

Desbarats to Echo Bay Planning Board

November 26th 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 (October 22nd 2024)**
- 4. Staff/Members reports**

B. Old Business:

C. New Business:

1. Applications for Consent

E2024-09 Applicant(s): Paula Dunning

L2024-11 Applicant(s): Lorrie Rollin (Harvey Matthews)

E2024-14 Applicant(s): Edward & Karen Hodgkinson

D. Information:

E. Seminars/Meetings:

F. Newsletters/Bulletins:

G. Adjournment:

DESBARATS to ECHO BAY PLANNING BOARD

October 22nd, 2024

Regular Meeting

Present: Lynn Orchard, Chair, Lennie Smith, Shelly Bailey, Ruth Wigmore, Jason Koivisto, Reg McKinnon, Terence Graham

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.: 47-2024 Jason Koivisto, Ruth Wigmore

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

Res.: 48-2024 Jason Koivisto, Ruth Wigmore

That the Planning Board appoints Terence Graham to the Board as member at large for Laird Township. (cd)

Res.: 49-2024 Ruth Wigmore, Shelly Bailey

The Planning Board accepts the Minutes of September 24 2024 as presented. (cd)

Res.: 50-2024 Shelly Bailey, Reg McKinnon

Be it resolved that the Board gives Provisional Consent to Application E2024-10 (a) and (b) as presented with attached conditions and notes.

Applicant(s): Ed and Karen Hodgkinson (cd)

Res.: 51-2024 Reg McKinnon, Shelly Bailey

Be it resolved that the Planning Board adjourns at 7:47 p.m. until the next scheduled meeting or at the call of the Chair. (cd)

Date: _____

Deputy 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:

- 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	E2024-09
Roll Number	5751 02 0000034000000
Date Submitted	Sept 20, 2024
Date Received	Sept 20, 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
	Paula Dunning		705 248-2321	pdunning@echoriver.ca
1.2	Address		Postal Code	
	163 Echo Lake Road		POS 1C0	
1.3	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	Macdonald Twp		163
	Concession Number (s)	Lot Number (s)	Registered Plan No.	Lot (s)/Block (s)
		13 RCP, 10 RCP	H766, H765	
	Reference Plan No.	Part Number (s)	Name of Street/Road	Other Identifier
			Echo Lake Road	
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: Robin Dunning	
3.3	If a lot addition, identify the lands to which the parcel will be added: Description:	Roll#

4. Description of Land and Servicing Information			(Complete each subsection)		
4.1	Description	Frontage (m.)	50.2 m	Severed/Lot Addition road frontage 29 m, see map	Retained 1.5 km 1007 m
		Depth (m.)		1327 m	±1340
		Area (ha.)		50 64 hectares	73 65.2 hectares
4.2	Use of Property	Existing Use(s)		agriculture, bush	residential, agricultural, bush
		Proposed Use(s)		agriculture, possible home	no change
4.3	Buildings or Structures	Existing		barn	house, sheds
		Proposed		potentially, house	no change
4.4	Access (check appropriate space)	Provincial Highway			
		Municipal road, maintained all year	x		x
		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			x
		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			x
		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
		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? rural			
5.2	What is the zoning, if any, of the subject land? If the subject land is covered by a Ministry's zoning order, what is the Ontario Regulation Number? rural			
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 <u>livestock facility</u> or stockyard	x	x	
	A landfill	x	x	
	A sewage treatment plant or waste stabilization plant	x	x	
	A provincially significant wetland (class 1, 2, or 3 wetland)	x	x	
	A provincially significant wetland within 120 metres of the subject land	x	x	
	Flood plain	x	x	
	A rehabilitated mine site	x	x	
	A non-operating mine site within <u>1 kilometre</u> of the subject land	x	x	
	<u>An active mine site</u>	x	x	
	Natural Gas Pipeline	x	x	
	An industrial or commercial use, and specify the use (s)	x	x	
	An active railway line	x	x	
A municipal or federal airport	x	x		

6. History of the Subject Land	
6.1	<p>Has the subject land ever been the subject of an application for approval of a plan of subdivision or consent under the Planning Act?</p> <p> <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No ^{AD} <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 # <u>E2021-16</u> Decision: <u>approved but expired</u></p>
6.2	<p>If this application is a re-submission of a previous consent application, describe how it has been changed from the original application:</p> <p>A severance was approved for this property in 2021 (file # E2021-16) but was not acted upon. This application is substantially different.</p>
6.3	<p>Has any land been severed from the parcel originally acquired by the owner of the subject land?</p> <p> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No </p> <p>If Yes, provide for each parcel severed, the date of transfer, the name of the transferee and the land use:</p>

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

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 Paula Dunning
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 Carbutt
in the District of Algoma
this 19th day of Sept, 2024

Commissioner of Oaths

Paula Dunning
Applicant

Carol O. Trainor A.M.C.T.
A Commissioner of Oaths
while Clerk, or Designate in
the Township of Carbutt
Signed this 19th day of Sept,
2024
Signature [Signature]

Applicant

12. Consent of the Owner

12.1 I/we, Paula Dunning, 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)**

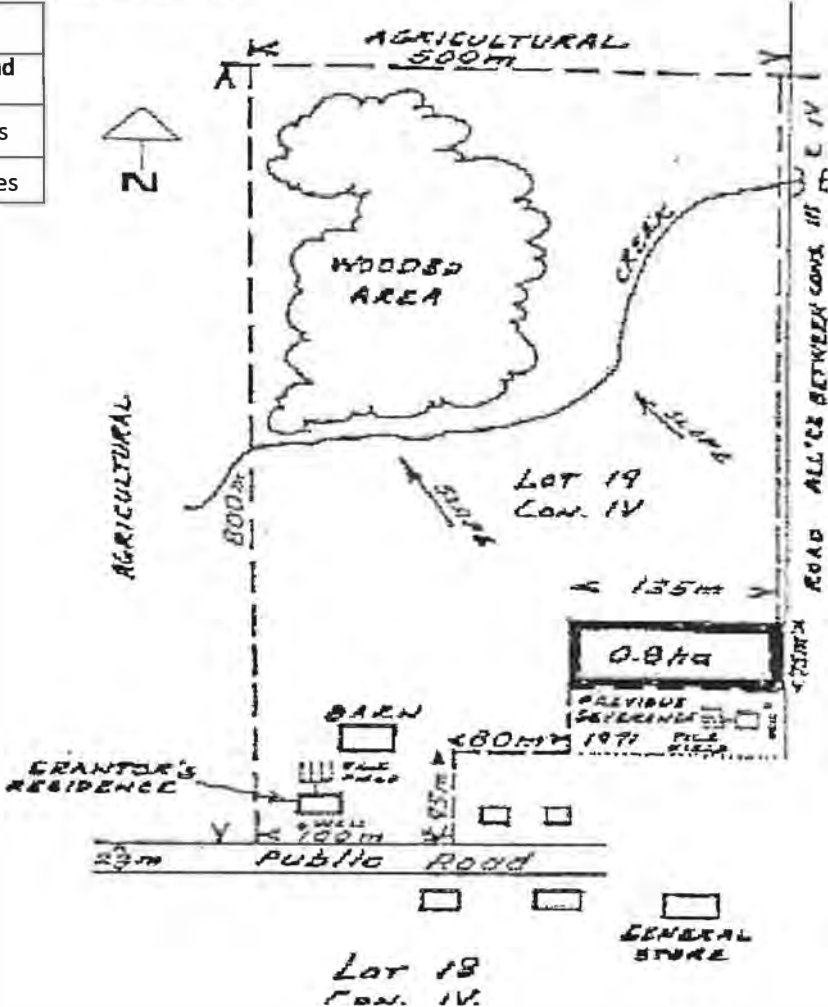
I/We hereby authorize the members and staff of the Desbarats to Echo Bay Planning Board to enter upon the subject land (s) and premise(s) for the limited purpose of evaluating the merits of this application

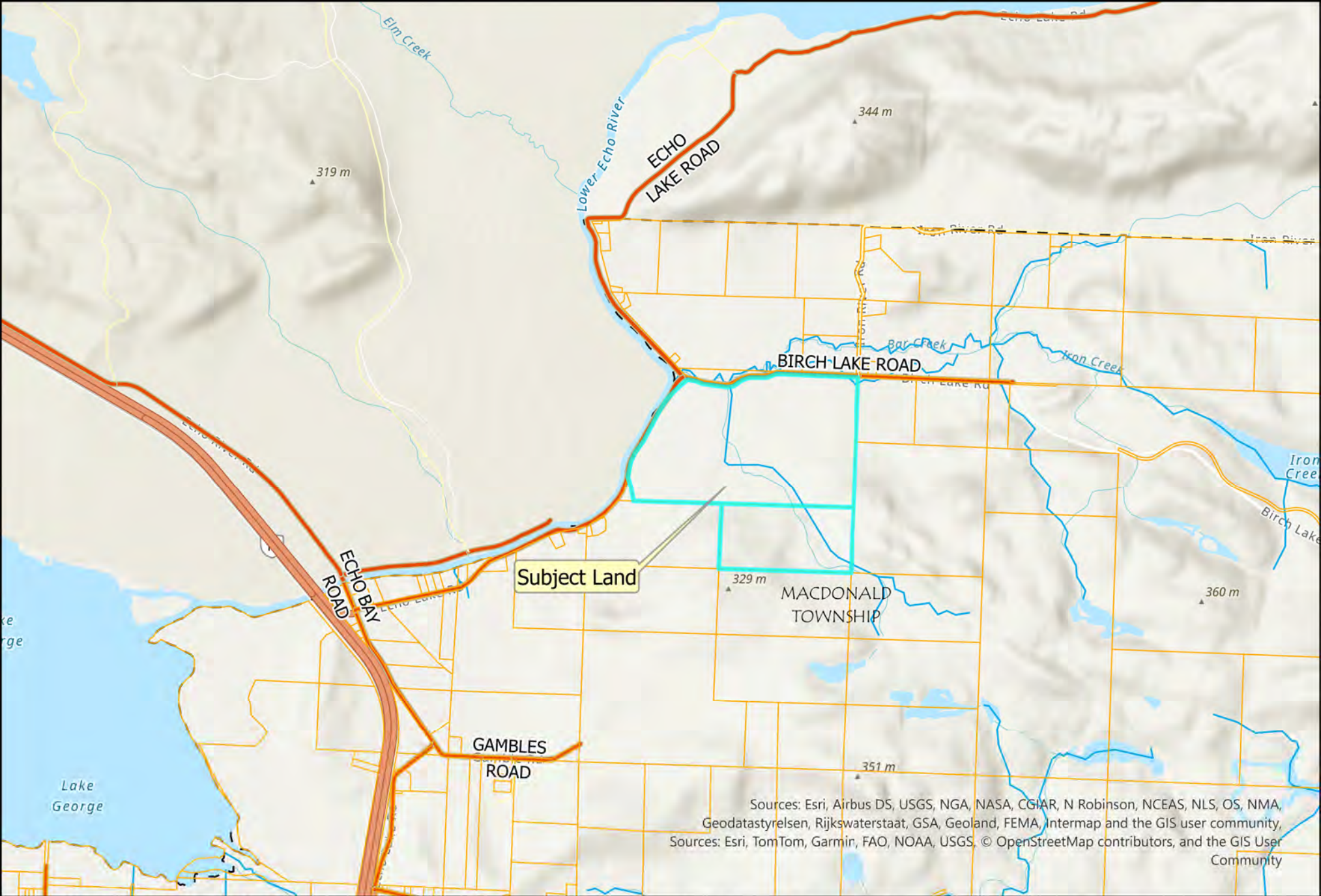
Signature of Owner (s) or Authorized Agent Paula Dunning Date 19 Sept 24

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

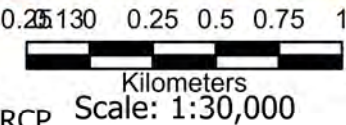




Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastystyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS. © OpenStreetMap contributors, and the GIS User Community

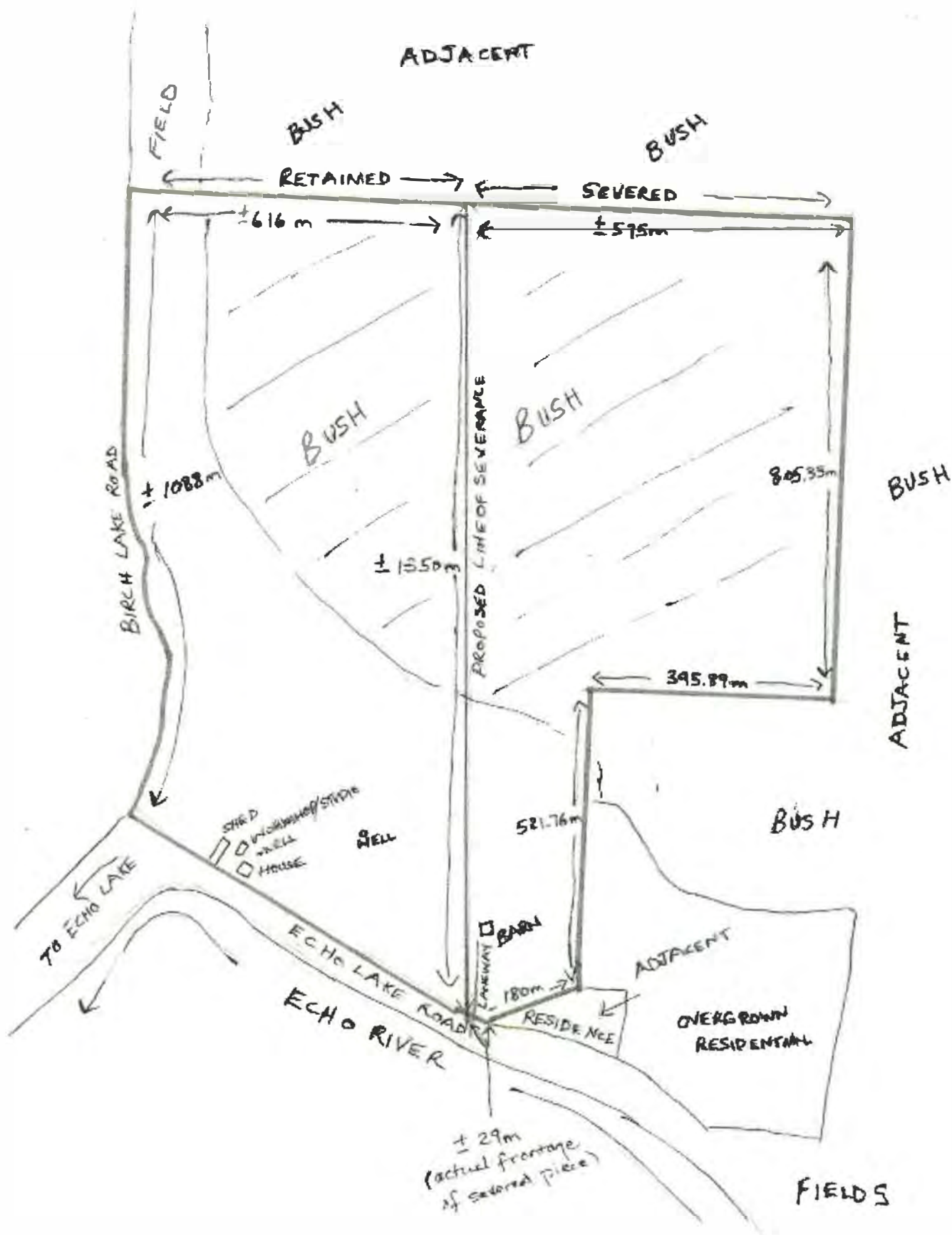
DESBARATS TO ECHO BAY PLANNING BOARD KEY MAP

Consent Application: E2024-09 Dunning
 Proposed Creation of One (1) Lot for Agricultural & Residential Purposes
 Subject Land - 163 Echo Lake Road, H766, H765, LOT 10 RCP & LOT 13 RCP,
 Macdonald, Algoma



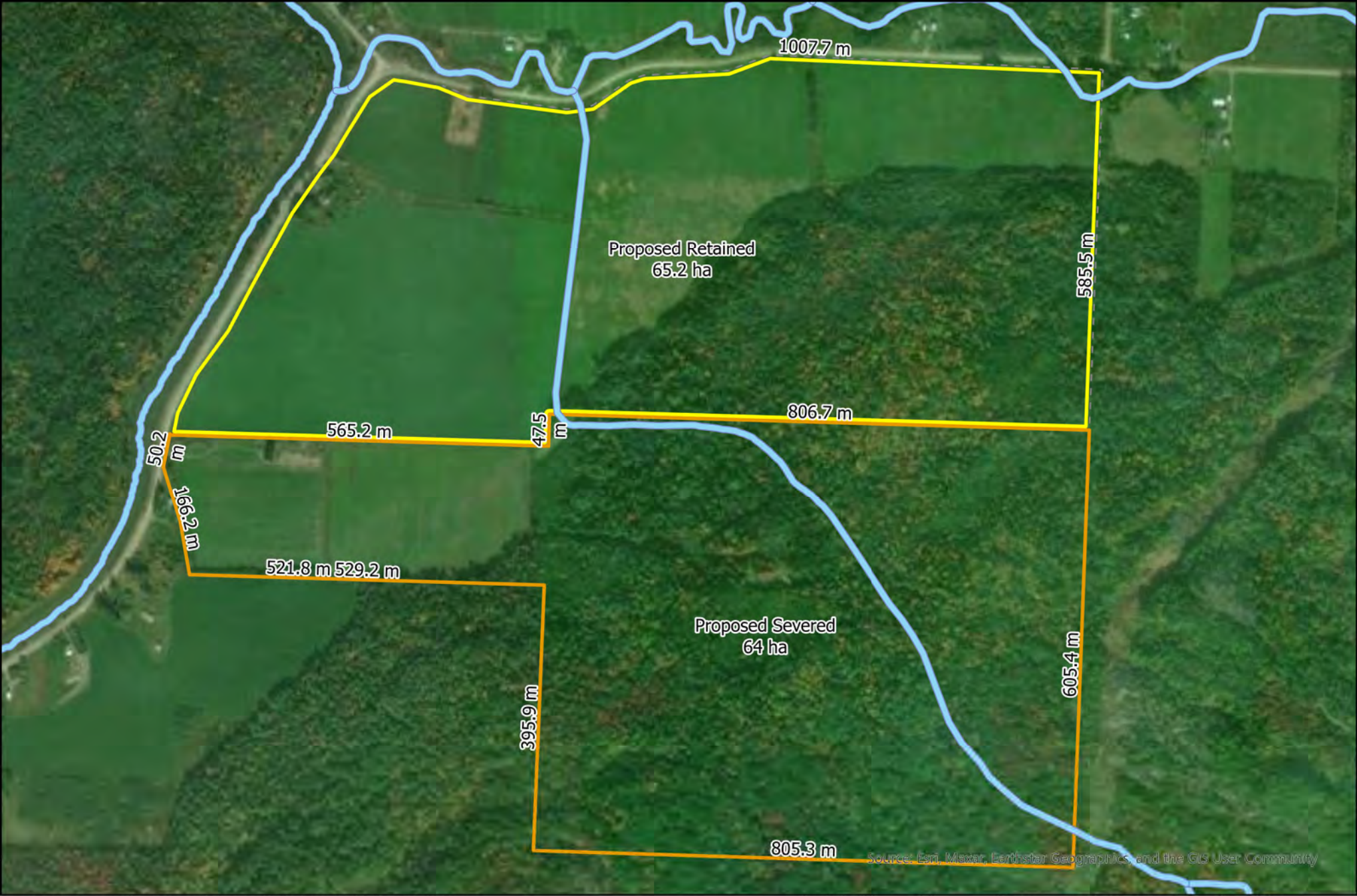
Maps are provided as a courtesy only and the Desbarats to Echo Bay Planning Board makes no guarantees as to the accuracy of this information. This map is not intended to be used for conveyance, authoritative definition of the legal boundary, or property title. This is not a survey product.

Original Proposal

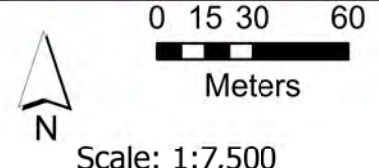


Amended proposal

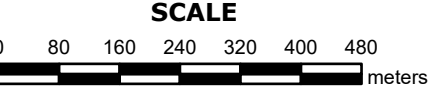
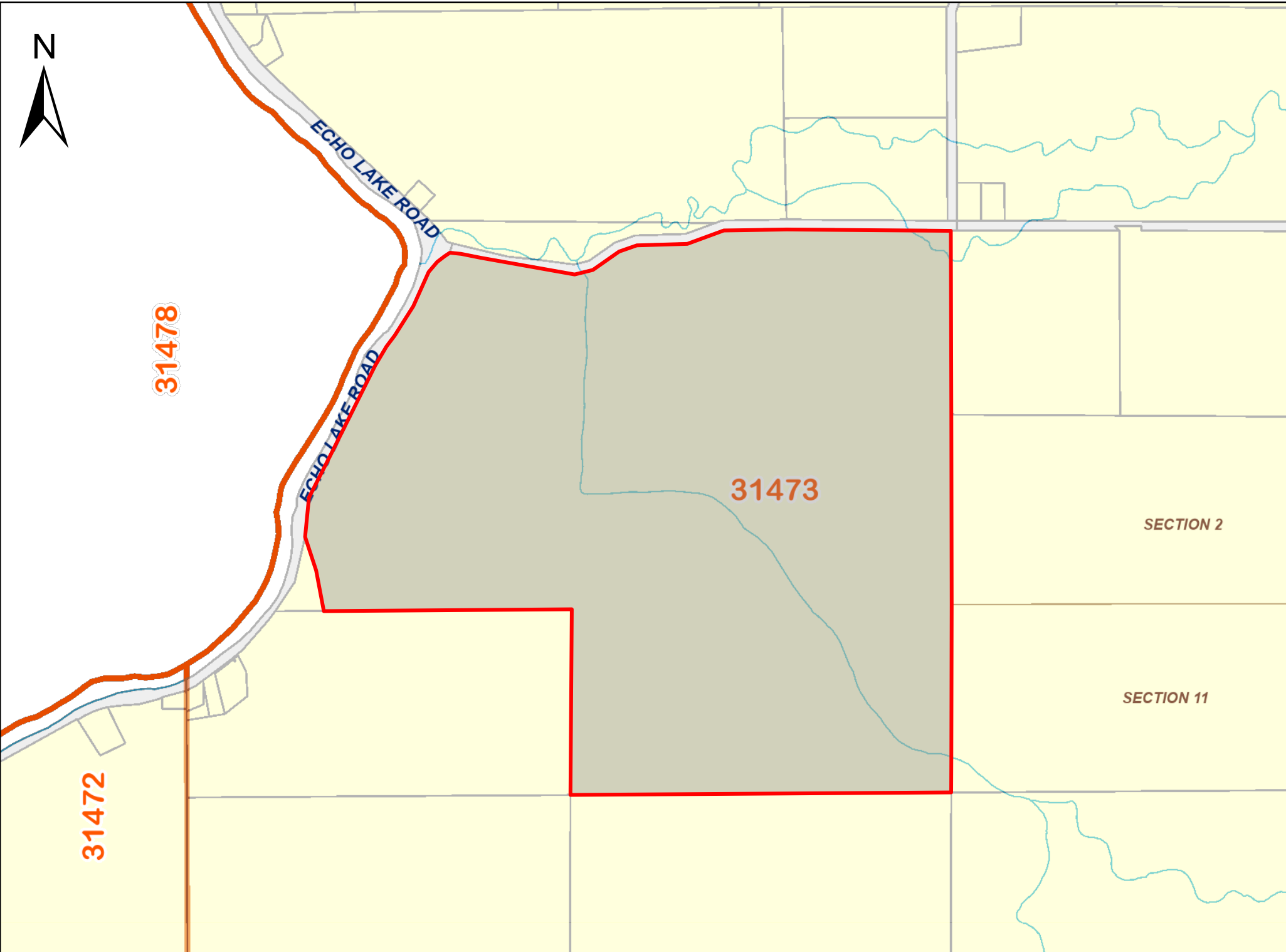




DESBARATS TO ECHO BAY PLANNING BOARD KEY MAP
 Consent Application: E2024-09 Dunning
 Proposed Creation of One (1) Lot for Agricultural and Residential Purposes
 Subject Land - 163 Echo Lake Road, H766 Lot 10, Lot 13 RCP, Macdonald
 Township, Algoma



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.



PROPERTY INDEX MAP
ALGOMA(No. 01)

LEGEND

FREEHOLD PROPERTY	
LEASEHOLD PROPERTY	
LIMITED INTEREST PROPERTY	
CONDOMINIUM PROPERTY	
RETIRED PIN (MAP UPDATE PENDING)	
PROPERTY NUMBER	0449
BLOCK NUMBER	08050
GEOGRAPHIC FABRIC	
EASEMENT	

THIS IS NOT A PLAN OF SURVEY

NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE PROPERTY INFORMATION AS THIS MAP MAY NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED



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	L2024-11
Roll Number	5711 000 004 02300
Date Submitted	
Date Received	October 2, 2024
Sign Issued	

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

1. Applicant Information				
1.1	Name of Applicant LORRIE ROLLIN		Telephone No. 705 257-9535	Email/other contact rollinlorrie50@gmail.com
	Address 7 RENNISON Road GOULAIS RIVER		Postal Code POS 1E0	
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) Harvey Matthews		Home Telephone No. 205 248-2364	Email/other contact —
	Address 10 River Side.		Postal Code POS 1C0	
1.3	Name of person who is to be contacted, and to receive any correspondence, about the application, if different than the applicant. This may be a person or firm acting on behalf of the applicant.			
	Name of Contact Person Lorrie Rollin		Home Telephone No. 705 257-9535	email
	Address 7 RENNISON Road GOULAIS RIVER		Postal Code POS 1E0	Email/other contact rollinlorrie50@gmail.com
2. Location of Subject Land				
2.1	District Algoma	Local Municipality Laird	Section or Mining Location	Civic # 10
	Concession Number (s)	Lot Number (s)	Registered Plan No. H750 RCP	Lot(s)/Block (s) 4 + 8
	Reference Plan No.	Part Number (s)	Name of Street/Road Riverside	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: <i>Mike and Lorrie Rollin</i>	
3.3	If a lot addition, identify the lands to which the parcel will be added: Description:	Roll#

4. Description of Land and Servicing Information			(Complete each subsection)	
4.1	Description	Frontage (m.)	Severed/Lot Addition 110 m	Retained 544 m
		Depth (m.)	110 m	656.6 m
		Area (ha.)	1.2 hectares	25.5 hectares
4.2	Use of Property	Existing Use(s)	<i>vacant</i>	<i>residence</i>
		Proposed Use(s)	<i>residence</i>	
4.3	Buildings or Structures	Existing	<i>none</i>	<i>garage, implement shed</i>
		Proposed	<i>home</i>	<i>"</i>
4.4	Access (check appropriate space)	Provincial Highway		
		Municipal road, maintained all year	✓	✓
		Municipal road, seasonally maintained		
		Other public road		
		Right of way		
		Water access (See Note #1)		
Note #1: Describe in section 9.1, the parking and docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road				
4.5	Water Supply (check appropriate space)	Publicly owned and operated piped water supply		
		Privately owned and operated individual well	✓	✓
		Privately owned and operated communal well		
		Lake or other water body		
		Other means		
4.6	Sewage Disposal (check appropriate space)	Publicly owned and operated sanitary sewage system		
		Privately owned and operated individual septic tank	✓	✓
		Privately owned and operated communal septic system		
		Privy		
Section 4 continues on next Page				

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

4.7	Other Services (check if the service is available)		Severed/Lot Addition	Retained
		Electricity	✓	✓
		School Bussing	✓	✓
		Garbage Collection		
4.8	If access to the subject land is by private road, or if "other public road" was indicated in section 4. 4, indicate who owns the land or road, who is responsible for its maintenance and whether it is maintained seasonally or all year:			
	n/a			

5. Land Use

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

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 1

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

Land Use or Feature	On the Subject Land	Within 500 Metres of Subject Land, unless otherwise specified (indicate approximate distance)
An agricultural operation, including livestock facility or stockyard		
A landfill		
A sewage treatment plant or waste stabilization plant		
A provincially significant wetland (class 1, 2, or 3 wetland)		yes - within 288 m of subject lands
A provincially significant wetland within 120 metres of the subject land		NO
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)		yes - Springer Aerospace hanger 600 m yes - hair supply store adjacent on property
An active railway line		
A municipal or federal airport		yes - 330 m away Bar River Airport

6. History of the Subject Land	
6.1	<p>Has the subject land ever been the subject of an application for approval of a plan of subdivision or consent under the Planning Act?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown</p> <p>If Yes and if known, provide the Ministry's application file number and the decision made on the application:</p> <p>File # <u>L2012-05</u> Decision: <u>Approved Creation of 2 new lots</u> <u>N.O.D. July 25, 2012</u></p>
6.2	<p>If this application is a re-submission of a previous consent application, describe how it has been changed from the original application:</p> <p><u>n/a</u></p>
6.3	<p>Has any land been severed from the parcel originally acquired by the owner of the subject land?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, provide for each parcel severed, the date of transfer, the name of the transferee and the land use:</p>

7 Current Application	
7.1	<p>Is the subject land currently the subject of a proposed official plan or official plan amendment that has been submitted to the Minister for approval?</p> <p><input type="checkbox"/> Yes <input 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> <p><u>pending, not yet submitted.</u></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 type="checkbox"/> No <input type="checkbox"/> Unknown</p> <p>If Yes, and if known, specify the Ministry file number and status of the application:</p>

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

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

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

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

8.2

Notification Sign Requirements:

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

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

9. Other Information

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

no

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 Lorrie Rollin
of the Gowais River 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
Municipal Office .

at the Township of Laird .

in the District of Algoma .

this 1 day of October, 2024

Jennifer Bourington
Commissioner of Oaths

Lorrie Rollin
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, Harvey Matthews am/are the owner(s) of the land that is the subject of this application for Consent and I authorize Lorrie Rollin to make this application on my behalf.

October 1, 2024
(Date)

Harvey Matthews
Signature of Owner (s)

Sworn (or declared) before me at the
Municipal Office.

at the Township of Laird.

in the District of Algoma.

this 1 day of October, 2024

Jennifer Bourget
Commissioner of Oaths

Applicant

Applicant

11.2

Authorization of Owner for Agent to Make the Application

I/we, Harvey Matthews 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 Lorrie Rollin 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.

October 1, 2024
(Date)

Sworn (or declared) before me at the
Municipal Office.

at the Township of Laird.

in the District of Algoma.

this 1 day of October, 2024

Jennifer Bourget
Commissioner of Oaths

Signature of Owner (s)



Harvey Matthews

Applicant

Applicant

12. Consent of the Owner

12.1

I/we, _____, 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)

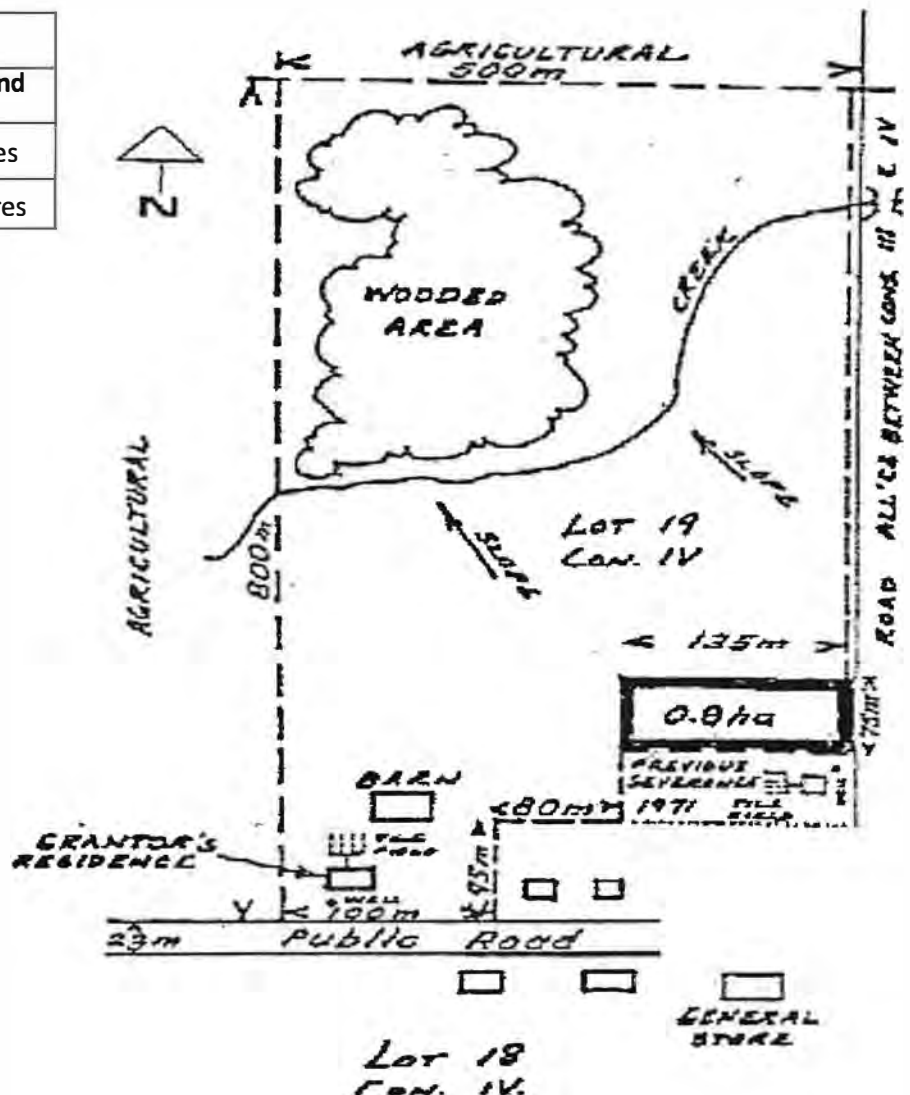
I/We hereby authorize the members and staff of the Desbarats to Echo Bay Planning Board to enter upon the subject land (s) and premise(s) for the limited purpose of evaluating the merits of this application

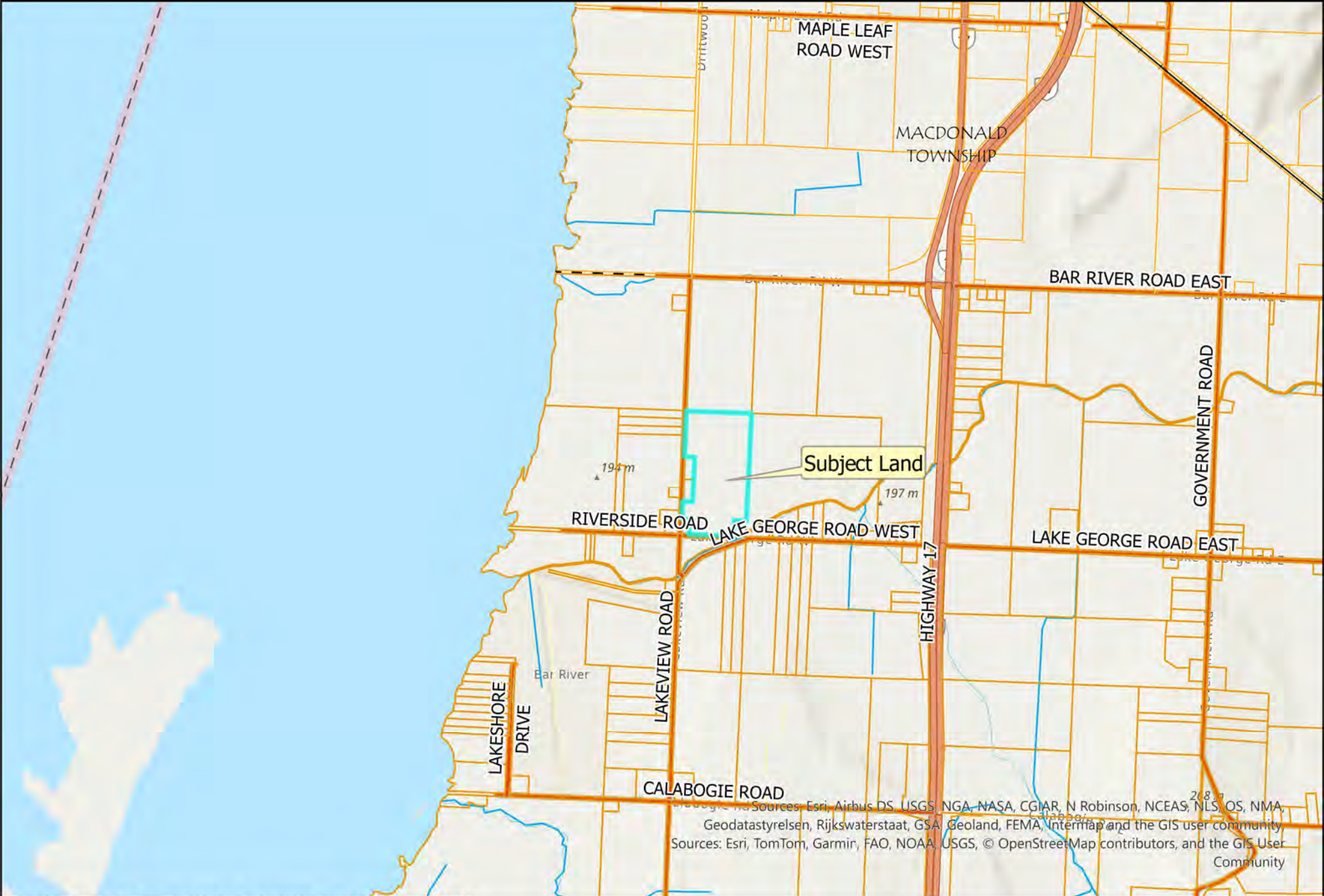
Signature of Owner(s) or Authorized Agent *[Signature]* date Oct 1, 2024

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.

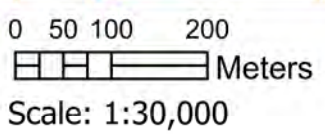
SAMPLE SKETCH

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





DESBARATS TO ECHO BAY PLANNING BOARD KEY MAP
 Consent Application: L2024-11 Rollin/Matthews
 Proposed Creation of One (1) Lot for Residential Purposes
 Subject Land - 10 Riverside Rd. Laird Twp, Algoma

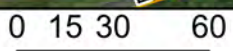


Maps are provided as a courtesy only and the Desbarats to Echo Bay Planning Board makes no guarantees as to the accuracy of this information. This map is not intended to be used for conveyance, authoritative definition of the legal boundary, or property title. This is not a survey product.



Source: Esri, Maxar, GeoEye, IGN, AerGRID, DigitalGlobe, and the GIS User Community

DESBARATS TO ECHO BAY PLANNING BOARD KEY MAP
 Consent Application: E2024-10 Mathews
 Proposed Creation of One (1) Lot for Residential Purposes
 Subject Land - 10 Riverside Road, H750 RCP LOTS 4 & 8



Meters



Scale: 1:3,500

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

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	E2024-14
Roll Number	
Date Submitted	
Date Received	October 30, 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.
	Address		
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 #
	Concession Number (s)	Lot Number (s)	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:
 ██████████ **UNKNOWN**

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) **LOT #3**

4.1	Description	Severed		Retained			
		Frontage (m)	Depth (m)	Area (ha)	Frontage (m)	Depth (m)	Area (ha)
		46.76m	88.39m	405 ha	246.20m	247.77m	18.08 ha
4.2	Use of Property	Existing Use (s)	vacant		Residence		
		Proposed Use (s)	building lot		Residence		
4.3	Buildings or Structures	Existing	vacant		home/outbuildings		
		Proposed	home		home / outbuildings		
4.4	Access (check appropriate space)	Provincial Highway	—		—		
		Municipal road, maintained all year	✓		✓		
		Municipal road, seasonally maintained	—		—		
		Other public road	—		—		
		Right of way	—		—		
		Water access (See Note #1)	—		—		
Note #1: Describe in section 9.1, the parking and docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road							
4.5	Water Supply (check appropriate space)	Publicly owned and operated piped water supply	✓		✓		
		Privately owned and operated individual well	—		—		
		Privately owned and operated communal well	—		—		
		Lake or other water body	—		—		
		Other means	—		—		
4.6	Sewage Disposal (check appropriate space)	Publicly owned and operated sanitary sewage system	—		—		
		Privately owned and operated individual septic tank (See Note #2)	—		—		
		Privately owned and operated communal septic system	—		—		
		Privy	—		—		
Note #2: A certificate of approval from the local Health Unit or Ministry of the Environment and Energy submitted with this application will facilitate the review.							

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	✓	✓
		School Bussing	✓	✓
		Garbage Collection	_____	_____
4.8	If access to the subject land is by private road, or if "other public road" was indicated in section 4.4, indicate who owns the land or road, who is responsible for its maintenance and whether it is maintained seasonally or all year.			
	N/A			

5. Land Use			
5.1	What is the existing official plan designation (s), if any, of the subject land?		
	RURAL		
5.2	What is the zoning, if any, of the subject land? If the subject land is covered by a Ministry's zoning order, what is the Ontario Regulation Number?		
	NO		
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		✓
	A landfill		
	A sewage treatment plant or waste stabilization plant		
	A provincially significant wetland (class 1, 2, or 3 wetland)		350m
	A provincially significant wetland within 120 metres of the subject land	_____	
	Flood plain		
	A rehabilitated mine site		
	A non-operating mine site within 1 kilometre of the subject land		
	An active mine site		CHURCH / RECREATIONAL CENTRE
	An industrial or commercial use, and specify the use (s)		
	An active railway line		
	A municipal or federal airport		

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;">N/A.</p>
6.3	<p>Has any land been severed from the parcel originally acquired by the owner of the subject land?</p> <p> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No </p> <p>If Yes, provide for each parcel severed, the date of transfer, the name of the transferee and the land use:</p>

7. Current 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 type="checkbox"/> No <input checked="" 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 type="checkbox"/> No <input checked="" 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.

AFTER RECEIVING APPROVAL FOR A BUILDING PERMIT TO BUILD A NEW HOME FOR OUR DAUGHTER, WE ARE WANTING TO CREATE A NEW LOT

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 **EDWARD HODGKINSON & KAREN HODGKINSON**
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 _____

in the _____

this _____ day of _____, 20____

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 **30** day of **October**,
20 **24**.
Signature **[Signature]**

[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, _____, 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, EDWARD + KAREN HODGKINSON, 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.

Oct 30, 2024
(Date)

X [Signature]
Signature of Owner (s)

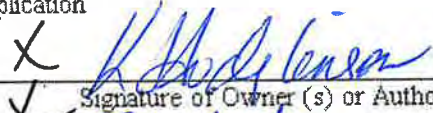
X [Signature]


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

X
X


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

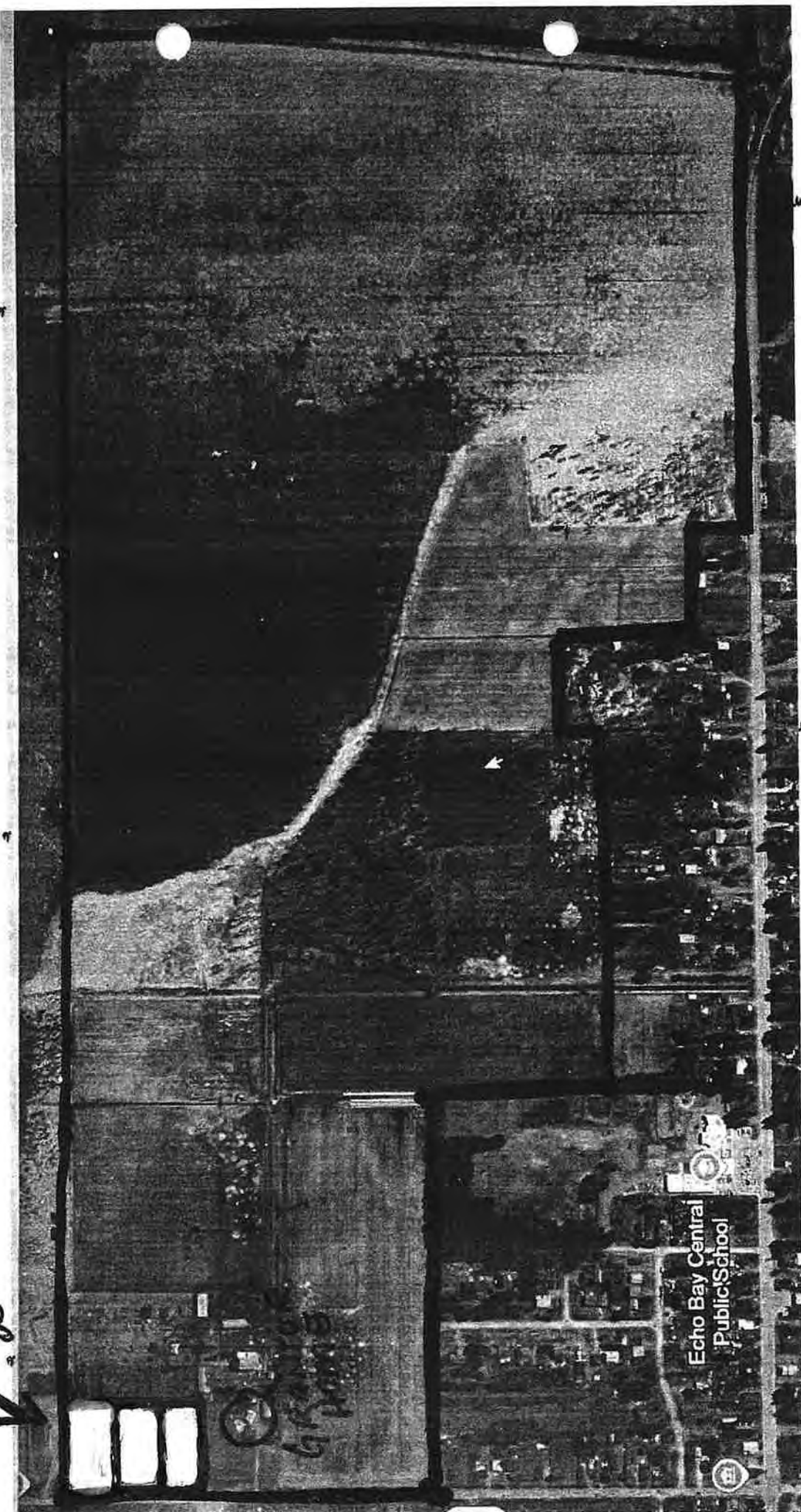
An application accepted as complete may still be amended, rejected, or deferred as the application goes through the process of review and as new or opposing information becomes available.

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

24 acres
proposed lots

245 acres → Farm Land
→ Rural Designation



Echo Bay Central
Public School

Desbarats to Echo Bay Planning Board

Application For Consent

Supplement #2
Data Sheet - Minimum Distance Separation
Agricultural Code of Practice

This is to be completed and attached to the application when applying for a new non-farm use in the vicinity of an existing livestock facility.

Please complete one Data Sheet for each set of farm buildings.

1. General Information		
Roll Number <i>57-51-010-000-06600-0000</i>		File Number
Owner of Livestock Facility <i>EDWARD & KAREN HODGKINSON</i>		Phone Number of the Owner of the Livestock Facility <i>705-248-3447</i>
Township <i>McDonald</i>	Lot <i>3</i>	Concession <i>—</i>
Closest Distance from the Livestock Facility to the new use (in metres)	Closest Distance from the manure storage to the new use (in metres)	Tillable hectares on property where livestock facility is** located

2. Livestock								
Type	Existing # of Livestock	Total Housing Capacity #	Manure System (check one box)					
			Roofed Storage or Covered Tank		Open Solid Storage	Open Liquid Tank	Earthen Manure Storage	
			Solid	Liquid				
Dairy	<input type="checkbox"/> Milking Cows <input type="checkbox"/> Heifers							
Beef	<input type="checkbox"/> Cows (barn confinement) <input checked="" type="checkbox"/> Cows (barn with yard) <input type="checkbox"/> Feeders (barn confinement) <input checked="" type="checkbox"/> Feeders (barn with yard)	<i>80</i>	<i>N/A</i>					<i>yes</i>
Swine	<input type="checkbox"/> Sows/Boars <input type="checkbox"/> Weaners (4-30 kg) <input type="checkbox"/> Feeder Hogs							

2. Livestock (continued)

Type	Existing # of Livestock	Total Housing Capacity	Manure System (check one box)				
			Roofed Storage or Covered Tank		Open Solid Storage	Open Liquid Tank	Earthen Manure Storage
			Solid	Liquid			
Poultry <input type="checkbox"/> Chicken Broiler/Roasters <input type="checkbox"/> Caged Layers <input type="checkbox"/> Chicken Breeder Layers <input type="checkbox"/> Pullets <input type="checkbox"/> Meat Turkeys (>10 kg) <input type="checkbox"/> Meat Turkeys (5-10 kg) <input type="checkbox"/> Meat Turkeys (<5 kg) <input type="checkbox"/> Turkeys Breeder Layers							
Horses	<input type="checkbox"/> Horses						
Sheep	<input type="checkbox"/> Adult Sheep <input type="checkbox"/> Feeder Lambs						
Mink	<input type="checkbox"/> Adults						
Veal	<input type="checkbox"/> White <input type="checkbox"/> Red (<30kg)						
Goats	<input type="checkbox"/> Adult Goats <input type="checkbox"/> Feeder Goats						
Other (eg. Ducks, Emu, Fox, Ostrich, Rabbits)							

The above information was supplied by:

[Handwritten Signature]

 Signature

[Handwritten Date: Sept. 25/24]

 Date

MDS I

General information

Application date

Sep 27, 2024

Municipal file number


E2024-10

Proposed application

Lot creation for a maximum of three non-agricultural use lots

Applicant contact information

Karen Hodgkinson
152 Lake St N
Echo Bay, ON
P0R 1C0

Location of subject lands 

District of Algoma
Township of McDonald Meredith and Aberdeen Additional
MACDONALD
Concession -
Roll number: 5751010000066000000

Calculations

Calculation of MDS I

Farm contact information

ON

Location of existing livestock facility or anaerobic digester

District of Algoma
Township of McDonald Meredith and Aberdeen
Additional
MACDONALD
Roll number: 5751010000066000000

Total lot size
20.7 ac

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Beef, Backgrounders (7 - 12.5 months), Yard/Barn	80	26.7 NU	3200 ft ²

Setback summary

Existing manure storage	No storage required (manure is stored for less than 14 days)		
Design capacity	26.7 NU		
Potential design capacity	53.3 NU		
Factor A (odour potential)	0.8	Factor B (design capacity)	266.68
Factor D (manure type)	0.7	Factor E (encroaching land use)	1.1

Building base distance 'F' (A x B x D x E)
(minimum distance from livestock barn) 165 m (541 ft)

Actual distance from livestock barn NA

Storage base distance 'S'
(minimum distance from manure storage) No existing manure storage

Actual distance from manure storage NA

Preparer signoff & disclaimer

Preparer contact information

Jared Brice
Desbarats to Echo Bay Planning Board
27 Barr Road South
Desbarats, ON
P0R 1E0
705-782-6776
admin@tarbutt.ca

Signature of preparer

Jared Brice , Secretary-Treasurer

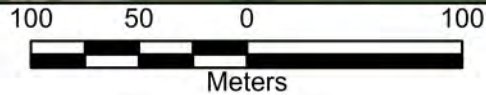
Date (mmm-dd-yyyy)

Note to the user

The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.



DESBARATS TO ECHO BAY PLANNING BOARD KEY MAP
 Consent Application: E2024-14 Hodgkinson
 Proposed Creation of One (1) Lot for Residential Purposes
 Subject Land - 152 Lake Street North, RCP H777 LOT 3,
 Macdonald Twp, Algoma



Scale: 1:3,500

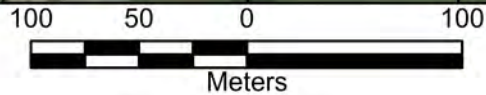
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Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

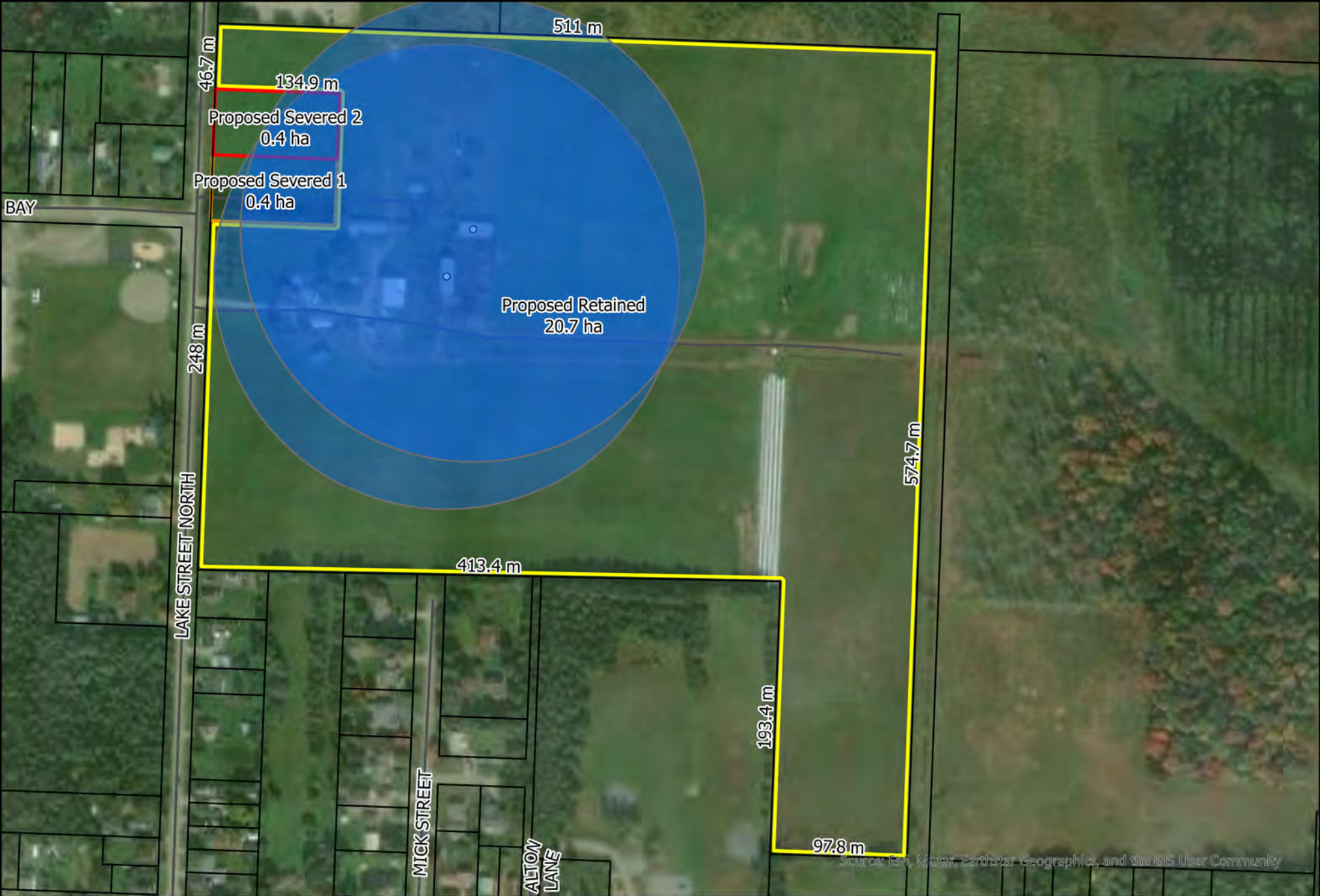
DESBARATS TO ECHO BAY PLANNING BOARD KEY MAP

Consent Application: E2024-10 Hodgkinson
 Proposed Creation of Two (2) Lots for Residential Purposes
 Subject Land - 152 Lake Street North, RCP H777 LOT 3,
 Macdonald Twp, Algoma



Scale: 1:3,500

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 guarantees as to the accuracy of this information.
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Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

DESBARATS TO ECHO BAY PLANNING BOARD KEY MAP

Consent Application: E2024-10 Hodgkinson

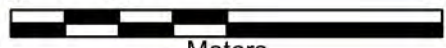
Proposed Creation of Two (2) Lots for Residential Purposes

Subject Land - 152 Lake Street North, RCP H777 LOT 3,

Macdonald Twp, Algoma



100 50 0 100



Meters

Scale: 1:3,500

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