authorization set out below must be completed.

Authorization of Owner for Agent to Make the Application

I, Cheryl Larrett, am the owner of the land that is the subject of this application for Consent and I authorize George Jones and Dianne Jones to make this application on my behalf.

JANUARY 23, 2023
(Date)

Cheryl Larrett
Signature of Owner (s)

Sworn (or declared) before me

At the CITY OF SIMCOE in the PROVINCE OF ONTARIO

This 23rd day of JANUARY, 2023.

[Signature]
Commissioner

11.2

Authorization of Owner for Agent to Provide Personal Information

I, Cheryl Larrett, am the owner of the land that is the subject of this application for Consent and for the purpose of the Freedom of Information and Protection of Privacy Act,

I authorize George Jones and Dianne Jones, as my agent for this application, to provide any of my personal information that will be included in this application or collected during the processing of this application.

JANUARY 23, 2023
(Date)

Cheryl Larrett
Signature of Owner (s)

Sworn (or declared) before me

At the CITY OF SIMCOE in the PROVINCE OF ONTARIO

This 23rd day of JANUARY, 2023.

[Signature]
Commissioner

12. Consent of the Owner

12.1

I, Cheryl Larrett, am the owner of the land that is the subject of this Consent application and for the purpose of the Freedom of Information and Protection of Privacy Act, I authorize and consent to the use by, or the disclosure to, any person or public body of any personal information that is collected under the authority of the Planning Act for the purpose of processing this application.

JANUARY 23, 2023
(Date)

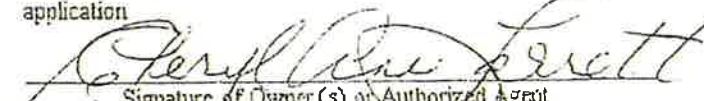
Cheryl Larrett
Signature of Owner (s)

13. Permissions

13.1

Permission to enter on to the subject land(s)

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



Signature of Owner (s) or Authorized Agent

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

Submission of the Application

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

Step #1:

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

Step #2:

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

Step #3:

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

PLEASE NOTE

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

All documents should be forwarded to the attention of:

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

TOWNSHIP



6009

1/2 of 5 1/2 lots Row 5
Roll # 5716-001001 - 14500-0000

RECEIVING LOT

0308

0287

80.4 M.

0386

LOT ADDITION

WOODED AREA

0290

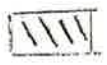
SNOW PLOUGH TURN AROUND

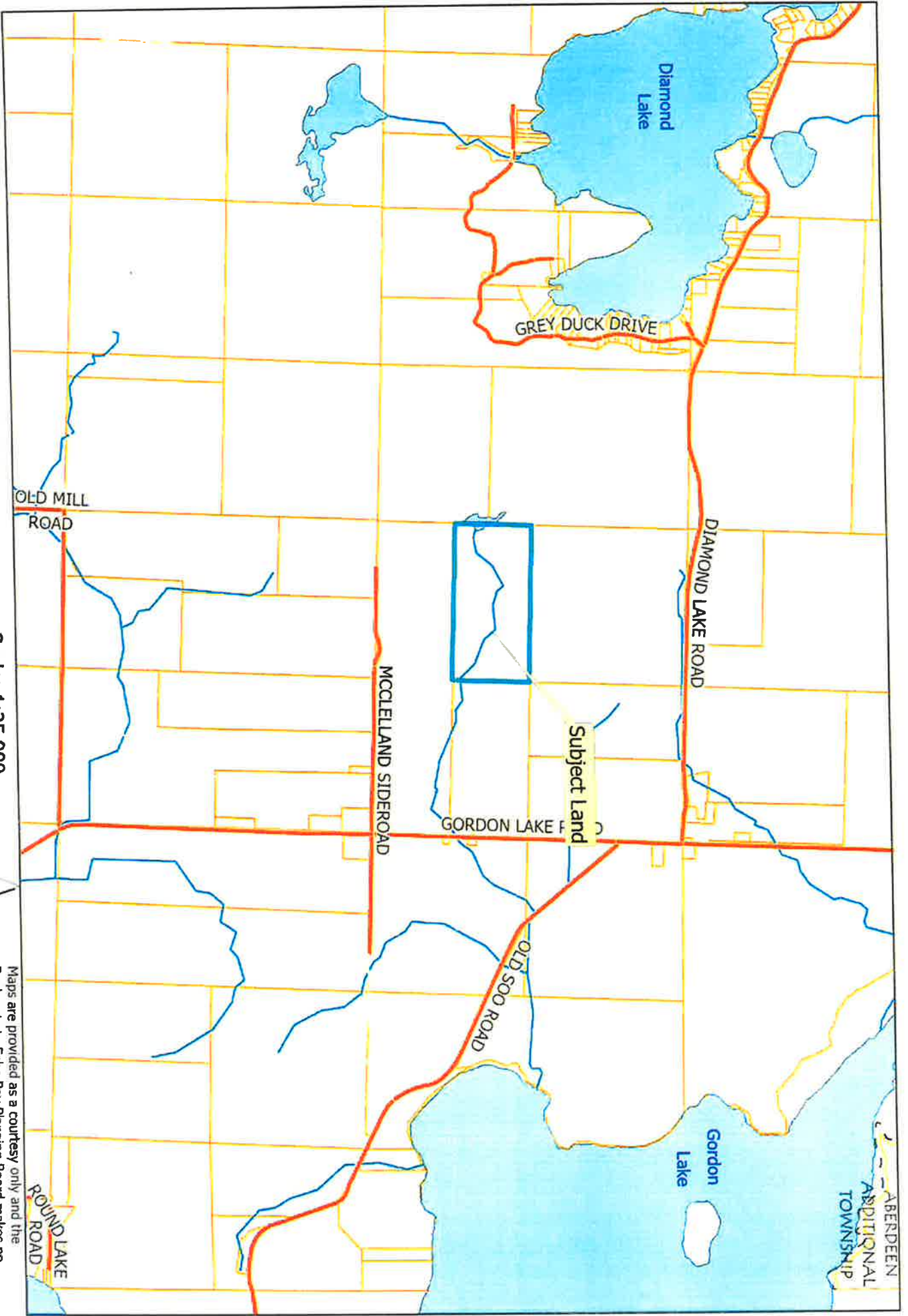
022-B

0483

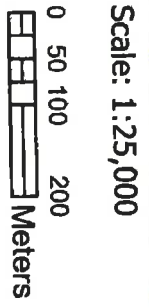
McLELLAND RD

PAVISED LOT ADDITION
APPROX. 10M X 40M

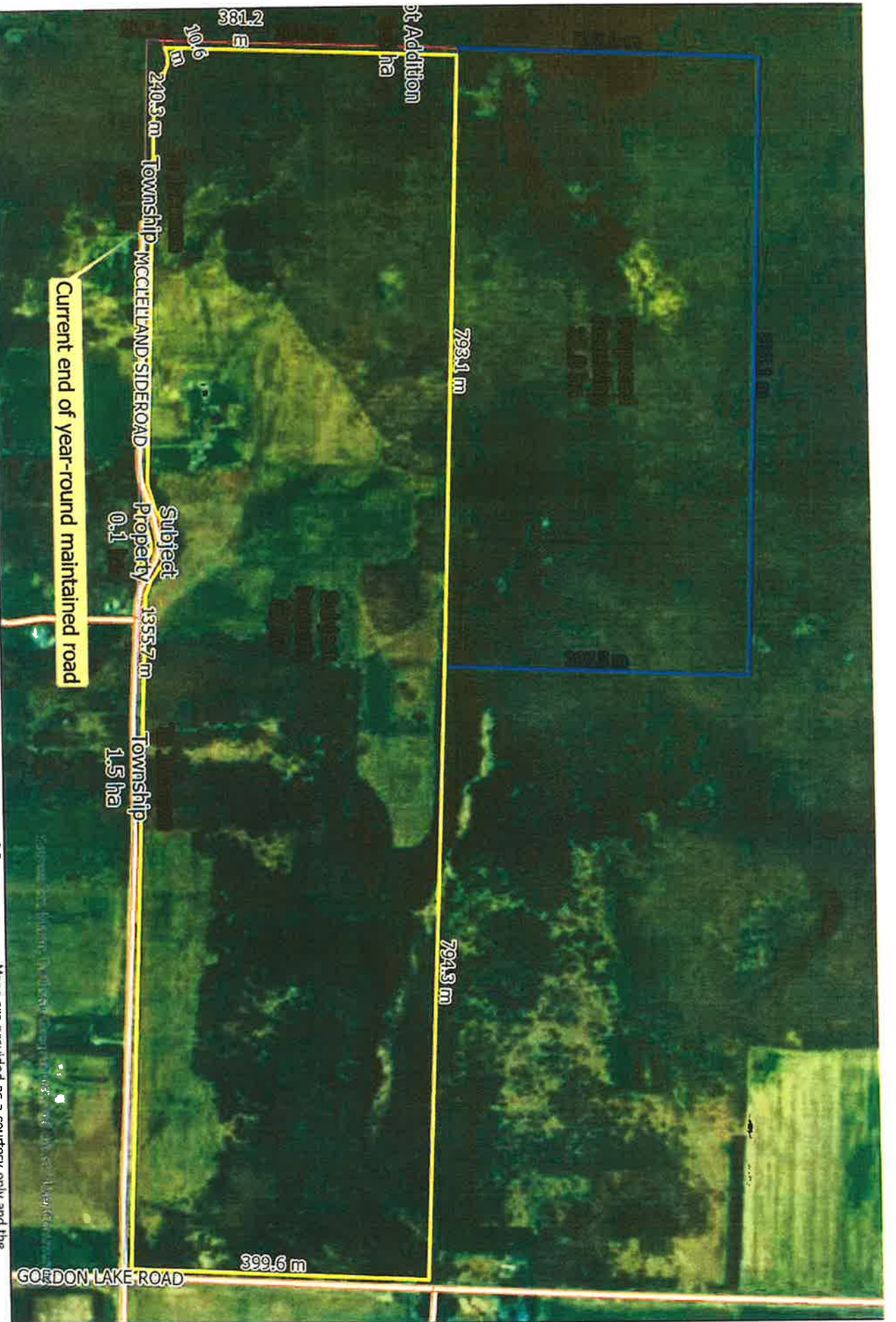




DESBARATS TO ECHO BAY PLANNING BOARD KEY MAP
 Proposed Consent Application: J2023-02 Jones (Lot Addition)
 Subject Land - CON 5, SOUTH 1/2 of SOUTH 1/2 LOT 5, Johnson
 Township, Algoma



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.



SBARATS TO ECHO BAY PLANNING BOARD KEY MAP

Proposed Consent Application: J2023-02 Jones (Lot Addition)

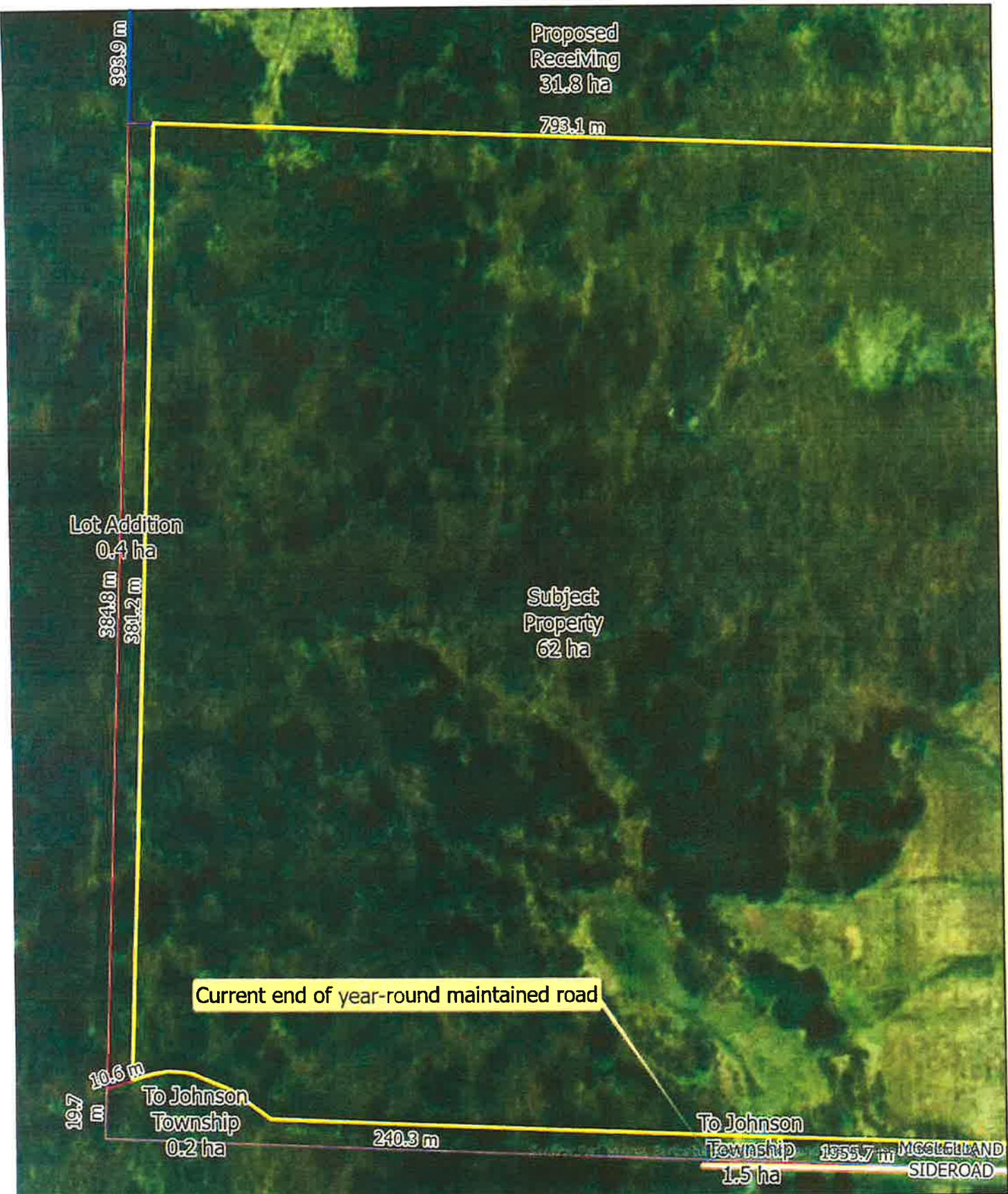
Subject Land - CON 5, SOUTH 1/2 of SOUTH 1/2 LOT 5, Johnson Township, Algoma



Meters

Scale: 1:6,500

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



DESBARATS TO ECHO BAY PLANNING BOARD KEY MAP

Proposed Consent Application: J2023-02 Jones (Lot Addition)

Subject Land - CON 5, SOUTH 1/2 of SOUTH 1/2 LOT 5, Johnson

Township, Algoma

0 15 30 60



Meters

Scale: 1:2,000

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.

Meeting June 25, 2024

Application for Consent
Under Section 53 of the Planning Act

Desbarats to Echo Bay Planning Board

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	J2024-05
Roll Number	
Date Submitted	9 May 2024
Date Received	9 May 2024
Sign Issued	

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

1. Applicant Information				
1.1	Name of Applicant GEORGE JONES AND DIANNE JONES		Telephone No. 7052539707	Email/other contact
	Address 192 BROOKFIELD AVE. SAULT STE MARIE ON.		Postal Code P6C 5P3	
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) CHERYL LARRETT		Home Telephone No.	Email/other contact
	Address 3223 McCLELLAND RD, DESBARATS, ON.		Postal Code P0R 1E0	
1.3	Name of person who is to be contacted, and to receive any correspondence, about the application, if different than the applicant. This may be a person or firm acting on behalf of the applicant.			
	Name of Contact Person LAW OFFICE OF TREVOR SIMPSON		Home Telephone No. 705 575 7500	email
	Address 102-123 MARCH ST. SAULT STE MARIE ON		Postal Code P6A 2Z5	Email/other contact
2. Location of Subject Land				
2.1	District Algoma	Local Municipality JOHNSON TWP.	Section or Mining Location	Civic #
	Concession Number (s) 5	Lot Number (s) S 1/2 OF S 1/2 OF LOTS	Registered Plan No.	Lot(s)/Block (s)
	Reference Plan No.	Part Number (s)	Name of Street/Road	Other Identifier
2.2	Are there any easements or restrictive covenants affecting the subject land?			
	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (describe below the easement or covenant and its effect)			

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:
 GEORGE JONES & DIANNE JONES

3.3 If ~~at addition~~, identify the lands to which the parcel will be added: EASEMENT. Roll# 57-16-000-001-14500
 Description:

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

4.1	Description	Frontage (m.)	EASEMENT	
			Severed/Lot Addition ^v	Retained
	Depth (m.)	7 m.		804 m
	Area (ha.)	240 m.		402 m
				31 ha
4.2	Use of Property	Existing Use(s)	ACCESS ROAD	
		Proposed Use(s)	ACCESS ROAD	
4.3	Buildings or Structures	Existing	NONE	
		Proposed	NO	
4.4	Access (check appropriate space)	Provincial Highway		
		Municipal road, maintained all year		X
		Municipal road, seasonally maintained		
		Other public road	X	
		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	N/A	✓
		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	N/A	✓
		Privately owned and operated communal septic system		
		Privy		

Section 4 continues on next Page

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

4.7	Other Services (check if the service is available)		Severed/Lot Addition	Retained
		Electricity	NO	YES
		School Bussing	NO	UNSURE
		Garbage Collection	NO	

4.8 If access to the subject land is by private road, or if "other public road" was indicated in section 4. 4, indicate who owns the land or road, who is responsible for its maintenance and whether it is maintained seasonally or all year:

UNMAINTAINED ACCESS RD. FROM S NOWFLOW TURNAROUND TO THE WEST

5. Land Use

5.1 What is the existing official plan designation (s), if any, of the subject land?
AGRICULTURAL Z

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 Z

5.3 Are any of the following uses or features on the subject land or within 500 metres of the subject land, unless otherwise specified. Please check the appropriate boxes, if any, which apply.

Land Use or Feature	On the Subject Land	Within 500 Metres of Subject Land, unless otherwise specified (indicate approximate distance)
An agricultural operation, including livestock facility or stockyard	<i>N/A</i>	<i>NO</i>
A landfill	<i>N/A</i>	<i>NO</i>
A sewage treatment plant or waste stabilization plant	<i>N/A</i>	<i>NO</i>
A provincially significant wetland (class 1, 2, or 3 wetland)	<i>N/A</i>	<i>NO</i>
A provincially significant wetland within 120 metres of the subject land	<i>N/A</i>	<i>NO</i>
Flood plain	<i>N/A</i>	<i>NO</i>
A rehabilitated mine site	<i>N/A</i>	<i>NO</i>
A non-operating mine site within 1 kilometre of the subject land	<i>N/A</i>	<i>NO</i>
An active mine site	<i>N/A</i>	<i>NO</i>
Natural Gas Pipeline	<i>N/A</i>	<i>NO</i>
An industrial or commercial use, and specify the use (s)	<i>N/A</i>	<i>NO</i>
An active railway line	<i>N/A</i>	<i>NO</i>
A municipal or federal airport	<i>N/A</i>	<i>NO</i>

6. History of the Subject Land

6.1 Has the subject land ever been the subject of an application for approval of a plan of subdivision or consent under the Planning Act?

Yes No Unknown

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

File # _____ Decision: PENDING J 2023-02

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

N/A

6.3 Has any land been severed from the parcel originally acquired by the owner of the subject land?

Yes No

If Yes, provide for each parcel severed, the date of transfer, the name of the transferee and the land use:

7 Current Application

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

Yes No Unknown

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

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

Yes No Unknown

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

9. Other Information

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

In order to proceed with Application File # J2023-02, THE PLANNING BOARD SUGGESTED AN EASEMENT TO PROVIDE PROOF OF LEGAL ACCESS FROM THE SNOW PLOW TURNAROUND TO THE LOT ADDITION WOULD BE REQUIRED.

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 GEORGE JONES DIANNE JONES

of the CITY OF SAULT STE MARIE in the DISTRICT OF ALGOMA

make oath and say (or solemnly declare) that the information contained in this application is true and that the information contained in the documents that accompany this application are true

Sworn (or declared) before me at the Township of Tarbutt
at the District of Algoma
in the District of Algoma
this 9th day of May, 2024
Signed this _____ day of _____
by _____
Signature _____
Carol O. Traylor A.M.C.T.
A Commissioner of Oaths
Witness and/or Designate in
the Township of Tarbutt

George Jones
Applicant

Dianne Jones
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, _____, am/are the owner(s) of the land that is the subject of this application for Consent and I authorize _____ to make this application on my behalf.

(Date) Signature of Owner (s)
Sworn (or declared) before me at the

at the _____
in the _____
this _____ day of _____, 20____

Commissioner of Oaths

Applicant

Applicant

11.2

Authorization of Owner for Agent to Make the Application

I/we, _____, 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 _____ 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.

(Date) Signature of Owner (s)
Sworn (or declared) before me at the

at the _____
in the _____
this _____ day of _____, 20____

Commissioner of Oaths

Applicant

Applicant

12. Consent of the Owner

12.1 I/we George Jans Deanna Jones 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.

see 2H2dred

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

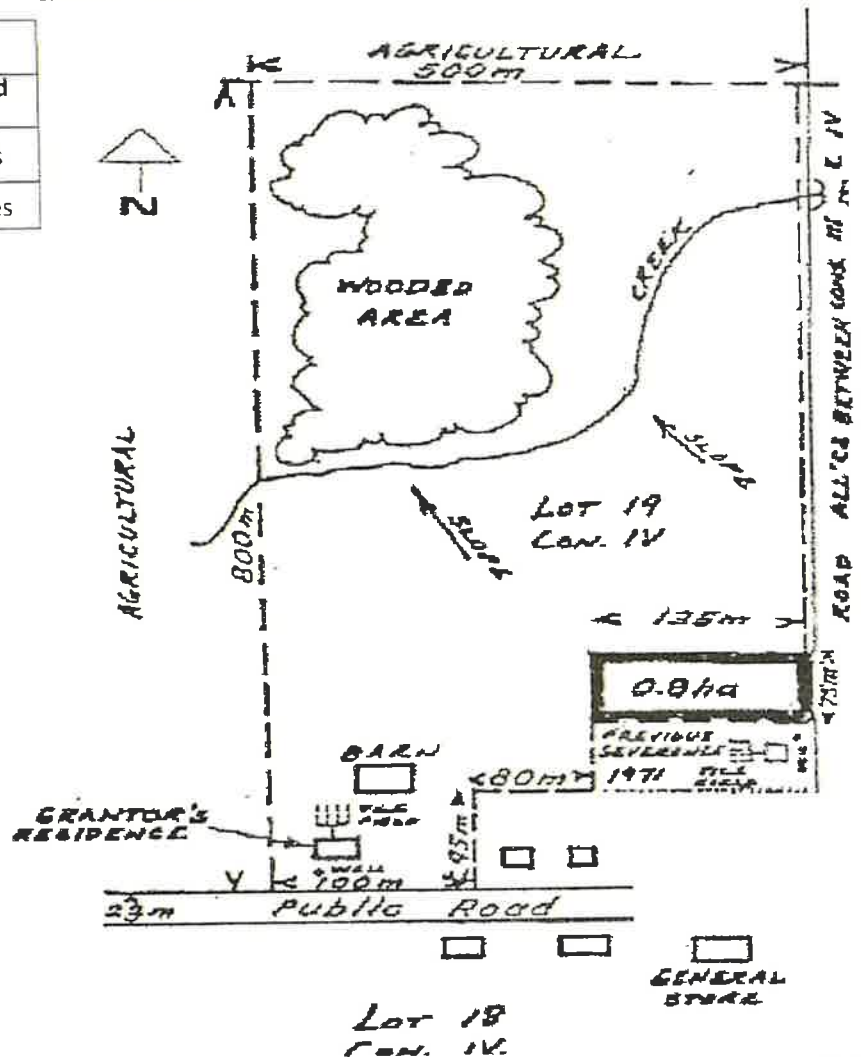
Signature of Owner (s) or Authorized Agent Deanna Jones

Date May 09 2024

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

SAMPLE SKETCH

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



Desbarats to Echo Bay Planning Board

Amendment to Section 12 of Consent Application J2024-05 Jones

As per Order granted in the Superior Court of Justice in file 28064/19, grant that Dianne and George Jones are authorized, directed and ordered to have full authority to prepare, submit and sign application(s) for consent through the Desbarats to Echo Bay Planning Board.

See attached Schedule (Superior Court of Justice file 28064/19).

Modification to Section 12. of Consent Application file J2024-05

I/we, Dianne Jones, George Jones are the authorized persons under an order granted in the Superior Court of Justice in file 28064/19 for this consent application and for the purpose of Freedom of Information and Protection of Privacy Act, I/we 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.

JOHNSON TWP



1/2 of S 1/2 LOTS 5 & 6
ROLL # 5716 - 000001 - 145001 - 00000

RECEIVING LOT ->

0308

0387

804 M.

0386

LOT ADDITION ->

WOODED AREA

0290

APPROX 240 M
SNOW PLOUGH TURN AROUND

32A-B

0483

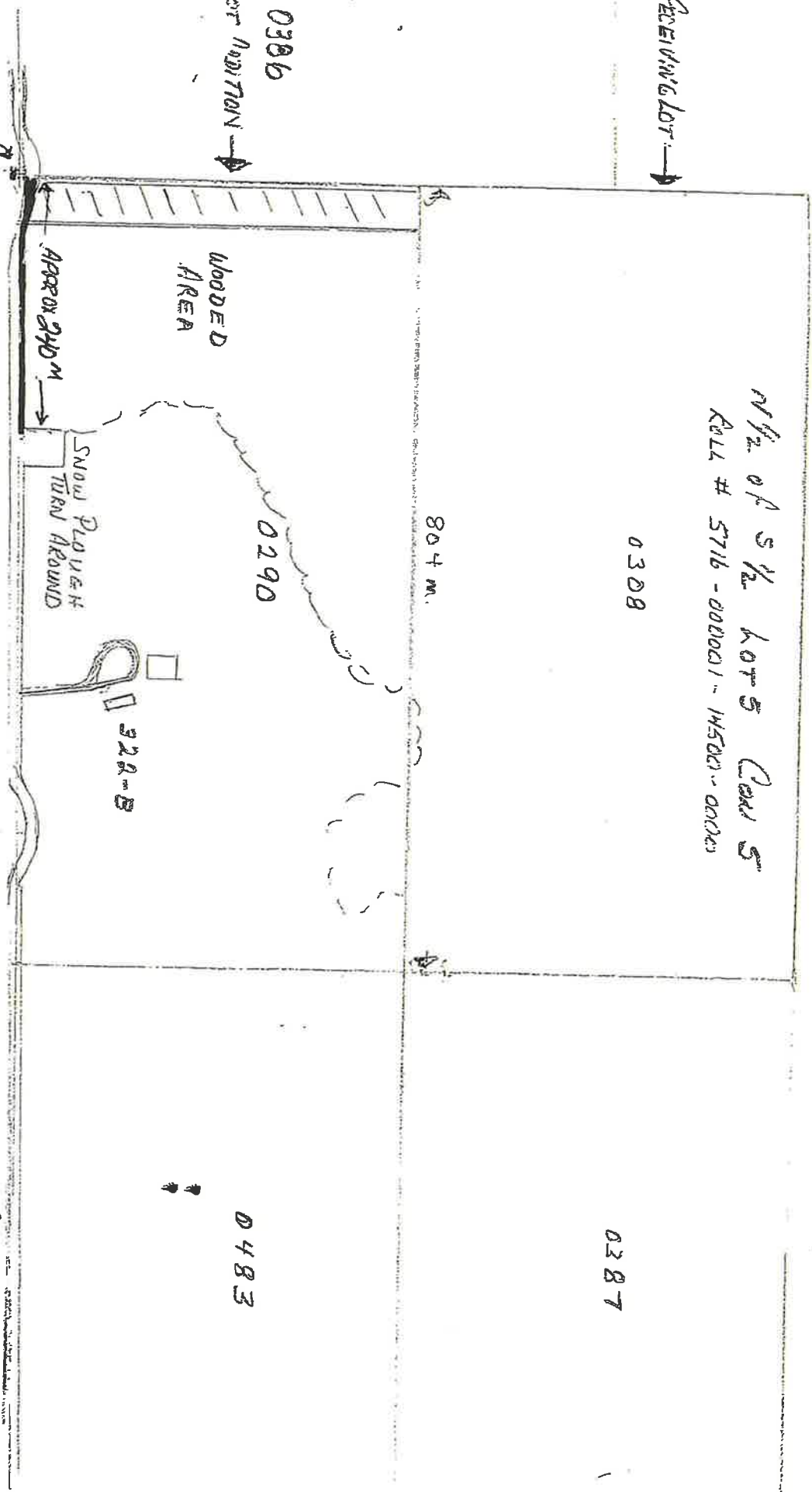
McCLELLAND RD

EASEMENT

PROPOSED LOT ADDITION

APPROX. 10 M V LINE

6' FOOT TO
EDGE OF ROAD





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

DESBARATS TO ECHO BAY PLANNING BOARD KEY MAP

Consent Application: J2024-05 (Easement) Jones
 Proposed Creation of One (1) Easement for Access Purposes
 Subject Land - CON 5, LOT S1/2 of S1/2 of LOT 5
 Johnson Township, Algoma

0 15 30 60
 Meters
 Scale: 1:2,000



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.

THIS APPLICATION IS FOR AN EASEMENT
FROM THE SNOWPLOW TURNAROUND, WESTERLY
ON THE NORTHSIDE OF THE CONCESSION LINE
ALONG THE EXISTING ACCESS ROAD WHICH
CURVES APPROX. 10M TO THE NORTH
AS IT APPROCHES THE WEST BOUNDARY
OF LOT 5

COURT FILE 28064/19
ONTARIO
SUPERIOR COURT OF JUSTICE
(PROCEEDING COMMENCED IN THE DISTRICT OF ALGOMA)

THE HONOURABLE *ML*
Justice *E. GAREAU*

) THURSDAY THE *25th* DAY OF APRIL, 2024
)

BETWEEN:

GEORGE JONES AND DIANNE JONES

certified to be a true copy of
the original

Plaintiffs

And

Copie authentique certifiée et
conforme à l'original

CHERYL LARRETT

Defendants

[Signature]
Local Registrar
Greffier Local

ORDER

Superior Court of Justice
Cour Supérieure de Justice

THIS APPLICATION, made by the Plaintiffs, George Jones and Dianne Jones for relating to the Road Access Act was heard this day, at 426 Queen Street East, Sault Ste. Marie, Ontario.

ON READING the signed Minutes of Settlement:

1. THIS COURT ORDERS THAT in addition to the Order of Justice A. Rasaiah dated November 17, 2022 the following terms shall be added:

"1. (v) The Plaintiffs George Jones and Dianne Jones are authorized, directed and ordered to have full authority to prepare, submit to the Desbarats and/or Echo Bay Planning Board and sign such Applications for the severance/lot addition and accompanying Application for an Easement on behalf of the Defendant Cheryl Larrett relating to the transfer of a portion of the Defendant Cheryl Larrett's property as detailed in the Order of Justice A. Rasaiah dated November 17, 2022."

[Signature]

(Signature of judge, officer or registrar)

RCP-E 59A (September 1, 2020)

Desbarats to Echo Bay Planning Board

Application for Consent Under Section 53 of the Planning Act

Before Starting This Application

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

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

Office Use Only

File Number	<u>E2024-04</u>
Roll Number	5714 000003228000
Date Submitted	<u>27 February 2024</u>
Date Received	<u>8 May 2024</u>
Sign Issued	28 May 2024

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

1. Applicant Information

1.1	Name of Applicant <u>Hunter Waugh</u>	Home Telephone No.	Business Telephone No. <u>705 323 2047</u>
	Address <u>207 Northern Avenue E, Sault Ste. Marie, ON</u>		Postal Code <u>P6A 5H9</u>
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) <u>Edwin Karhi & Jonathan Karhi</u>	Home Telephone No.	Business Telephone No. <u>705 541 8968</u>
	Address <u>202 Port Findlay Road, Desbarats</u>		Postal Code <u>P0R 1E0</u>
1.3	Name of person who is to be contacted, and to receive any correspondence, about the application, if different than the applicant. This may be a person or firm acting on behalf of the applicant.		
	Name of Contact Person	Home Telephone No.	Business Telephone No.
	Address	Postal Code	Fax No.

2. Location of the Subject Land

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

3. Purpose of this Application	
3.1	Type and purpose of proposed transaction (check appropriate box) Transfer: <input type="checkbox"/> Creation of a new lot <input checked="" type="checkbox"/> Addition to a lot <input type="checkbox"/> An Easement <input type="checkbox"/> Other Purpose Other: <input type="checkbox"/> A charge <input type="checkbox"/> A lease <input type="checkbox"/> A correction of title
3.2	Name of person (s), if known, to whom land or interest in land is to be transferred, leased or charged: <u>Christina Ableson</u>
3.3	If a lot addition, identify the lands to which the parcel will be added: Roll # <u>571400000317801</u> Description: <u>PCL 8340 SEC ACS; PT LT 6 CON 5 TARBUTT ADDITIONAL PT 2 1R2938 EXCEPT PT 1 1R9072; TARBUTT AND TARBUTT ADDL</u>

4. Description of Subject Land and Servicing Information (Complete each subsection)				
4.1	Description	Frontage (m.)	Severed 255 (Irregular)	Retained 142
		Depth (m.)	368	190
		Area (ha.)	7.5	12.5
4.2	Use of Property	Existing Use (s)	Natural Resource	Natural Resource
		Proposed Use (s)	Natural Resource	Natural Resource
4.3	Buildings or Structures	Existing	None	None
		Proposed	None	None
4.4	Access (check appropriate space)	Provincial Highway		
		Municipal road, maintained all year	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
		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 (See Note #2)	N/A	N/A
		Privately owned and operated communal septic system	N/A	N/A
		Privy	N/A	N/A
Note #2: A certificate of approval from the local Health Unit or Ministry of the Environment and Energy submitted with this application will facilitate the review.				
Section 4 continued on next Page				

4. Description of Subject Land and Servicing Information Continued			
4.7	Other Services (check if the service is available)		
		Severed	Retained
	Electricity	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	School Bussing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	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 + Aggregate Extraction		
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? Natural Resource		
5.3	Are any of the following uses or features on the subject land or within 500 metres of the subject land, unless otherwise specified. Please check the appropriate boxes, if any, which apply.		
	Use or Feature	On the Subject Land	Within 500 Metres of Subject Land, unless otherwise specified (indicate approximate distance)
	An agricultural operation, including livestock facility or stockyard	NO	<input checked="" type="checkbox"/>
	A landfill	NO	NO
	A sewage treatment plant or waste stabilization plant	NO	NO
	A provincially significant wetland (class 1, 2, or 3 wetland)	NO	NO
	A provincially significant wetland within 120 metres of the subject land	NO	
	Flood plain	NO	NO
	A rehabilitated mine site	NO	NO
	A non-operating mine site within 1 kilometre of the subject land	NO	NO
	An active mine site	NO	NO
	An industrial or commercial use, and specify the use (s)	NO	<input checked="" type="checkbox"/> Operational Gravel Pit
	An active railway line	NO	NO
	A municipal or federal airport	NO	NO

6. History of the Subject Land	
6.1	<p>Has the subject land ever been the subject of an application for approval of a plan of subdivision or consent under the Planning Act?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown</p> <p>If Yes and if known, provide the Ministry's application file number and the decision made on the application:</p> <p>File # _____ Decision: _____</p>
6.2	<p>If this application is a re-submission of a previous consent application, describe how it has been changed from the original application:</p>
6.3	<p>Has any land been severed from the parcel originally acquired by the owner of the subject land?</p> <p><input 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>
	<hr/> <hr/>

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

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

8.1

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

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

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

8.2

Notification Sign Requirements:

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

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

9. Other Information

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

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

10. Affidavit or Sworn Declaration

10.1 Affidavit or Sworn Declaration for the Prescribed and Requested Information

I, _____ of the _____
 in the _____ 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 _____

in the _____

this _____ day of _____, 20____

 Commissioner of Oaths

 Applicant

 Applicant

11. Authorizations

11.1

If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form and/or the authorization set out below must be completed.

Authorization of Owner for Agent to Make the Application

I, Jonathan Kuchi & ED KARMI, am the owner of the land that is the subject of this application for Consent and I authorize Hunter Waugh to make this application on my behalf.

27/02/2024
(Date)

John Kuchi / ED KARMI
Signature of Owner (s)

Sworn (or declared) before me

At the Township of Terbutt, in the District of Algona

This 27 day of February, 2024.

[Signature] (Acting Deputy Clerk)
Commissioner

11.2

Authorization of Owner for Agent to Provide Personal Information

I, Jonathan Kuchi & ED KARMI, am the owner of the land that is the subject of this application for Consent and for the purpose of the Freedom of Information and Protection of Privacy Act,

I authorize Hunter Waugh, as my agent for this application, to provide any of my personal information that will be included in this application or collected during the processing of this application.

27/02/2024
(Date)

John Kuchi / ED KARMI
Signature of Owner (s)

Sworn (or declared) before me

At the Township of Terbutt, in the District of Algona

This 27 day of February, 2024.

[Signature] (Acting Deputy Clerk)
Commissioner

12. Consent of the Owner

12.1

I, Jonathan Kuchi & ED KARMI, am the owner of the land that is the subject of this Consent application and for the purpose of the Freedom of Information and Protection of Privacy Act, I authorize and consent to the use by, or the disclosure to, any person or public body of any personal information that is collected under the authority of the Planning Act for the purpose of processing this application.

27/02/2024
(Date)


John Kuchi
Signature of Owner (s)

13. Permissions

13.1

Permission to enter on to the subject land(s)

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


Signature of Owner(s) or Authorized Agent

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

Submission of the Application

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

Step #1:

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

Step #2:

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

Step #3:

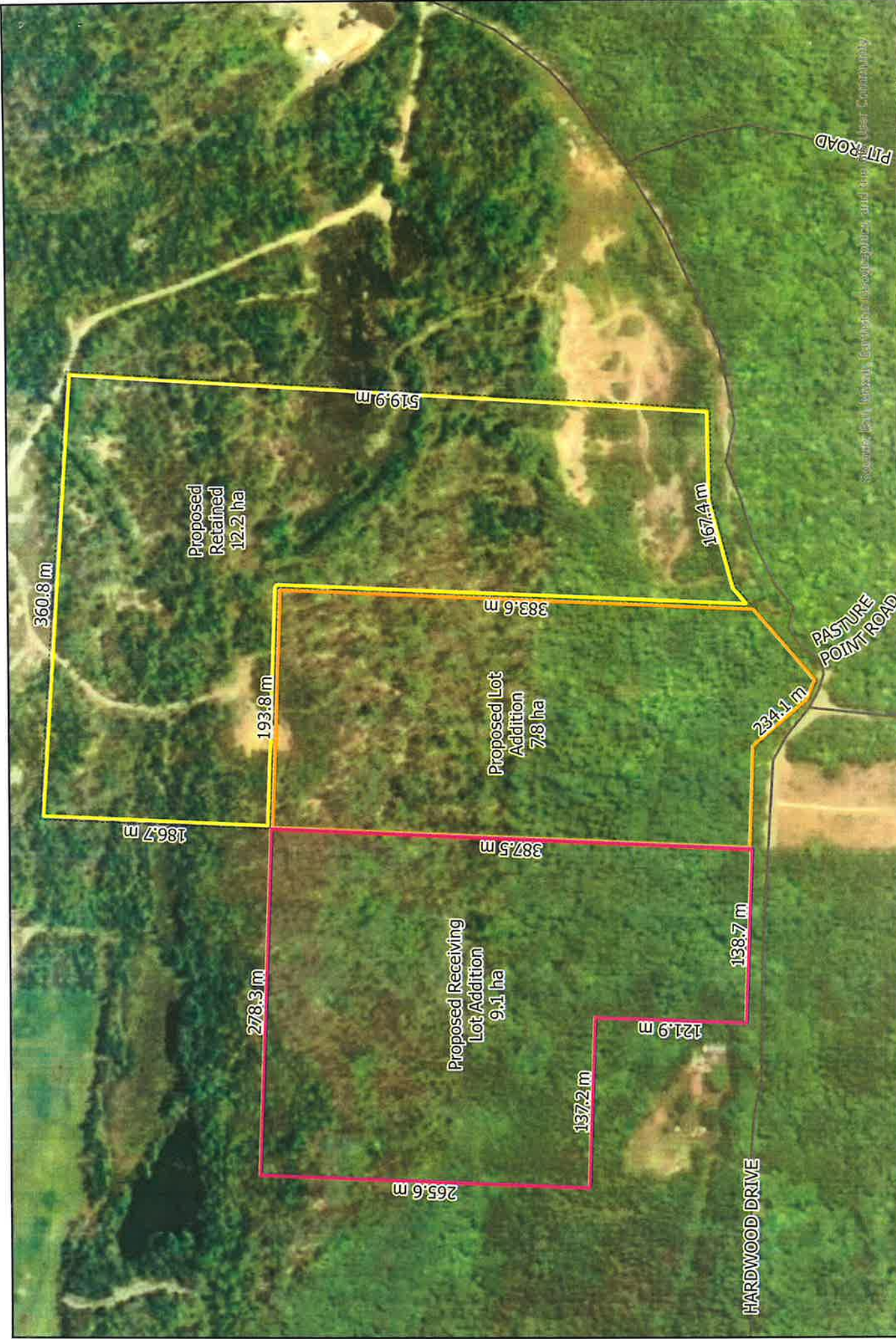
- The Planning Board Secretary will review your application.
- You will be notified when the application is considered complete. Any legislated time lines will commence only after the application is deemed complete and accepted by the Planning Board.
- Once the application has been accepted as complete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

PLEASE NOTE

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

All documents should be forwarded to the attention of:

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



Source: Aerial Imagery, Esri, DeLorme, and the User Community

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

DESBARATS TO ECHO BAY PLANNING BOARD KEY MAP

Proposed Creation of One (1) Lot Addition - T2024-04 Waugh (Hardwood)
 Subject Land - CON 5 LOT 5SPT
 Tarbutt Township, Algoma

635.86ft

0.24 mi

290.89ft

wood Dr

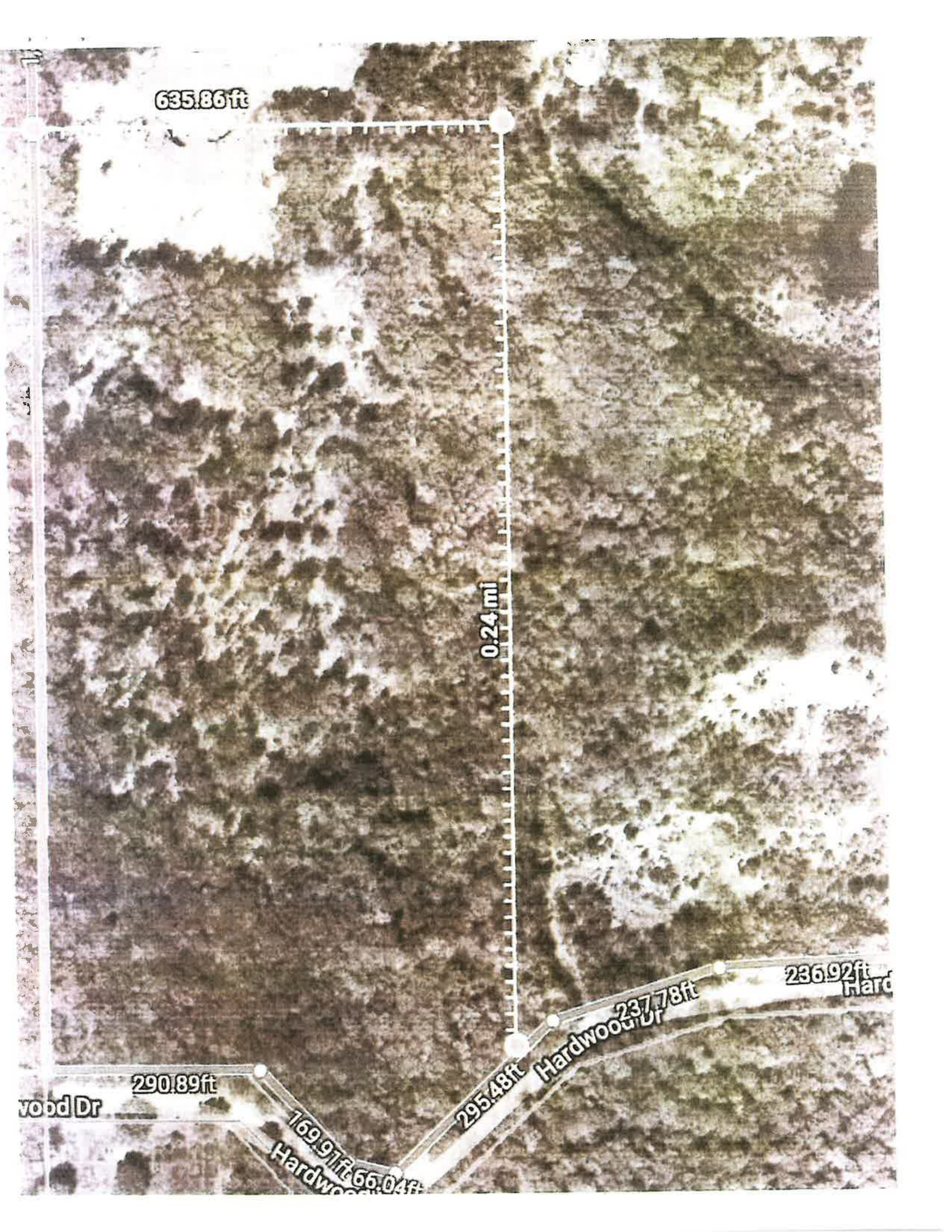
169.91ft
Hardwo

295.48ft

Hardwood Dr

237.78ft

236.92ft
Hard



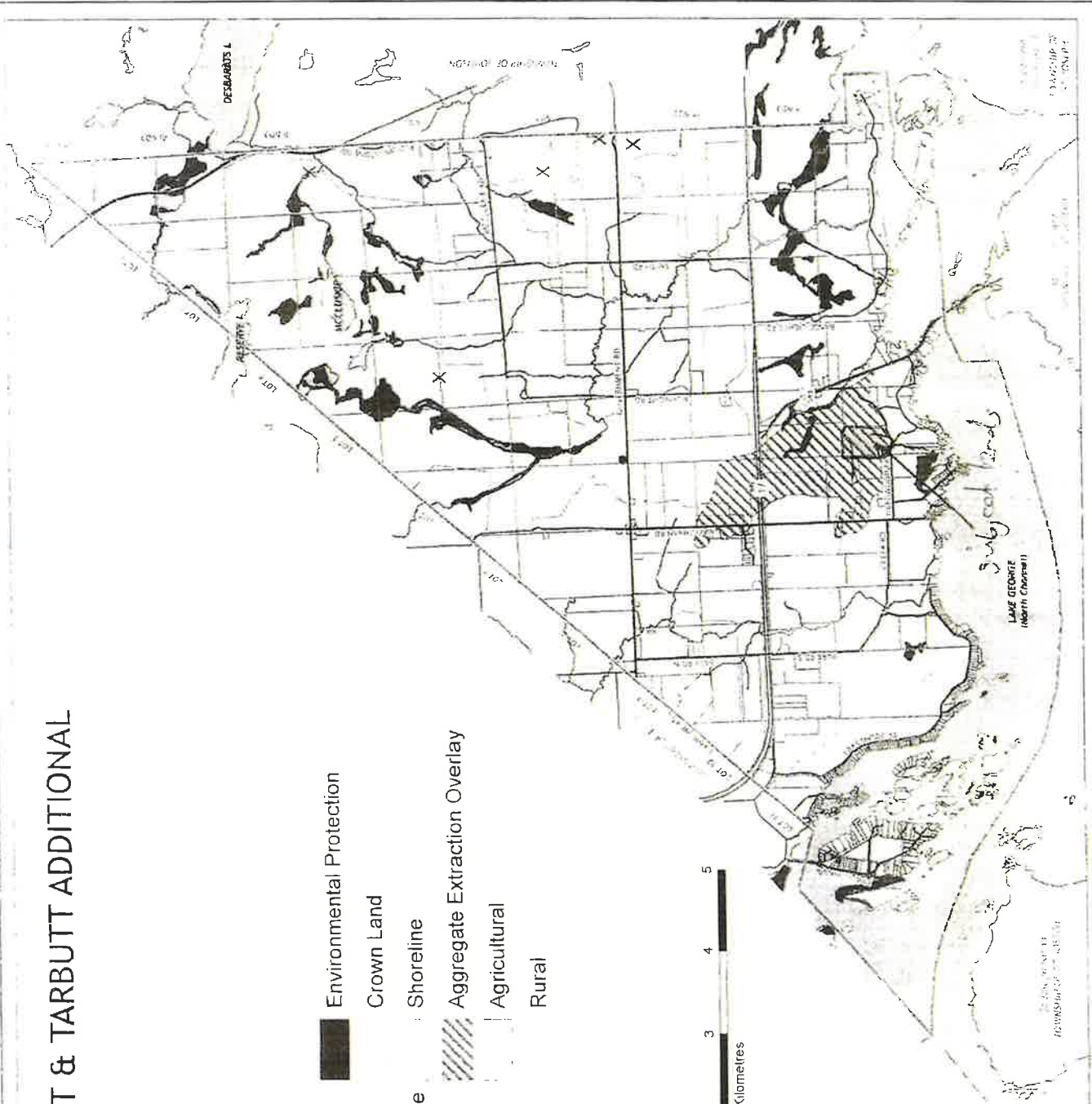
TOWNSHIP OF TARBUTT & TARBUTT ADDITIONAL Official Plan SCHEDULE 'A' Land Use

Legend

- X Abandoned Mine Sites
- Park
- Closed Waste Disposal Site
- Railway
- Roads
- Watercourse
- Township Boundary
- Environmental Protection
- Crown Land
- Shoreline
- ▨ Aggregate Extraction Overlay
- ▨ Agricultural
- ▨ Rural



Datum: GCS North American 1983
 Projection: UTM ZONE 18
 Adopted Date: April 28, 2015



Desbarats to Echo Bay Planning Board

Application for Consent Under Section 53 of the Planning Act

Before Starting This Application

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

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

Office Use Only

File Number	J2024-06
Roll Number	5716-000-006-09600-000
Date Submitted	May 17 2024
Date Received	May 24 2024
Sign Issued	

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

1. Applicant Information			
1.1	Name of Applicant	Home Telephone No.	Business Telephone No.
	Rufus Martin Rebecca Martin		
	Address	Postal Code	
	91 Fisher Road RR #1	P0R 1C0	
1.2	This section is for the name of Owner (s) if different than the applicant. An owner's authorization is required in Section 11.1		
	Name of Owner (s)	Home Telephone No.	Business Telephone No.
	Address		Postal Code
1.3	Name of person who is to be contacted, and to receive any correspondence, about the application, if different than the applicant. This may be a person or firm acting on behalf of the applicant.		
	Name of Contact Person	Home Telephone No.	Business Telephone No.
	Address	Postal Code	Fax No.

2. Location of the Subject Land				
2.1	District	Local Municipality	Section or Mining Location	Civic #
	Algoma	Johnson Twp		91
	Concession Number (s)	Lot Number (s)	Registered Plan No.	Lot (s)/Block (s)
	CON 5	PT LT 5	PL 58	
	Reference Plan No.	Part Number (s)	Name of Street/Road	Other Identifier
			Fisher	
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:
Rufus Martin

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

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

4.1	Description		Severed	Retained
			Frontage (m.)	120 m
	Depth (m.)		120 m	
	Area (ha.)			
4.2	Use of Property	Existing Use (s)	Residential + Farm	Residential + Farm
		Proposed Use (s)	Same	Same
4.3	Buildings or Structures	Existing	vacant	house, barn
		Proposed	NONE	Sheds
4.4	Access (check appropriate space)	Provincial Highway	NO	NO
		Municipal road, maintained all year	Yes	Yes
		Municipal road, seasonally maintained	NO	NO
		Other public road	NO	NO
		Right of way	NO	NO
		Water access (See Note #1)	NO	NO
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	NO	NO
		Privately owned and operated individual well	NO	Yes
		Privately owned and operated communal well	NO	NO
		Lake or other water body	NO	NO
		Other means		
4.6	Sewage Disposal (check appropriate space)	Publicly owned and operated sanitary sewage system	NO	NO
		Privately owned and operated individual septic tank (See Note #2)	Proposed to have one	Yes - grey water only
		Privately owned and operated communal septic system	NO	NO
		Privy	NO	NO
Note #2: A certificate of approval from the local Health Unit or Ministry of the Environment and Energy submitted with this application will facilitate the review.				

Section 4 continued on next Page

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

5. Land Use			
5.1	What is the existing official plan designation (s), if any, of the subject land? Plan 58 Agricultural 2		
5.2	What is the zoning, if any, of the subject land? If the subject land is covered by a Ministry's zoning order, what is the Ontario Regulation Number? Rural Residential Farm Agricultural 2		
5.3	Are any of the following uses or features on the subject land or within 500 metres of the subject land, unless otherwise specified. Please check the appropriate boxes, if any, which apply		
	Use or Feature	On the Subject Land	Within 500 Metres of Subject Land, unless otherwise specified (indicate approximate distance)
	An agricultural operation, including livestock facility or stockyard	Yes	Yes
	A landfill	NO	NO
	A sewage treatment plant or waste stabilization plant	NO	NO
	A provincially significant wetland (class 1, 2, or 3 wetland)	NO	NO
	A provincially significant wetland within 120 metres of the subject land	N/A	NO
	Flood plain	NO	NO
	A rehabilitated mine site	NO	NO
	A non-operating mine site within 1 kilometre of the subject land	NO	NO
	An active mine site	NO	NO
	An industrial or commercial use, and specify the use(s)	NO	Yes to north Lumber dry
	An active railway line	NO	NO
	A municipal or federal airport	NO	NO

6. History of the Subject Land	
6.1	<p>Has the subject land ever been the subject of an application for approval of a plan of subdivision or consent under the Planning Act?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown</p> <p>If Yes and if known, provide the Ministry's application file number and the decision made on the application</p> <p>File # _____ Decision: _____</p>
6.2	<p>If this application is a re-submission of a previous consent application, describe how it has been changed from the original application:</p> <p style="text-align: center;"><i>n/a</i></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> <p>_____</p> <p>_____</p>

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

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

8.1

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

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

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

8.2

Notification Sign Requirements:

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

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

9. Other Information

9.1

Is there any other information that you think may be useful to the 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 Rufus + Rebecca Martin
of the District of Algoma in the Township of Johnson
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

Johnson Township Office
at the Office
in the County of Algoma
this 17 day of May, 2024
Janet Maguire
Commissioner of Oaths



Rufus H Martin
Applicant

Rebecca Martin
Applicant

11 Authorizations

11.1

If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form and/or the authorization set out below must be completed

Authorization of Owner for Agent to Make the Application

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

(Date)

Signature of Owner (s)

Sworn (or declared) before me

At the _____, in the _____

This _____ day of _____, 20____

Commissioner

11.2

Authorization of Owner for Agent to Provide Personal Information

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

I authorize _____, as my agent for this application, to provide any of my personal information that will be included in this application or collected during the processing of this application.

(Date)

Signature of Owner (s)

Sworn (or declared) before me

At the _____, in the _____

This _____ day of _____, 20____

Commissioner

12. Consent of the Owner

12.1

I, Rebecca
Rufus Martin, am the owner of the land that is the subject of this

Consent application and for the purpose of the Freedom of Information and Protection of Privacy Act, I authorize and consent to the use by, or the disclosure to, any person or public body of any personal information that is collected under the authority of the Planning Act for the purpose of processing this application.

May 17 / 24
(Date)

Rufus H Martin
Rebecca Martin
Signature of Owner (s)

13 Permissions

13.1

Permission to enter on to the subject land(s)

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

Signature of Owner (s) or Authorized Agent

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

Submission of the Application

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

Step #1:

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

Step #2:

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

Step #3:

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

PLEASE NOTE

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

All documents should be forwarded to the attention of:

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

North

Sketch Sheet

New Lot

120m

M 021

Fisher Rd

Bush

Retained

Bush

Bush

Barn

shed

shed

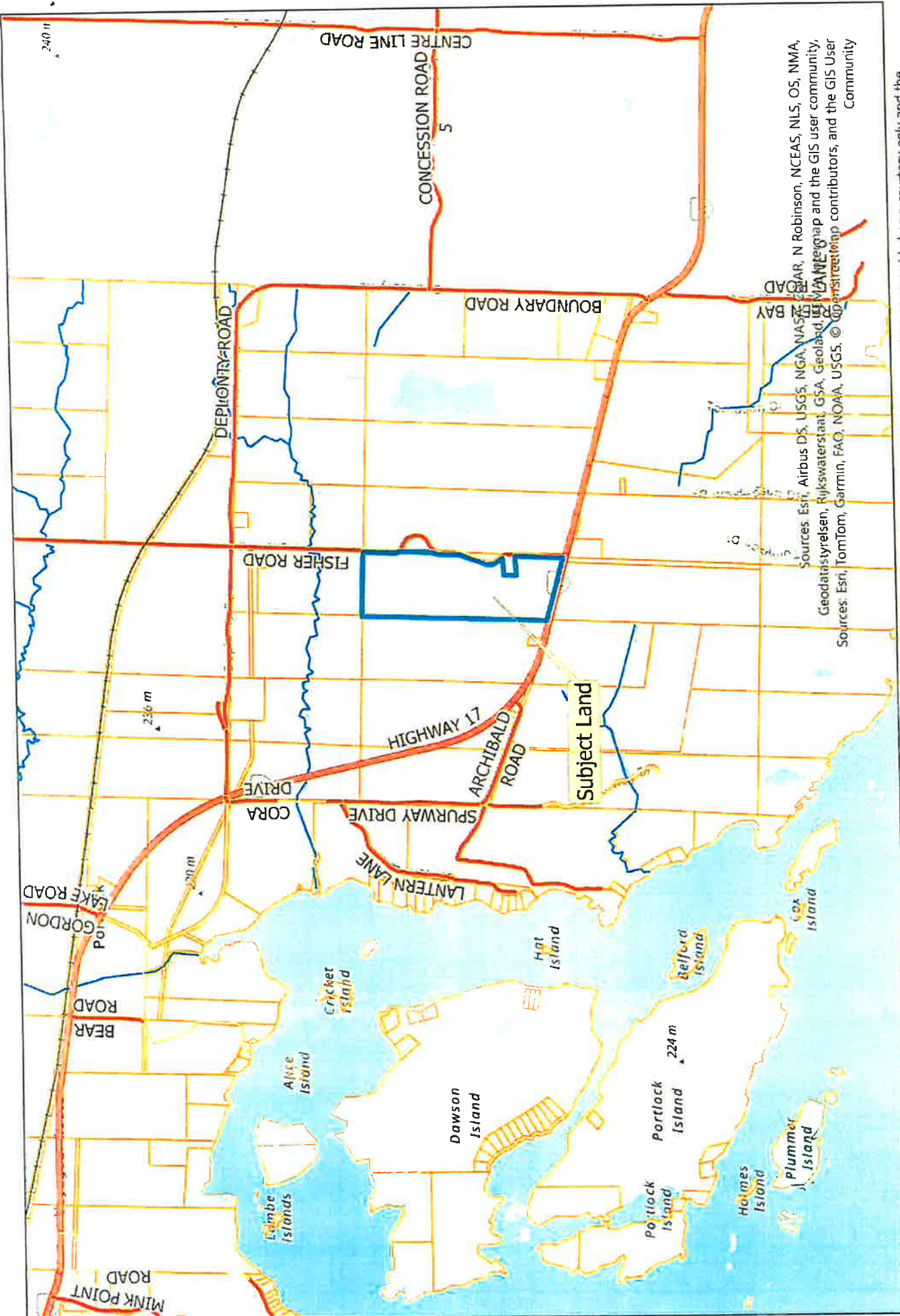
Hoses

17

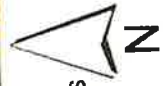
High

1/1/1

East



Sources: Esri, Airbus DS, USGS, NGA, NASA, CNR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasysteisen, Rijkswaterstaat, GSA, Geoland, IGN, Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



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

DESBARATS TO ECHO BAY PLANNING BOARD KEY MAP

Consent Application: J2024-06 Martin

Proposed Creation of One (1) Lot

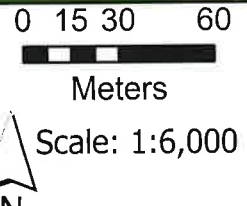
Subject Land - 91 Fisher Road; PT LT 5 PLAN 58 CON 5, ACS

Johnson Township

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: J2024-06 Martin
 Proposed Creation of One (1) Lot for Residential Purposes
 Subject Land - 91 Fisher Road; PT LT 5 PLAN 58 CON 5
 Johnson Township, Algoma



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

Desbarats to Echo Bay Planning Board

Application for Consent
Under Section 53 of the Planning Act

BEFORE STARTING THIS APPLICATION:

Please read the following:

- 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	E2024-07
Roll Number	
Date Submitted	24 May 2024
Date Received	24 May 2024
Sign Issued	

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

1. Applicant Information				
1.1	Name of Applicant Patti Kastikainen		Telephone No. 705-257-5013	Email/other contact patti@kastikainen.com
	Address 3171 highway 17B, Echo Bay, ON.			Postal Code POS 1C0
1.2	This section is for the name of Owner (s) if different than the applicant. An owner's authorization is required in Section 11.1			
	Name of Owner (s)		Home Telephone No.	Email/other contact
	Address			Postal Code
1.3	Name of person who is to be contacted, and to receive any correspondence, about the application, if different than the applicant. This may be a person or firm acting on behalf of the applicant.			
	Name of Contact Person Lacey Kastikainen		Home Telephone No. 705-971-4955	email lkastikainen@gmail.com
	Address 77 Church Street, Echo Bay, ON.		Postal Code POS 1C0	Email/other contact
2. Location of Subject Land				
2.1	District Algoma	Local Municipality Macdonald	Section or Mining Location	Civic # 3159 & 3171 hwy 17B
	Concession Number (s)	Lot Number (s) Lot 3 & 31	Registered Plan No. H-780	Lot(s)/Block (s)
	Reference Plan No.	Part Number (s)	Name of Street/Road highway 17B	Other Identifier
2.2	Are there any easements or restrictive covenants affecting the subject land?			
	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (describe below the easement or covenant and its effect)			

3. Purpose of this Application.		
3.1	Type and purpose of proposed transaction (check appropriate box) Transfer: <input checked="" type="checkbox"/> Creation of a new lot <input type="checkbox"/> Addition to a lot <input type="checkbox"/> An Easement <input type="checkbox"/> Other purpose Other: <input type="checkbox"/> A charge <input type="checkbox"/> A lease <input type="checkbox"/> A correction of title	
3.2	Name of person (s), if known, to whom land or interest in land is to be transferred, leased or charged:	
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		Severed/Lot Addition	Retained
		Frontage (m.)	131m	36m
		Depth (m.)	83.4 m	83.4 m
		Area (ha.)	0.5 hectares	0.3 hectares
4.2	Use of Property	Existing Use(s)	Residential/Commercial	Residential
		Proposed Use(s)	Commercial	Residential
4.3	Buildings or Structures	Existing	Restaurant	Single Detached & Garage
		Proposed	No Change	No Change
4.4	Access (check appropriate space)	Provincial Highway	Hlgwhay 17B	Highway 17B
		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	X	X
		Privately owned and operated individual well		
		Privately owned and operated communal well		
		Lake or other water body		
		Other means		
4.6	Sewage Disposal (check appropriate space)	Publicly owned and operated sanitary sewage system	X	X
		Privately owned and operated individual septic tank		
		Privately owned and operated communal septic system		
		Privy		
Section 4 continues on next Page				

4. Description of Subject Land & Servicing Information ... continued					
4.7	Other Services (check if the service is available)		Severed/Lot Addition	Retained	
			Electricity	X	X
			School Bussing	X	X
			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? Village Centre				
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? Village Commercial				
5.3	Are any of the following uses or features on the subject land or within 500 metres of the subject land, unless otherwise specified. Please check the appropriate boxes, if any, which apply.				
	Land Use or Feature	On the Subject Land	Within 500 Metres of Subject Land, unless otherwise specified (indicate approximate distance)		
	An agricultural operation, including livestock facility or stockyard				
	A landfill				
	A sewage treatment plant or waste stabilization plant		X		
	A provincially significant wetland (class 1, 2, or 3 wetland)				
	A provincially significant wetland within 120 metres of the subject land	X	X		
	Flood plain				
	A rehabilitated mine site				
	A non-operating mine site within 1 kilometre of the subject land				
	An active mine site				
	Natural Gas Pipeline				
	An industrial or commercial use, and specify the use (s)	X Restaurant	X Restaurant		
	An active railway line		X		
A municipal or federal airport					

6. History of the Subject Land

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

7 Current Application

7.1	Is the subject land currently the subject of a proposed official plan or official plan amendment that has been submitted to the Minister for approval? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> 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 ? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown If Yes, and if known, specify the Ministry file number and status of the application:

9. Other Information

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

This property has a residential single detached family home and accessory building on the same property as a commercial business. The applicant wishes to sever the residential house from the business in order to plan for the future and a potential sale of the business for retirement purposes.

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 Patti Kastikainen

of the Township of Macdonald in the District of Algoma

make oath and say (or solemnly declare) that the information contained in this application is true and that the information contained in the documents that accompany this application are true.

Sworn (or declared) before me at the

at the Township of Macdonald

in the District of Algoma

this 23rd day of May, 2024

[Signature]
Commissioner of Oaths

Lacey Kastikainen A.M.C.T.
A Commissioner of Oaths
while Clerk, or Designate in
The Township of Macdonald,
Meredith & Aberdeen Additional
Signed this 23 day of May
2024
Signature [Signature]

[Signature]
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, _____, am/are the owner(s) of the land that is the subject of this application for Consent and I authorize _____ to make this application on my behalf.

(Date) Signature of Owner (s)
Sworn (or declared) before me at the

at the _____
in the _____
this _____ day of _____, 20

Commissioner of Oaths

Applicant

Applicant

11.2

Authorization of Owner for Agent to Make the Application

I/we, _____, 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 _____ 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.

(Date) Signature of Owner (s)
Sworn (or declared) before me at the

at the _____
in the _____
this _____ day of _____, 20

Commissioner of Oaths

Applicant

Applicant

12. Consent of the Owner

12.1 I/we, Patti Kest Patti Kastikainen, 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)

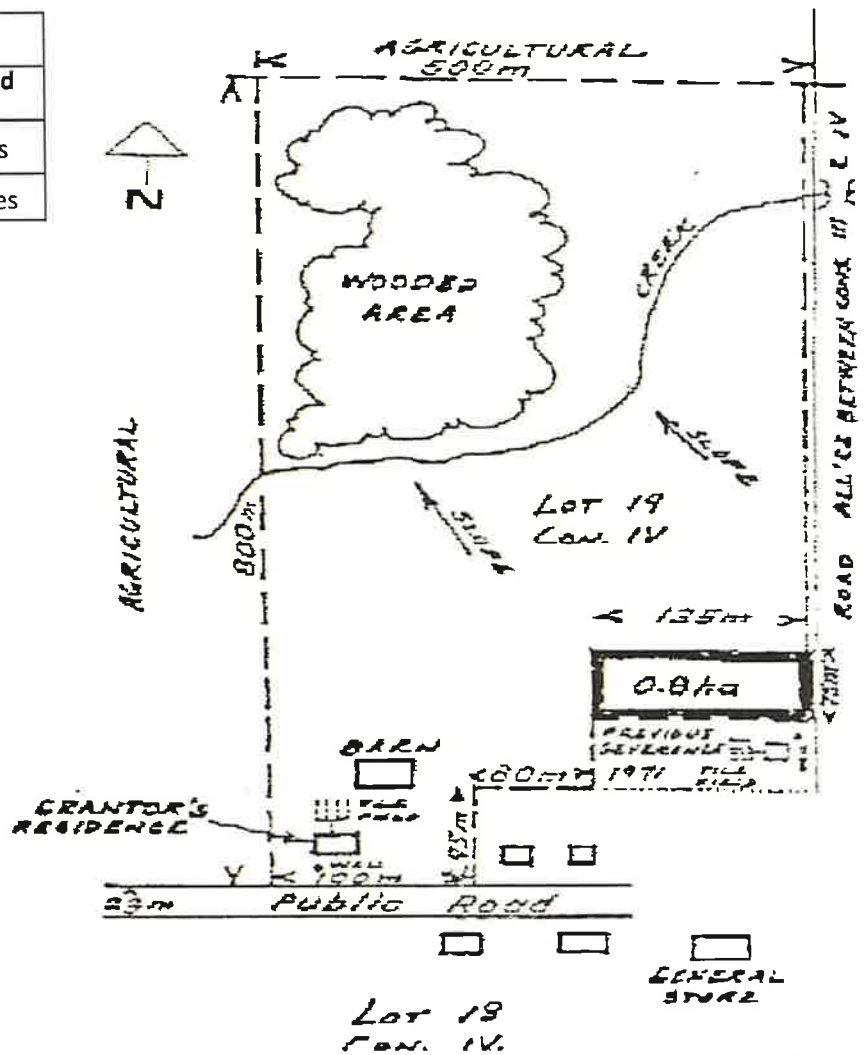
I/We hereby authorize the members and staff of the Desbarats to Echo Bay Planning Board to enter upon the subject land (s) and premise(s) for the limited purpose of evaluating the merits of this application

Signature of Owner (s) or Authorized Agent Patti Kest Date May 23, 2024

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 \$1200.00 per lot created. You may make the necessary copies yourself or the Planning Board can make them for you for a fee of \$20.

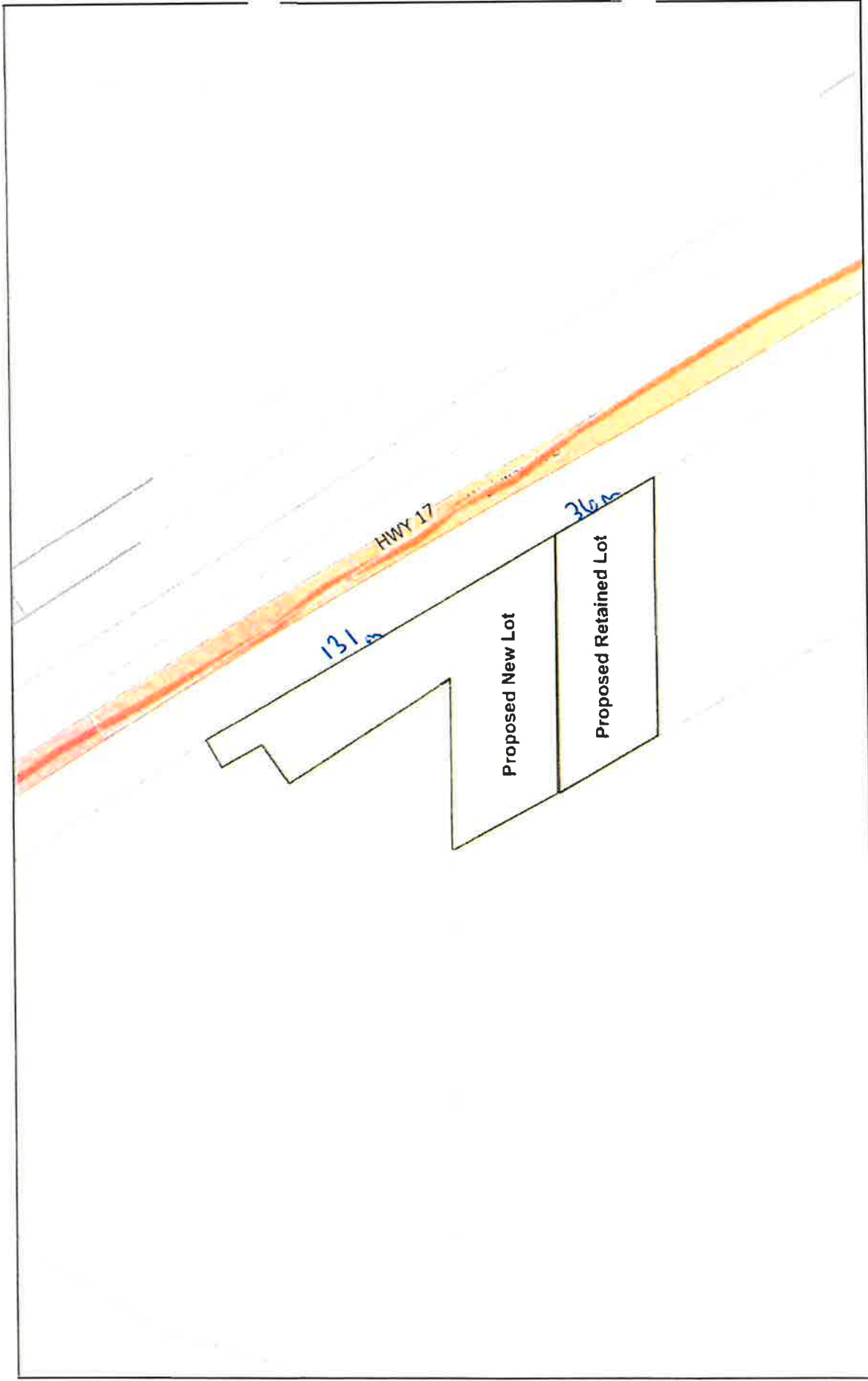
PLEASE NOTE: FEES MAY CHANGE WITHOUT NOTICE. YOU SHOULD CONTACT THE DESBARATS TO ECHO BAY PLANNING BOARD PRIOR TO WRITING ANY CHEQUES TO THEM.

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

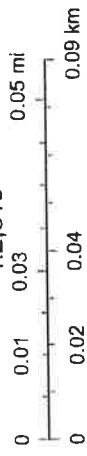
Kastikainen Severance



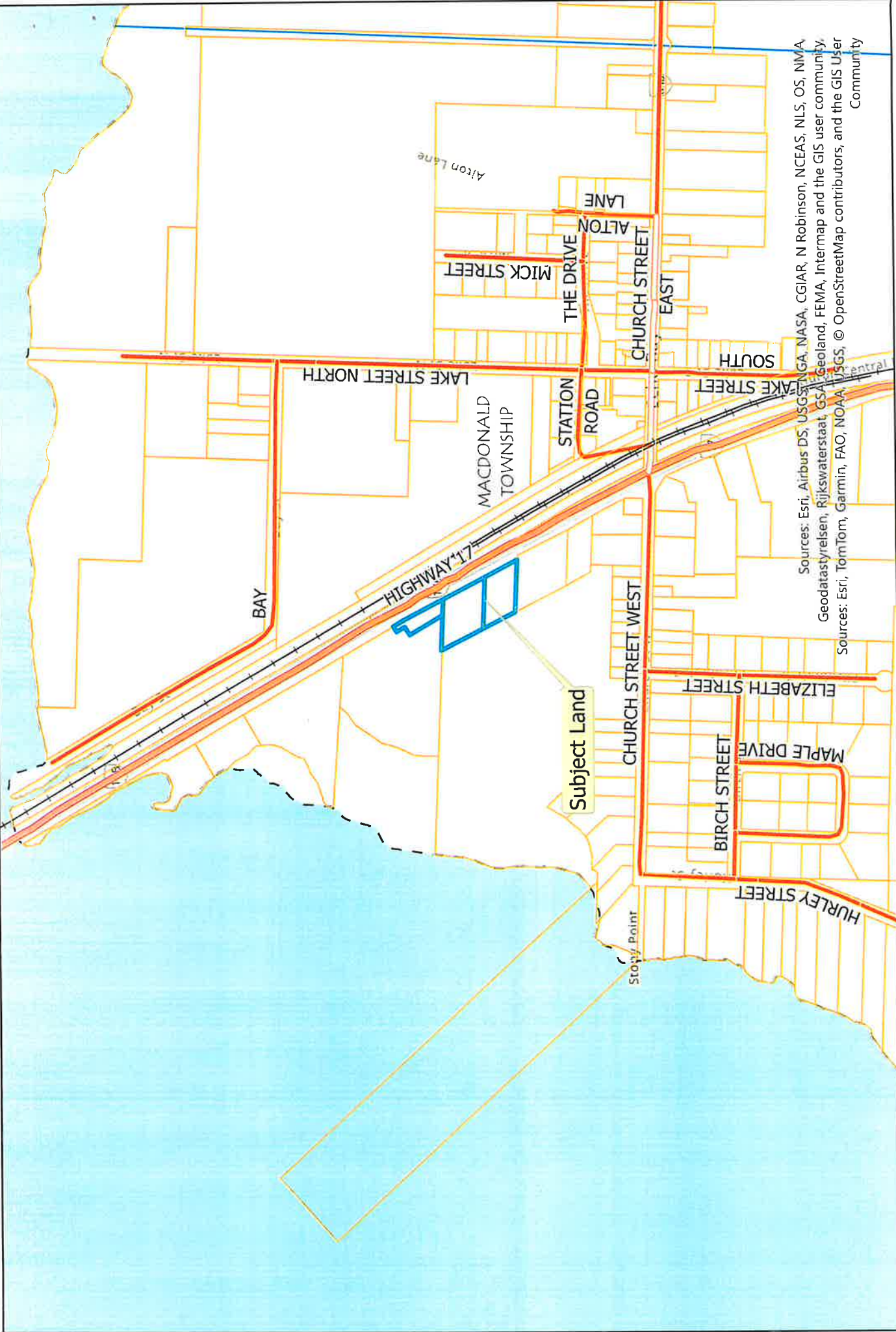
2024-05-23

E2024-07

1:2,513

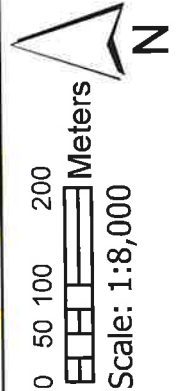


Esri Community Maps Contributors, Province of Ontario, L.T.C. ©
OpenStreetMap, Microsoft, Esri Canada, Esri, TomTom, Garmin, SafeGraph.



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

DESBARATS TO ECHO BAY PLANNING BOARD KEY MAP
 Consent Application: J2024-06 Martin
 Proposed Creation of One (1) Lot
 Subject Land - 91 Fisher Road; PT LT 5 PLAN 58 CON 5, ACS
 Johnson Township

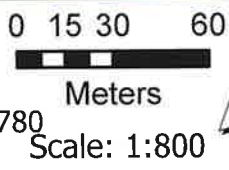


Maps are provided as a courtesy only and the Desbarats to Echo Bay Planning Board makes no guarantees as to the accuracy of this information. This map is not intended to be used for conveyance, authoritative definition of the legal boundary, or property title. This is not a survey product.



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

DESBARATS TO ECHO BAY PLANNING BOARD KEY MAP
 Consent Application: E2024-07 Kastikainen
 Proposed Creation of One (1) Lot
 Subject Land - 3159 & 3171 Highway 17B; Lot 3 & 31, H-780
 Macdonald Meredith and Aberdeen Additional Township



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.

ST. JOSEPH ISLAND PLANNING BOARD

P.O. Box 290
Richards Landing, Ontario
P0R 1J0

Telephone: 705-542-4606

Email: sjiplanningboard@gmail.com

May 13, 2024

Algoma Public Health
294 Willow Avenue
Sault Ste. Marie, ON
P6B 0A9

Attention: Virginia Huber

Dear Ms. Huber:

Re: APH Fees for Review of Land Use Applications

We acknowledge receipt of your correspondence dated April 12, 2024 regarding Algoma Public Health's Sewage System Program 2024 and associated fee schedule. While the Planning Board is well aware of the financial challenges facing all public bodies, they are also questioning the justification for the fees proposed to be charged for review of land use planning applications such as consents to sever, minor variances and zoning by-law amendments.

The Ontario Building Code Act does authorize building permit fees to be charged for septic systems on a cost/recovery basis. This Planning Board however feels that the \$500 minimum fee, and additional fee of \$250/lot for applications of more than 2 lots, may be excessive and unreasonable, especially given that in the case of most land use planning applications no on site inspection is needed nor carried out. We also question whether there is even any authority under the Ontario Building Code Act to authorize the charging of fees to review and comment on land use planning applications.

Thank you for your consideration of this matter. We look forward to your response.

Sincerely,



Michael Jagger
Secretary-Treasurer

c. Area Municipalities

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

Date: June 4, 2024

Motion # 24-197

Moved By: *Shelly Bailey*

Seconded By: *[Signature]*

WHEREAS the St. Joseph Island Planning Board has brought to our attention concerns regarding the proposed fee schedule associated with Algoma Public Health's Sewage System Program 2024,

AND WHEREAS the Planning Board has expressed reservations about the justification for the fees proposed to be charged for the review of land use planning applications, including consents to sever, minor variances, and zoning by-law amendments,

AND WHEREAS the Planning Board questions the potential excessive and unreasonable nature of the proposed fees, especially considering that in most cases, no on-site inspection is required for land use planning applications,

AND WHEREAS there is uncertainty about the authority under the Ontario Building Code Act to authorize the charging of fees for the review and comment on land use planning applications,

BE IT RESOLVED that this Council stands in support of the concerns raised by the St. Joseph Island Planning Board regarding the proposed fee schedule for Algoma Public Health's Sewage System Program 2024,

BE IT FURTHER RESOLVED that this Council urges Algoma Public Health to reconsider the proposed fees and ensure that they are reasonable, transparent, and aligned with the actual costs and services provided,

BE IT FURTHER RESOLVED that a copy of this motion be forwarded to Algoma Public Health and relevant authorities to convey our support for the concerns raised by the St. Joseph Island Planning Board and to advocate for fair and equitable fee structures.

Councillor's Vote

Councillor's Name	FOR	AGAINST
BAILEY, Shelly	_____	_____
BROCKELBANK, Parker	_____	_____
CHEVIS, Adam	_____	_____
HANSEN, Derek	_____	_____
WATSON, Lynn	_____	_____

Lynn Watson
Carried

Signed Lynn Watson

MAYOR



The Township of Tarbutt
27 Barr Road South
Desbarats, Ontario P0R 1E0
Ph: 705-782-6776 Fax: 705-782-4274
www.tarbutt.ca

June 17, 2024

Algoma Public Health
294 Willow Avenue
Sault Ste Marie, ON
P6B0A9

At its meeting of June 12, 2024, the Council of The Township of Tarbutt passed the following resolution in support of the intent of the letter from the St. Joseph Island Planning Board regarding proposed fees for review of land use applications.

Resolution No: 2024-96

Moved by: D. McClelland

Seconded by: D. Farrar

Be it resolved that correspondence items a. through g on the consent agenda dated June 12, 2024 be received; and

That Council supports the intent of the letter from the St. Joseph Island Planning Board, as supported by the Desbarats to Echo Bay Planning Board, that the proposed fees for review of land use applications is excessive and unreasonable and should be reconsidered.

Please contact the undersigned if you require additional information.

Yours truly,

Carol O. Trainor, A.M.C.T.
CAO/Clerk
e-mail: clerk@tarbutt.ca

Request: RHIS - GIS Data for Northern Ontario

Zviko Gwekwerere <zgwekwerere@ruralontarioinstitute.ca>

Tue 2024-06-04 3:59 PM

To: Jared Brice <Admin@tarbutt.ca>

Hello Jared,

My name is Zviko Gwekwerere, and I am the Northern Coordinator for the Rural Housing Information System (RHIS) team at the Rural Ontario Institute (ROI). Our mission is to support the development of attainable and affordable housing in rural and northern Ontario communities through data-driven insights and solutions. The RHIS provides essential data-driven insights, including demographic trends, housing stock, and GIS data.

The RHIS currently contains data for 223 Eastern and Western Ontario rural municipalities. We are now in the process of expanding our RHIS platform in collaboration with FedNor, NOMA, and FONOM to include data from the 145 Northern Ontario municipalities. While we have been successful in obtaining geospatial data from municipalities in rural eastern and western Ontario, we have encountered challenges in accessing similar support in Northern Ontario.

We were given this contact from Shawn Croisier at ACORN with the Sault Ste. Marie Innovation Centre to connect us with GIS personnel in the North. We are specifically seeking geospatial data for Northern Ontario to enhance the zoning page within our RHIS platform. This data includes where the settlement areas are in rural municipalities and the zoning within the settlement area that permits 3 or more type dwellings to be built.

We would greatly appreciate the opportunity to discuss further about the RHIS project and the GIS data we are looking to have displayed in the RHIS. Please let me know if you would be available to meet for further discussions and your availability. If you could also kindly let us know which areas within the North you may have data for, whether it is just Echo Bay/Tarbutt or other surrounding areas/ your district.

Best,



Zviko Gwekwerere

RHIS Northern Coordinator

ROI, Rural Ontario Institute

zgwekwerere@ruralontarioinstitute.ca

www.ruralontarioinstitute.ca



CONSULTANT SCOPE CHANGE REQUEST 1

Project Name:	Desbarats to Echo Bay Planning Board – Consulting services to complete the Joint Official Plan for the Desbarats to Echo Bay Planning Area	JLR Project No.:	32563-000
Client Name:	Desbarats to Echo Bay Planning Board Tarbutt Township	PO / Contract No.:	
Client Contact:	Jared Brice Administrative and Planning Assistant		

Description and Reason for the Change:

The initial scope of work for the completion of the joint Official Plan of the Desbarats to Echo Bay Planning Area was determined in the project proposal dated from June 22, 2023 and signed by the Client on August 22, 2023.

This scope change request proposed to update the Official Plan review timeline and scope of work. New steps and tasks not accounted for in the original proposal will include the following:

Draft Official Plan

1. A review of the most recent legislative and policy changes including consideration for how the Official Plan will be affected by the upcoming new Provincial Planning Statement 2024. This will be addressed in the Recommendations and Findings Memo.
2. Review the Draft Official Plan Report based on the updated OP Schedules

Final Official Plan adoption

3. Additional scope to re-familiarize with background research and materials given the project delays that have occurred in 2023-2024.
4. Delays fees estimated to \$2,554 will be added to the Official Plan adoption phase.

GIS mapping

5. Definition of the urban settlements area will consist of a delineation of the settlement areas of Desbarats and Echo Bay based on existing draft OP schedules, aerial observations, the outcomes of the LEAR analysis and additional consultation with the Planning Board.
6. JLR will provide GIS mapping support to complete the OP schedules based on the Ministries comments and the land use planning analysis. This work will be conducted on lump sum basis and will involve the reproduction of the settlement's areas delineation and confirming the proposed boundaries with the Planning Board and the Township's Councils.

Demographic / land supply analysis

7. Further refinement is required for to complete the land supply analysis upon the delineation of the urban settlements areas of Desbarats and Echo Bay.

Schedule

8. Extend the project completion date to the end of October 2024.

Management and Coordination

9. Coordination and management related tasks that are not included in the scope of work will be undertaken on an hourly basis and a description of the task will be provided.

CONSULTANT SCOPE CHANGE REQUEST 1

Additional consulting services outside the scope of these services will be provided on an hourly basis according to the following 2024 rates schedule plus 7% disbursement (fee and expenses).

Jason Ferrigan	\$262.50/hour
David Welwood	\$197.50/hour
Soumaya Ben Miled	\$142.50/hour
Kris Kerwin	\$175.00/hour
Christina Kamwendo	\$127.5/hour

Assumptions and Exclusions:

- Same as the project proposal, dated June 22, 2023

Additional Deliverables:

- Land use schedules for the new Official Plan
- A revision to the Findings and Recommendations Memo to address the most recent provincial legislative and policy changes.

*The terms and conditions of the original agreement will apply for the proposed additional scope of work.

Impact to Schedule:

Original Completion Date:	May 31, 2024	Revised Completion Date:	October 31, 2024
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Additional Fees for this Scope Change

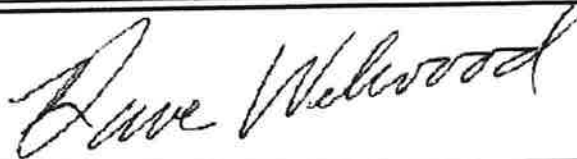
JLR	Sub-Consultants	Expenses	Total Value of Scope Change
\$29,097.25	\$	\$	\$29,097.75

*\$ 7274.43 each
Township
157.5 hours*

CONSULTANT SCOPE CHANGE REQUEST 1

Issued on: June 3, 2024 By:

David Welwood, Senior Planner
J.L. Richards & Associates Limited



Signature

By: Jason Ferrigan, Principal Associate, Chief Planner
J.L. Richards & Associates Limited



Signature

Client Approval:

Signature

Additional Distribution:

Jared Brice, Administrative and Planning Assistant
Kris Kerwin, Senior GIS Technologist



Total Budget: \$ 29,097.75

Jason Ferrigan	0
Dave Welwood	0

Project: Joint Official Plan Desbarats to Echo Bay Planning Board
Client: Desbarats to Echo Bay Planning Board
JLR #: 32563-000
Principal: Jason Ferrigan
JLR PM: Dave Welwood
Rev.: 0

Estimated Engineering Fee

Due Date	Planning		Planning		Planning		Sub-Consultants		Expenses		Total Hours	Total Cost
	Principal	Project Manager	Graduate Engineer/Architect/PIanner II	Technician/Technologist V	Technician/Technologist V	Technician/Technologist V	Mileage	Delays fees				
Phase 1												
Review findings and recommendations memo												
Review Draft official Plan	1	7.5	20									
Definition of the Urban settlement areas	0.5	7.5	20									
GIS mapping/OP Schedules (hourly basis)		3	4	1	3							
1. Startup meeting			1	1	1							
2. Request and Organize data			2	1	5							
3. Develop Base map			2	5	15							
4. Revise Findings and Recommendation Memo			1	4	20							
5. OP Schedules	0.5	1	3	4	20							
6. Project Closeout	0.5	2	4	2								
Demographic/land supply analysis												
Project management coordination (hourly basis)												
Phase 2												
Fees related to project delays	2.5	23	54	19	59							\$ 2,554.00
BREAKDOWN SUMMARY												
Phase 1												
Phase 2	2.5	23	54	19	59							
Total Hours Budgeted	\$656.25	\$4,642.50	\$7,695.00	\$3,325.00	\$10,325.00						158	
Total Cost Budgeted												\$ 29,097.75

an Palm



To: Janet Maguire <jmaguire@johnsontownship.ca>; **+3 others**

Wed 5/06/2024 10:38 AM



Good Morning! We have just received a quote with a Revised Completion Date from J.L. Richards. It would amount to \$7274.43 per Township (total hours of 157.5) We would appreciate any comments and input prior to our next Board Meeting of June 25th. Thanks so much! Jean

FW: Bill 185 Has now received Royal Assent

David Welwood <dwelwood@jlrichards.ca>

Thu 2024-06-13 11:41 AM

To: David Welwood <dwelwood@jlrichards.ca>

📎 2 attachments (2 MB)

Bill185_Royal.pdf; Planning-Act-Bill-185-Royal-Assent_Blackline.pdf;

Dear client,

The Province passed Bill 185 on June 5, 2024, and it received Royal Assent on June 6, 2024.

This Bill affects 15 pieces of legislation, but 3 are of direct interest to the Municipal Sector.

These are changes to the Planning Act, the Municipal Act 2001 and the Development Charges Act.

If you would like to have a more thorough understanding of the entirety of the changes we would be pleased to discuss providing you with a more complete analysis.

For now, here is a snippet of the highlights:

PLANNING ACT

- Pre-application processes are now voluntary for almost all municipalities.
- The requirement to refund fees has been deleted.
- Appeals to Official Plan Amendments and Zoning Amendments are restricted to registered owner of the lands that the amendment would apply to, along with prescribed people, which is a very limited list.
- The municipality can now include a lapsing provision for site plans.
- The municipality can now invoke lapsing of subdivisions that have been draft approved since 1995.
- The municipality will have less control over the standards associated with Additional residential units.

MUNICIPAL ACT

- Bonusing for industry is permitted under certain conditions.
- Changes to allow for the municipal website to be used for public notices if there is no newspaper that meets the circulation requirements.
- Changes to the requirements for municipal planning data reporting

DEVELOPMENT CHARGES

- Study costs can be included in the Charge, reversing the change made by Bill 23.
- Costs for increased services can now be included in a charge.
- Changes proposed for phase-in, extension of time for review, and reducing the freeze to 18 months.

There are also proposals for Regulations to implement some of these changes that were also posted on the Environmental Bill of Rights Registry.

These are closed for comment, and remain without decision:

- ERO number 019-8369 [Proposed Planning Act, City of Toronto Act, 2006, and Municipal Act, 2001 Changes \(Schedules 4, 9, and 12 of Bill 185 - the proposed Bill 185, Cutting Red Tape to Build More Homes Act, 2024\) | Environmental Registry of Ontario](#)
- ERO number 019-8366 [Proposed Regulatory Changes under the Planning Act Relating to the Cutting Red Tape to Build More Homes Act, 2024 \(Bill 185\): Removing Barriers for Additional Residential Units | Environmental Registry of Ontario](#)
- ERO number 019-8370 [Proposed Changes to Regulations under the Planning Act and Development Charges Act, 1997 Relating to the Bill 185, Cutting Red Tape to Build More Homes Act, 2024 \(Bill 185\): Newspaper Notice Requirements and Consequential Housekeeping Changes | Environmental Registry of Ontario](#)

- ERO number 019-8368 Proposed Amendments to Ontario Regulation 73/23: Municipal Planning Data Reporting, Environmental Registry of Ontario

There were changes to 13 other Acts, but they are not applicable to most municipalities. A copy of the Bill has been included for your reference.

JR's Planners are experts in land use planning and are closely following these proposed changes and the effect it will have on their public and private clients. If you want to learn more about how these changes will affect you, please reach out to one of our Senior Planners below:

Northern and Central Ontario:

David Welwood, RPP, MCIP – dwelwood@jrichards.ca

Jason Ferrigan, RPP, MCIP – jferrigan@jrichards.ca

Sarah Vereault, RPP, MCIP – svereault@jrichards.ca

Adrianna Grasser – agrasser@jrichards.ca

Eastern Ontario:

Tim Chadder, RPP, MCIP – tchadder@jrichards.ca

Marc Rivet, RPP, MCIP – mrivet@jrichards.ca

Jamie Batchelor, RPP, MCIP – jbatchelor@jrichards.ca

Wes Paetkau, RPP, MCIP – wpaetkau@jrichards.ca

Central and Southwestern Ontario:

Lorelle Spencer, RPP, MCIP – lspencer@jrichards.ca

David Welwood, RPP, MCIP – dwelwood@jrichards.ca



David Welwood, RPP, MCIP, MES
Senior Planner, Planning

