

**Agent/Owner:** Robert Antenore, Borden Ladner Gervais LLP / Lake Shore Gold Corp.  
**Date of Decision:** December 10, 2020  
**File Number:** 56-C-200496  
**Date of Notice:** December 10, 2020  
**Township:** Guibord unincorporated township, Cochrane District  
**Last Date of Appeal:** December 30, 2020  
**Location:** PIN 65379-0185 (LT) and 65379-0186 (LT), see detailed description of lands in Schedule A of application, Guibord unincorporated township, District of Cochrane.

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## NOTICE OF DECISION

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

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On December 10, 2020 the Minister of Municipal Affairs and Housing gave a provisional consent to Application No. 56-C-200496 in respect of land in Guibord unincorporated township, District of Cochrane. 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](mailto: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



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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.

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### No. Conditions

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1. That this approval applies to the transfer of lands in Guibord unincorporated township, District of Cochrane, described as PIN 65379-0185 (LT) and PIN 65379-0186 (LT) for mining exploration purposes, as applied for.
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.

Or

A copy of the instrument for this transaction upon which an Order from the local Land Registrar appears, exempting this transaction from the requirement to provide a reference plan of survey under subsection 150 of the Land Titles Act or subsection 80 of the Registry Act, or a letter to that effect from the local Land Registrar, or confirmation from a legal professional that the severed and retained lands each have their own registerable legal description.

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 easement for the purpose of ensuring access for the severed and retained lands be registered together with the transfer.

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The following notes are for your information:

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**No. Notes**

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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](mailto: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. Please note that this provisional consent applies only to the transfer of lands proposed in application 56-C-200496 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.
6. Discussions with the Ministry of Transportation (MTO) are required prior to access to the highway or development of the subject lands. The location of any new private road must meet MTO requirements and location must be confirmed with MTO corridor management. A 1600m separation between the new and any existing private road entrances is desired.

The Ministry of Transportation and the adjacent Local Roads Boards will not contribute any funding for new private roads.

Additional information on the proposed location of any future road must be discussed with, and approved by, the local corridor management officer, Natalie Dugas to ensure that MTO requirements including, but not limited to, separation and sightlines are met. Natalie Dugas can be reached by email at [Natalie.Dugas@ontario.ca](mailto:Natalie.Dugas@ontario.ca).

Please note that these comments are based solely on the properties being used for mining exploration activities. Should the use change to include mining operations beyond exploration or if a mine should be developed, additional consultation with MTO would be required. Additional studies including but not limited to traffic impact studies may be required.

**General information related to highway corridor management:**

- MTO Entrance Permits are required prior to the construction of new entrance(s) and/or for any change in ownership or change in use of the lands or entrance(s).
- MTO Sign permit(s) are required for the placement of any signs within 400 metres of the limit of the highway
- MTO Building and Land Use Permit(s) are required prior to the construction of any proposed buildings, septic systems, wells etc. on properties located within 45 metres of the MTO right-of-way (ROW) limits or within a 180 metre

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radius of intersections along the highway, including intersections of the highway and any new or existing private roads.

- Prior to the issuance of MTO permits additional information and studies may be required.
7. Please be advised that activities such as deforestation, water crossings, dams, water and effluent lines, new or improved roads on Crown land, utility corridors over Crown land, and aggregate extraction may trigger licencing and/or approval requirements. Prior to planning or conducting any of the above-mentioned activities, please seek additional information from the Ministry of Natural Resources and Forestry.
8. During early consultation review the Ministry of Energy, Northern Development, and Mines (ENDM) advised that there were AMIS (Abandoned Mines Information System) sites located on or near the larger subject property presented during early consultation. The Mine Rehabilitation Group requested that the proponents be made aware of mine hazards found on the larger subject property, and be reminded of the following responsibilities as per the *Mining Act*:
- Section 153.3  
Liability of lessee, patentee concerning mine hazards  
153.3 (1) A lessee or patentee of mining rights is, unless a contrary intention is shown, liable in respect of the rehabilitation under this Part of all mine hazards on, in or under the lands, regardless of when and by whom the mine hazards were created. 1996, c. 1, Sched. O, s. 28.
  - Section 139.1 (2)  
A proponent who undertakes progressive rehabilitation of a site without being subject to a closure plan shall complete the rehabilitation work to the appropriate prescribed standard and submit to the Director a report prepared in the prescribe from within 60 days of the completion of the work.
  - Section 164.3 (3)  
Every person who alters, destroys, removes or impairs any rehabilitation work made in accordance with this Act or a filed closure plan, or made by the Crown, without the written consent of the Minister, is guilty of an offence and on conviction is liable to a fine of not more than \$500,000 or to imprisonment for a term of not more than one year, or both. 2009, c. 21, s. 72 (9).

**AMIS Sites:**

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As noted during early consultation, 6 AMIS sites fall within the lands that were proposed to be severed during early consultation. 5 other AMIS sites fall within a 1-kilometre radius of the subject lands presented during early consultation. AMIS reports for all 11 sites are attached to this decision. Please be aware of the mine hazards located on or near the subject property. Please note, all AMIS information should be used as per the instructions provided in the AMIS Disclaimer attached.