

Agent/Owner: Michael Brown, Merovitz Potechin
LLP / Alamos Gold Inc.

Date of Decision: October 23, 2020

File Number: 57-C-209695

Date of Notice: October 23, 2020

Township: Finan unincorporated township,
Algoma District

Last Date of Appeal: November 12, 2020

Location: PIN 31127-0034 (severed) and PIN 31127-0124 (benefitting), see detailed description of lands in Schedule A of application, Finan unincorporated township, District of Algoma.

NOTICE OF DECISION

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

On October 23, 2020 the Minister of Municipal Affairs and Housing gave a provisional consent to Application No. 57-C-209695 in respect of land in Finan unincorporated township, District of Algoma. A copy of the decision is attached.

When and How to File a Notice of Appeal

Notice to appeal the decision to the Local Planning Appeal Tribunal must be filed with the Minister of Municipal Affairs and Housing on or before the last date of appeal as noted above.

The notice of appeal should be sent to the attention of Michelle Lawrence, A/Assistant Planner, at the address shown below and it must,

- 1) set out the reasons for the appeal, and
- 2) be accompanied by the fee prescribed under the *Local Planning Appeal Tribunal Act* in the amount of \$400.00, payable to the Minister of Finance.

Who Can File a Notice of Appeal

Only individuals, corporations or public bodies may appeal decisions in respect of applications for consent to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group.

How to Receive Notice of Changed Conditions

The conditions of a provisional consent may be changed at any time before the consent is given. You will be entitled to receive notice of any changes to the conditions of the provisional consent if you make a written request to be notified of changes to the conditions of approval of the provisional consent.

Getting Additional Information

Due to the ongoing COVID-19 pandemic, viewing supporting materials in person is not available at this time. Please reach out to Michelle Lawrence, A/Assistant Planner at

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michelle.lawrence@ontario.ca or 705-561-9362 for additional information or to see if alternate arrangements can be made.

Mail Address for Notice of Appeal

Ministry of Municipal Affairs and Housing
Municipal Services Office North (Sudbury),
401-159 Cedar Street
Sudbury, ON P3E 6A5

Attention: Michelle Lawrence, A/Assistant Planner
Telephone: (705) 561-9362
Fax: (705) 564-6863



Megan Grant
Team Lead - Planning
Community Planning and Development
Municipal Services Office North (Sudbury)

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The Minister's conditions to the granting of consent for this transaction, **which must be fulfilled within one year from the date of the Notice of Decision**, are set out below. These conditions must be fulfilled prior to the granting of consent.

No. Conditions

1. That this approval applies to sever approximately 74 hectares of land (PIN 31127-0034 (LT)) to be added as a lot addition to PIN 31127-0124 (LT), as applied for, in the above noted location in Finan unincorporated township, District of Algoma.
2. That the following documents be provided for the transaction described in Condition 1:
 - a. A copy of the application to transfer documents;
 - b. A schedule to application to transfer on which is set out the entire legal description of the parcel(s) in question. This Schedule must also contain the names of the parties indicated on application to transfer; and
 - c. A reference plan of survey, which bears the Land Registry Office registration number and signature as evidence of its deposit therein, illustrating the parcel(s) to which the consent approval relates.
3. That the application to transfer noted in Condition 2 shall not identify the transferors and the transferees as the same person.
4. That an application to consolidate the parcels shall be prepared and an undertaking from the person registering the documents shall be required agreeing to register the consolidation once the land transfer has been registered.

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The following notes are for your information:

No. Notes

1. It is the applicant's and/or agent's responsibility to fulfil the conditions of consent approval within one year of the date of this letter pursuant to Section 53(41) of the *Planning Act*. **We will issue no further notice or warning of the expiration of the one-year period.**

If the conditions to consent approval are not fulfilled within one year of the date of this letter and the applicant is still interested in pursuing the proposal, a new application will be required. All documentation required for final approval should be provided to the Ministry of Municipal Affairs and Housing a minimum of one month prior to the lapsing date.

2. The required Transfer Application form and Schedule page shall contain a complete and accurate legal description. The Minister's certificate of consent will be affixed to the completed Schedule page. For this reason, the names of the parties also must be set out on the Schedule page, so that the consent may be properly related to the intended conveyance.

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

3. For future reference, building permits are not required in areas without municipal organization, but all buildings are required to comply with the provisions of the Ontario Building Code. If you have any questions regarding the building code please direct your questions to the Building and Development Branch of the Ministry of Municipal Affairs and Housing, 16th Floor, 777 Bay Street, Toronto, Ontario M5G 2E5, at 416-585-6666, or at codeinfo@ontario.ca.
4. Should deeply buried cultural relics be found during construction activities, the Ministry of Heritage, Sport, Tourism, and Culture Industries (MHSTCI) should be informed directly. In the event that human remains are discovered, all work in the vicinity of the discovery must be suspended immediately. Notification will be made to the Ontario Provincial Police, or local police, who will conduct a site investigation and contact the District Coroner. Notification should also be made to the MHSTCI Archaeologist, c/o 435 South James Street, Suite 334, Thunder Bay, ON P7E 6S7, Telephone: (807) 475-1628, and the Registrar, Cemeteries Regulation Unit, 32

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Floor, Eaton Tower, 250 Yonge Street, Toronto, ON M4G 2N5, Telephone: (416) 326-8404.

5. The subject property is covered by the Wawa-Dubreuilville Minister's Zoning Order (O.Reg. 102/89). Please be advised that a Letter of Conformity would be required prior to any future development. Please contact the Ministry of Municipal Affairs and Housing, Municipal Services Office North – Sudbury, Community Planning and Development, at 1-800-461-1193 for more information and/or to request a Letter of Conformity form.
6. Please note that this provisional consent applies only to the proposed lot addition applied for through MMAH File 57-C-209695 and should not be construed as an approval of future structural development or site alteration on the subject property. Any new development or site alteration on the subject property may be subject to other legislation, permitting, and/or approval processes.