

**Desbarats to Echo Bay Planning Board
September 24th 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 (July 23rd 2024)**
- 4. Staff/Members reports**

B. Old Business:

C. New Business:

- 1. Application for Consent T2024-08 (a) & (b) Applicant(s): Darrell & Elsa Shelswell**

D. Information:

E. Seminars/Meetings:

F. Newsletters/Bulletins:

G. Adjournment:

DESBARATS to ECHO BAY PLANNING BOARD

July 23rd 2024

Regular Meeting

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

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.: 34-2024 Lennie Smith, Todd Rydall

Be it resolved that the Board opens their regular meeting at 7:04 pm. (cd)

Res.: 35-2024 Ruth Wigmore, Lennie Smith

The Planning Board accepts the Minutes of June 25th 2024 as presented. (cd)

Res.: 36-2024 Jason Koivisto, Bradley Shewfelt

Be it resolved that the Board accept the Agricultural Advisory Committee mapping as amended for Johnson Township. (cd)

Res.: 37-2024 Reg McKinnon, Jason Koivisto

Be it resolved that the Planning Board receives the Scope Change Request from J.L. Richards and amends the Scope Change Request 2 to remove the costs associated with the GIS mapping/OP schedules and that the Board therefore send out additional levies to each member Municipality not to exceed \$4500.00 each to cover the costs of said Scope Change Request 2.

That the Board defer the additional incurred to 2025 Budget. (cd)

Res.: 38-2024 Shelly Bailey, Todd Rydall

That the Planning Board agrees to defer Application T2024-08.

Applicant(s): Darrell and Elsa Shelswell (cd)

Res.: 39-2024 Lennie Smith, Ruth Wigmore

Be it resolved that the Planning Board receives the Secretary-Treasurer's report on the Agricultural Advisory Committee.

That the Board provide the recommended Prime Agricultural Lands as presented to J.L. Richards for review. (cd)

Res.: 40-2024 Shelly Bailey, Todd Rydall

Be it resolved that the Board accept the Draft letter as presented and authorize the letter to be sent to the relevant parties with the Board's name in place of the Secretary-Treasurer. (cd)

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	12024-08 (b)
Roll Number	
Date Submitted	
Date Received	Aug 28, 2024
Sign Issued	

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

1. Applicant Information				
1.1	Name of Applicant		Telephone No.	Email/other contact
	198 Smith Rd.		782 6923	shelwell57@gmail.com
Address		Postal Code		
				POR 1 E O
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		Home Telephone No.	email
Address		Postal Code	Email/other contact	
2. Location of Subject Land				
2.1	District	Local Municipality	Section or Mining Location	Civic #
	Algoma	Torbutt	911 ALE	198
	Concession Number (s)	Lot Number (s)	Registered Plan No.	Lot(s)/Block (s)
6	North Half Lot 2			
Reference Plan No.	Part Number (s)	Name of Street/Road	Other Identifier	
		Smith/Government		
2.2	Are there any easements or restrictive covenants affecting the subject land?			
	No <input type="checkbox"/>	Yes (describe below the easement or covenant and its effect) <input checked="" type="checkbox"/> Power agreement for solar panels Algoma Tower		

b)

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:
N/A

3.3 If a lot addition, identify the lands to which the parcel will be added: Roll#
 Description: *N/A*

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

4.1	Description	Severed/Lot Addition		Retained
4.1	Description	Frontage (m.)	<i>45m</i>	<i>32.74065</i>
		Depth (m.)	<i>90m</i>	<i>32.0791</i>
		Area (ha.)		<i>32.7</i>
4.2	Use of Property	Existing Use(s)	<i>solar use</i>	<i>Agriculture</i>
		Proposed Use(s)	<i>N/A</i>	<i>"</i>
4.3	Buildings or Structures	Existing	<i>none</i>	<i>bar & house</i>
		Proposed	<i>N/A</i>	<i>N/A</i>
4.4	Access (check appropriate space)	Provincial Highway		
		Municipal road, maintained all year	<i>Smith Rd ✓</i>	<i>Smith Rd ✓</i>
		Municipal road, seasonally maintained		
		Other public road		
		Right of way		
		Water access (See Note #1)		
Note #1: Describe in section 9.1, the parking and docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road				
4.5	Water Supply (check appropriate space)	Publicly owned and operated piped water supply		
		Privately owned and operated individual well	<i>no</i>	<i>yes</i>
		Privately owned and operated communal well		
		Lake or other water body		
		Other means		
4.6	Sewage Disposal (check appropriate space)	Publicly owned and operated sanitary sewage system		
		Privately owned and operated individual septic tank	<i>N/A</i>	<i>yes</i>
		Privately owned and operated communal septic system		
		Privy		

Section 4 continues on next Page

a)

3. Purpose of this Application

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

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

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

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

4.1	Description		Severed/Lot Addition	Retained
4.1	Description	Frontage (m.)	Smith Rd	Smith Rd
		Depth (m.)	400	400
		Area (ha.)	32.4	32.4
4.2	Use of Property	Existing Use(s)	vacant	Residential
		Proposed Use(s)	-	Residential
4.3	Buildings or Structures	Existing	N A	House barn
		Proposed	N A	no change
4.4	Access (check appropriate space)	Provincial Highway		
		Municipal road, maintained all year	Smith Rd	Smith Rd
		Municipal road, seasonally maintained		
		Other public road		
		Right of way		
		Water access (See Note #1)		
Note #1: Describe in section 9.1, the parking and docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road				
4.5	Water Supply (check appropriate space)	Publicly owned and operated piped water supply		
		Privately owned and operated individual well	proposed if required	✓
		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	as per Alberta Health regulations	privately owned septic system
		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	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
		School Bussing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
		Garbage Collection	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
4.8	If access to the subject land is by private road, or if "other public road" was indicated in section 4. 4, indicate who owns the land or road, who is responsible for its maintenance and whether it is maintained seasonally or all year: <i>N/A</i>			

5. Land Use

5.1	What is the existing official plan designation (s), if any, of the subject land? <i>Agricultural, rural</i>		
5.2	What is the zoning, if any, of the subject land? If the subject land is covered by a Ministry's zoning order, what is the Ontario Regulation Number? <i>Agricultural, rural</i>		
5.3	Are any of the following uses or features on the subject land or within 500 metres of the subject land, unless otherwise specified. Please check the appropriate boxes, if any, which apply.		
	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	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> <i>Yes 310 m</i>
	A landfill	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	A sewage treatment plant or waste stabilization plant	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	A provincially significant wetland (class 1, 2, or 3 wetland)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	A provincially significant wetland within 120 metres of the subject land	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Flood plain	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	A rehabilitated mine site	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	A non-operating mine site within 1 kilometre of the subject land	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> <i>Yes Located east of property of 600 m</i>
	An active mine site	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Natural Gas Pipeline	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	An industrial or commercial use, and specify the use (s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	An active railway line	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
A municipal or federal airport	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	

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:

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

8.1

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

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

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

8.2

Notification Sign Requirements:

To provide public notification, you will be given a public notice sign (no later than 15 days before the meeting) to indicate the intent and purpose of your application. It is your responsibility to:

1. Post one sign per frontage in a conspicuous location on the subject property, at least 14 days before your consent application goes to the Desbarats to Echo Bay Planning Board for consideration.
2. Ensure one sign is posted at the front of the property at least three feet above ground level.
3. Maintain the sign until the application is finalized and the final appeal period has passed. You may remove it.

9. Other Information

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

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

10. Affidavit or Sworn Declaration

10.1 Affidavit or Sworn Declaration for the Prescribed and Requested Information

I/we Darrell & E/S & Shelswell
of the Township of Tarbutt in the Algoma District
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 Tarbutt
in the District of Algoma
this 27 day of August, 2024



Commissioner of Oaths



Applicant



Applicant

12. Consent of the Owner

12.1

I/we, Darrell + Elsa Shelswell, 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)

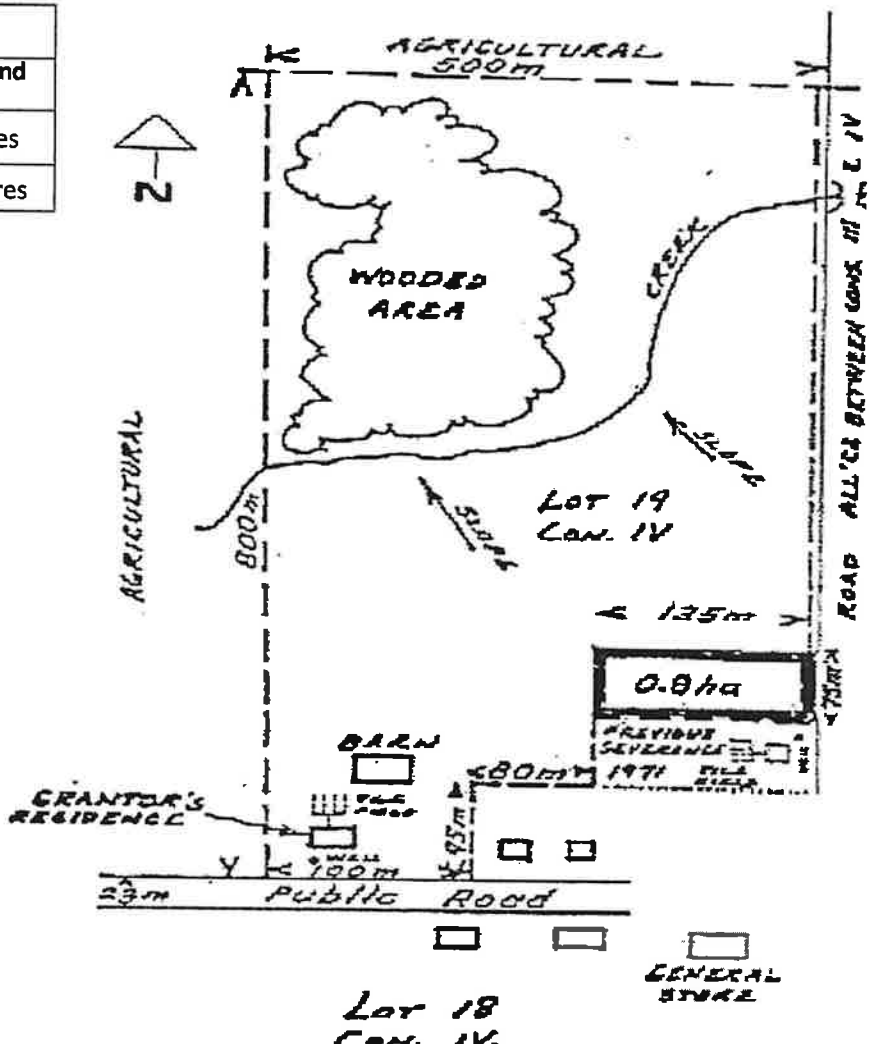
I/We hereby authorize the members and staff of the Desbarats to Echo Bay Planning Board to enter upon the subject land (s) and premise(s) for the limited purpose of evaluating the merits of this application

Signature of Owner (s) or Authorized Agent D. Shelswell Date Aug. 9/24

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 maybe 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.

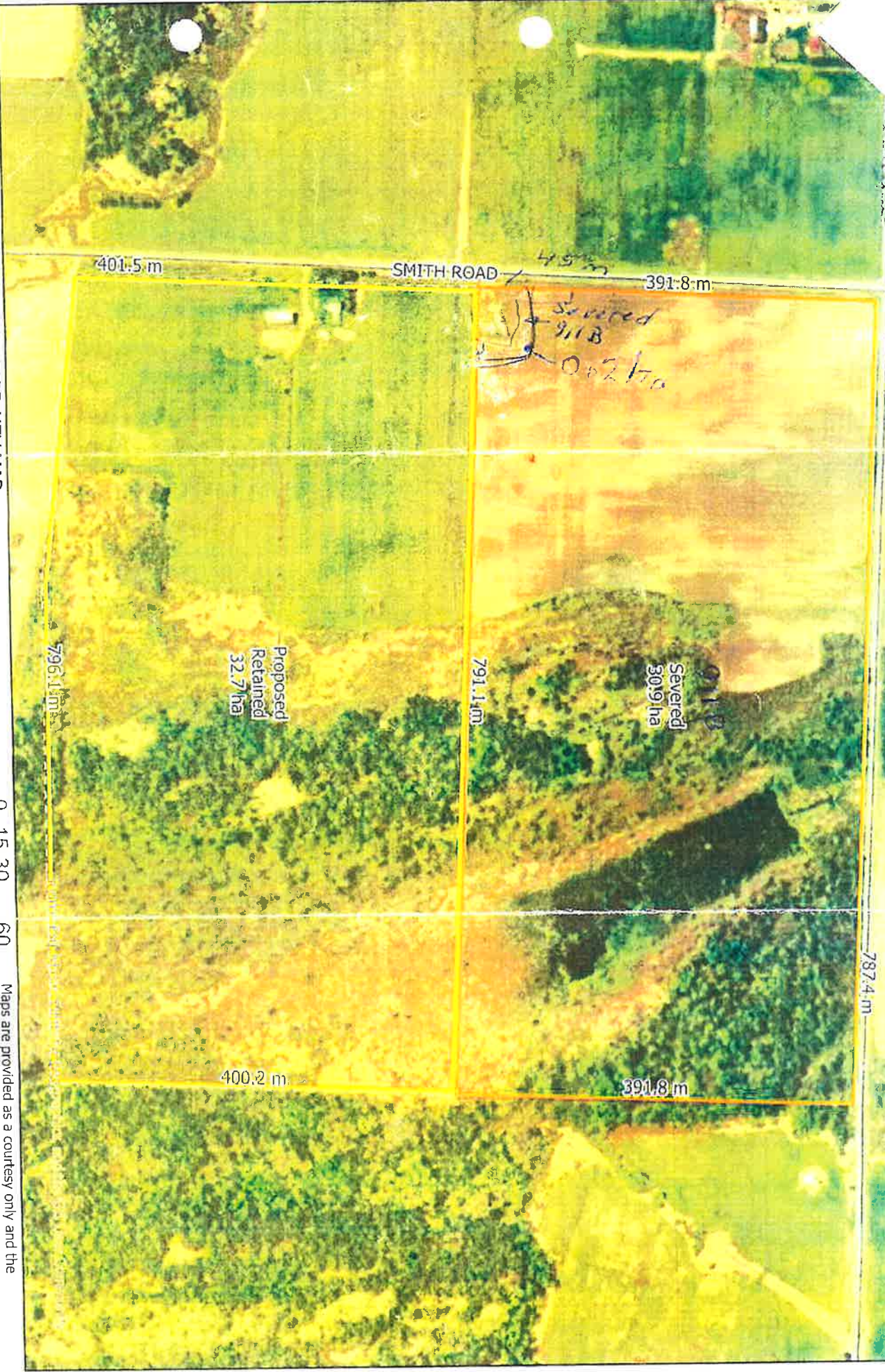
PLEASE NOTE: FEES MAY CHANGE WITHOUT NOTICE. YOU SHOULD CONTACT THE DESBARATS TO ECHO BAY PLANNING BOARD PRIOR TO WRITING ANY CHEQUES TO THEM.

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

RNMMENT ROAD



DESBARATS TO ECHO BAY PLANNING BOARD KEY MAP

Consent Applications: T2024-08 Shelswell

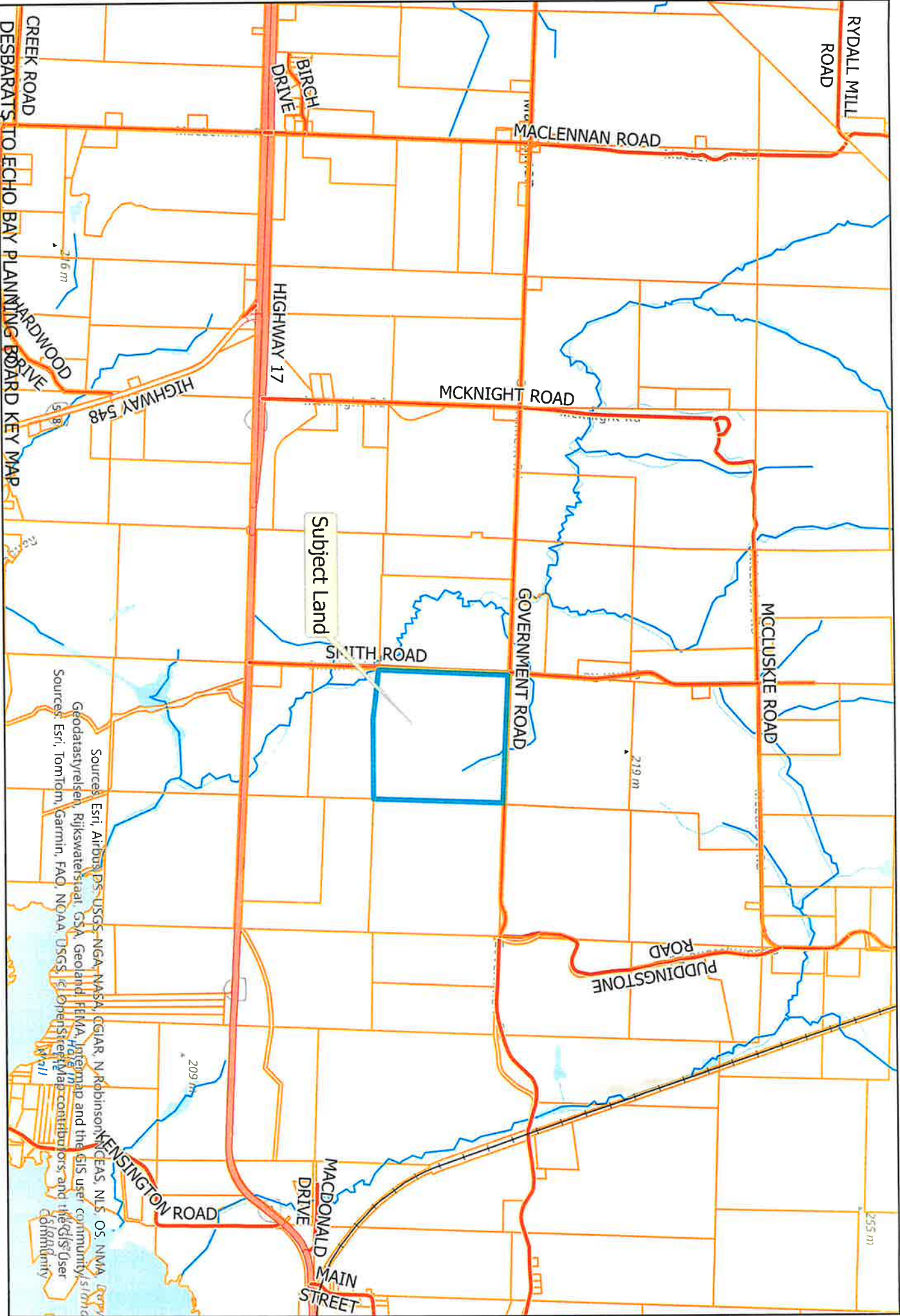
Proposed Creation of One Lot of approximately 30.9 hectares

Subject Land - 198 Smith Rd - CON 6, N1/2 of LOT 2, Township of Tarbutt

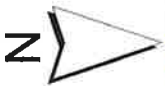
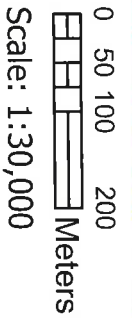


Scale: 1:5,000

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

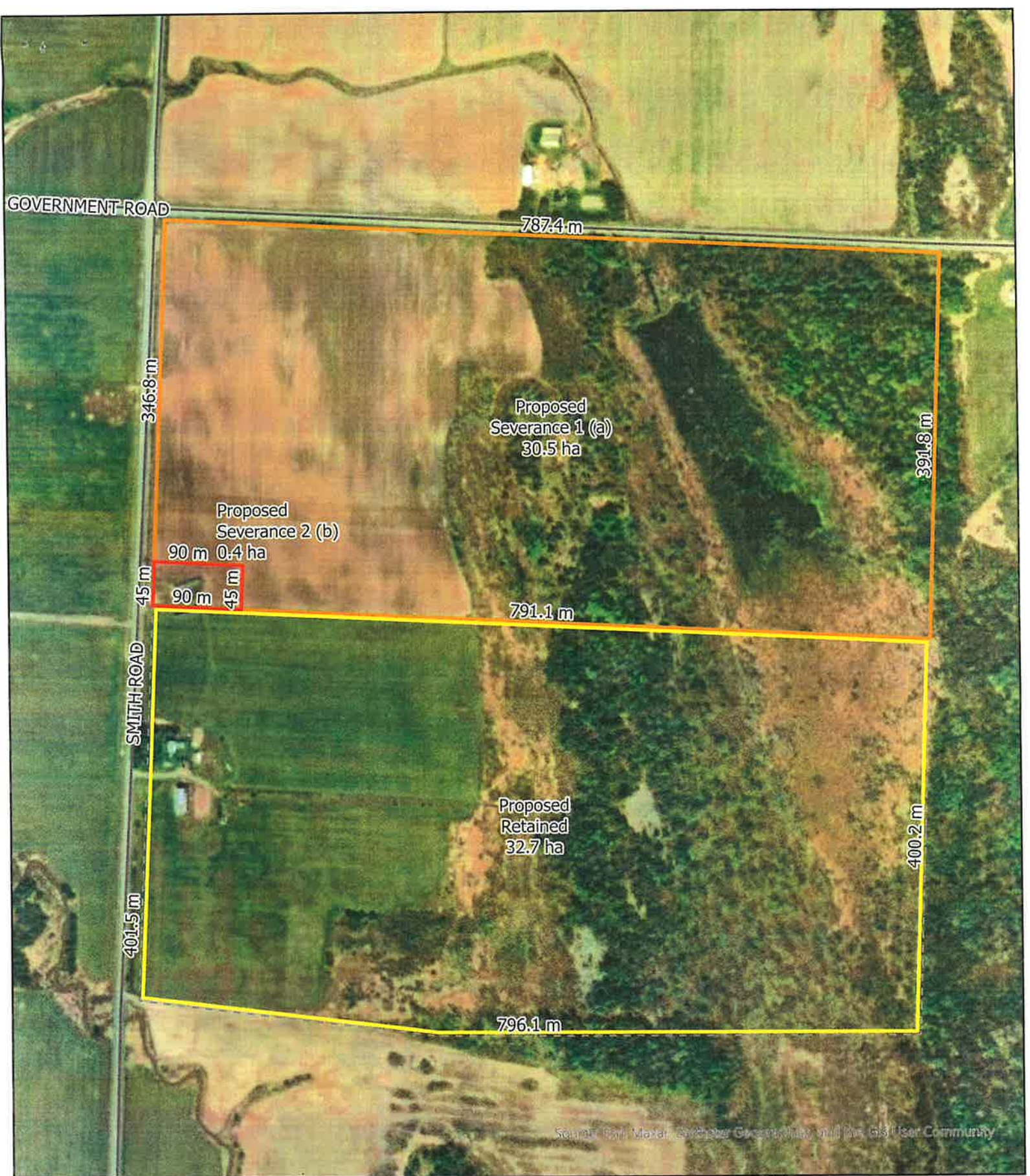


Consent Application: T2024-08 Shelswell
 Proposed Creation of Two Lots
 Subject Land - CON 6, N1/2 of LOT 2, PCL 1141, PCL 911, Tarbutt Additional, ALG
 Township of Tarbutt



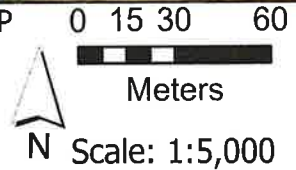
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Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N. Robinson, GEAS, NLS, OS, NMA, Geodatasyretsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community. Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri, OpenStreetMap contributors,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



Source: Esri, Maxar, Earthstar Geospatial, Swire, GeoEye, IGN, CNES, Airbus DS, USDA, AeroGRID, IGN, Esri, User Community

DESBARATS TO ECHO BAY PLANNING BOARD KEY MAP
 Consent Application: T2024-08 Shelswell
 Proposed Creation of Two Lots
 Subject Land - CON 6, N1/2 of LOT 2, PCL 1141, PCL 911, Tarbutt Additional, ALG
 Township of Tarbutt



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