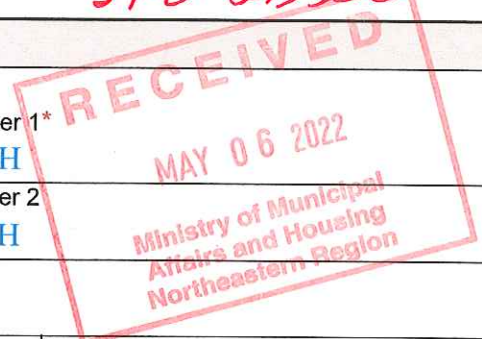


Fields marked with an asterisk (\*) are required under Ontario Regulation 547/06.

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**1. Application Information**

**1.1 Owner Information**

|                              |              |                           |            |
|------------------------------|--------------|---------------------------|------------|
| First Name of Owner 1*       | PAUL         | Last Name of Owner 1*     | ROSBOROUGH |
| First Name of Owner 2        | CINDY        | Last Name of Owner 2      | ROSBOROUGH |
| Company Name (if applicable) |              |                           |            |
| Home Telephone Number*       | 705-622-4366 | Business Telephone Number | Fax Number |
| Email Address                |              |                           |            |

**Address**

|             |                |                  |        |
|-------------|----------------|------------------|--------|
| Unit Number | Street Number* | Street Name*     | PO Box |
|             | 284124         | ELLIOT ROAD      |        |
| City/Town*  | Province*      | Postal/Zip Code* |        |
| ENGLEHART   | ONTARIO        | P0J 1H0          |        |

**1.2 Agent/Applicant: Name of the person who is to be contacted about the application, if different than the owner.**  
(This may be a person or firm acting on behalf of the owner.)

|                              |       |                             |              |
|------------------------------|-------|-----------------------------|--------------|
| First Name of Contact Person | KAREN | Last Name of Contact Person | GERRARD      |
| Company Name (if applicable) |       |                             |              |
| TEMWEST FARMS                |       |                             |              |
| Home Telephone Number        |       | Business Telephone Number   | 705-647-4477 |
| Fax Number                   |       |                             |              |
| Email Address                |       |                             |              |
| leeville@areaonefarms.ca     |       |                             |              |

**Address**

|              |               |                 |        |
|--------------|---------------|-----------------|--------|
| Unit Number  | Street Number | Street Name     | PO Box |
|              | 999377        | Highway 11      |        |
| City/Town    | Province      | Postal/Zip Code |        |
| New Liskeard | Ontario       | P0J 1P0         |        |

**1.3 Name of owner(s) of the sub-surface rights if different from the surface right owner(s)**

|            |           |
|------------|-----------|
| First Name | Last Name |
|            |           |

**2. Type and Purpose of Application/Transaction (highlight appropriate dropdown box)**

**2.1 Is this application for:\***

|          |                       |               |
|----------|-----------------------|---------------|
| Transfer | Creation of a new lot | Other Purpose |
|----------|-----------------------|---------------|

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

|              |           |
|--------------|-----------|
| First Name   | Last Name |
| TEMWEST FARM |           |

**2.3 If a lot addition, provide the legal description of the lands to which the parcel will be added.**

What is the existing land use of the receiving parcel?

What is the purpose of the lot addition request?

**3. Description/Location of the Subject Land (complete applicable boxes)**

|                                    |                              |  |   |                                |
|------------------------------------|------------------------------|--|---|--------------------------------|
| 3.1 District<br><b>TEMISKAMING</b> |                              | Municipality (in an area without municipal organization, select District)*<br><b>DISTRICT of TEMISKAMING</b> |   |                                |
| Former Municipality                |                              | Geographic Township in Territory without<br>Municipal Organization<br><b>INGRAM</b>                          |   | Section or Mining Location No. |
| Concession Number(s)<br><b>4</b>   |                              | Lot Number(s)<br><b>N 1/2 5</b>  | Registered Plan Number                    | Lot(s)/Block(s)                |
| Reference Plan No.                 | Part Number(s)<br><b>671</b> | Property Identification Number<br><b>612730052/0053</b>  | Name of Street/Road<br><b>ELLIOT ROAD</b> | Street Number<br><b>284124</b> |

|                 |               |               |                              |  |
|-----------------|---------------|---------------|------------------------------|--|
| 3.2 Description |               |               | Lot Addition (if applicable) |  |
|                 | Severed       | Retained      |                              |  |
| Frontage (m)    | <b>660.00</b> | <b>800.00</b> |                              |  |
| Depth (m)       | <b>805.00</b> | <b>380.00</b> |                              |  |
| Area (ha)       | <b>40.00</b>  | <b>22.00</b>  |                              |  |

|                              |            |  |   |  |
|------------------------------|------------|--|---|--|
| 3.3 Buildings and Structures | Severed    |  | Retained                                    |  |
| Existing (construction date) | <b>nil</b> |  | <b>Dwelling 1980 / Several outbuildings</b> |  |
| Proposed                     | <b>nil</b> |  | <b>no change</b>                            |  |

3.4 Are there any easements or restrictive covenants affecting the subject land?\*

Yes  No

If yes, describe each easement or covenant and its effect. Use a separate page, if necessary.

**4. Designation of Subject Lands / Current and Proposed Land Use**

4.1 Name of the official plan

4.2 What is the current designation(s), if any, of the subject land in the applicable official plan?\*

**Agricultural**

4.3 What is the present zoning, if any, of the subject land?

4.4 If the land is covered by a Minister's Zoning Order (MZO), what is the regulation number?

4.5 If the land is covered by a Minister's Zoning Order (MZO), what uses are permitted by the order?

| 4.6 Use of Property | Severed         | Retained    |
|---------------------|-----------------|-------------|
| Existing use(s)     | Vacant Wood Lot | Residential |
| Proposed use(s)     | Agricultural    | Residential |

4.7 What are the surrounding land uses?

East  
Agricultural

West  
Agricultural

North  
Agricultural

South  
Agricultural

## 5. Former Uses of Site and Adjacent Land (History)

5.1 Has there been an industrial or commercial use, or an orchard, on the subject land or adjacent lands?

Yes  No  Unknown

If yes, specify the uses.

5.2 Has the grading of the subject land been changed by adding earth or other material(s)?

Yes  No  Unknown

5.3 Has a gas station been located on the subject land or adjacent land at any time?

Yes  No  Unknown

Has there been petroleum or other fuel stored on the subject land or adjacent land?

Yes  No  Unknown

5.4 Is there reason to believe the subject land may have been contaminated by former uses on the site or adjacent site?

Yes  No  Unknown

5.5 What information did you use to determine the answers to the above questions on former uses?

Owner's historical knowledge

5.6 If yes to any of (5.1), (5.2), (5.3) or (5.4) an inventory of previous uses of the subject land or, if appropriate, of the adjacent land(s), is needed.

Is the inventory of previous uses attached?

Yes  No

If the inventory is not attached, why not?

5.7 If yes to any of (5.1), (5.2), (5.3) or (5.4) was an Environmental Site Assessment (ESA) conducted under the *Environmental Assessment Act* or has a Record of Site Condition (RSC) been filed? Refer to Appendix A

Yes  No  Unknown

If no, why not? Explain on a separate page, if necessary.

---

## 6. Consultation with the Planning Approval Authority (check boxes where applicable)

---

6.1 Has there been consultation with the Ministry of Municipal Affairs prior to submitting this application?

Yes  No

If yes, and if known, indicate the file number.

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---

6.2 Have you consulted with the municipality/planning board on the application's conformity to the official plan?

Yes  No

If yes, attach a letter/documentation from the municipality/planning board on the proposal's conformity to the official plan.

Attached

---

6.3 Have you discussed with the municipality/planning board the official plan submission requirements for a consent?

Yes  No

---

6.4 Have you provided with this application a list, accompanied by the related materials, identified in the official plan as submission requirements for development applications?

Yes  No  Attached

If no, why not? Please explain.

Not applicable

---

**Note:** All materials required in the official plan for complete application must be provided at the time of submitting an application.

---

## 7. Status of Current and Other Applications under the *Planning Act*

---

7.1 Current

Is this application a re-submission of a previous consent application?

Yes  No  Unknown

If yes, and if known, describe how it has been changed from the original application:

---

7.2 Has the subject land ever been severed from the parcel originally acquired by the owner of the subject land?\*

Yes  No  Unknown

If yes, provide (below) the date of transfer, the name of the transferee and the land use. (for multiple transfers attach a separate sheet)

| Severed parcel | Date of transfer (yyyy/mm/dd) | Name of transferee | Use of severed parcel |
|----------------|-------------------------------|--------------------|-----------------------|
|                |                               |                    |                       |

### Other Planning Applications

Has the subject land ever been the subject of any other planning application, including applications before the Ontario Municipal Board (OMB), for approval of either:

(For each if yes and if known, indicate i) file number ii) status of the application iii) OMB file number, if applicable and iv) OMB status)

#### 7.3 Official Plan Amendment\*

Yes  No

| i) File Number | ii) Status | iii) OMB File Number | iv) OMB Status |
|----------------|------------|----------------------|----------------|
|                |            |                      |                |

#### 7.4 Plan of Subdivision\*

Yes  No

| i) File Number | ii) Status | iii) OMB File Number | iv) OMB Status |
|----------------|------------|----------------------|----------------|
|                |            |                      |                |

#### 7.5 Consent\*

Yes  No

| i) File Number | ii) Status | iii) OMB File Number | iv) OMB Status |
|----------------|------------|----------------------|----------------|
|                |            |                      |                |

#### 7.6 Site Plan\*

Yes  No

| i) File Number | ii) Status | iii) OMB File Number | iv) OMB Status |
|----------------|------------|----------------------|----------------|
|                |            |                      |                |

#### 7.7 Minor Variance\*

Yes  No

| i) File Number | ii) Status | iii) OMB File Number | iv) OMB Status |
|----------------|------------|----------------------|----------------|
|                |            |                      |                |

#### 7.8 Zoning By-law Amendment\*

Yes  No

| i) File Number | ii) Status | iii) OMB File Number | iv) OMB Status |
|----------------|------------|----------------------|----------------|
|                |            |                      |                |

#### 7.9 Minister's Zoning Order Amendment\*

Yes  No

If yes and if known, what is the Ontario Regulation number? \_\_\_\_\_

**Note:** Please provide list(s) of the relevant applications on a separate page and attach to this form

### 8. Provincial Policy

8.1 Is the proposal consistent with the **Provincial Policy Statement (PPS)** issued under subsection 3(1) of the *Planning Act*?\*

Yes  No

8.2 Explain how the application is consistent with the PPS. Attach a separate page if necessary.

PPS states that in areas adjacent to and surrounding municipalities, only development that is related to the sustainable management and use of resources shall be permitted. The agricultural use proposed for the severed lot is suitable for the area and is related to the sustainable management or use of resources. The residence on the retained lot is existing. There will be no residential development on the severed lands.

- 8.3 **Table A** is a checklist (not a substitute for the Provincial Policy Statement) to assist in identifying areas of provincial interest that may apply to your application.  
Please fill in the appropriate rows in **Table A**, if any apply.

**Table A - Features Checklist**

| 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 type="checkbox"/>  |   |
| An industrial or commercial use {specify the use(s)}  |   |   |
| A landfill site (closed or active)  | <input type="checkbox"/> Closed <input type="checkbox"/> Active |   |
| A sewage treatment plant or waste stabilization pond  | <input type="checkbox"/>  |   |
| A provincially significant wetland within 120 metres of the subject land  | <input type="checkbox"/>  |   |
| Significant coastal wetlands  | <input type="checkbox"/>  |   |
| Significant wildlife habitat and significant habitat of endangered species and threatened species                                   | <input type="checkbox"/>  |   |
| Fish habitat  | <input type="checkbox"/>  |   |
| Flood plain   | <input type="checkbox"/>  |   |
| A rehabilitated mine site, abandoned mine site or mine hazards  | <input type="checkbox"/>  |   |
| An operating or a non-operating mine site within 1000 metres of the subject land  | <input type="checkbox"/>  |   |
| An active mine site or aggregates operation site within 1000 metres of the subject land   | <input type="checkbox"/>  |   |
| A contaminated site   | <input type="checkbox"/>  |   |
| Provincial highway  | <input type="checkbox"/>  |   |
| An active railway line  | <input type="checkbox"/>  |   |
| A municipal or federal airport  | <input type="checkbox"/>  |   |
| Utility corridors   | <input type="checkbox"/>  |   |
| Electricity generating station, hydro transformer, railway yard, etc.   | <input type="checkbox"/>  |   |
| Crown land (identified by the Ministry of Natural Resources and Forestry as being of special interests, such as lake access points) | <input type="checkbox"/>  |   |

**9. Provincial Plans**

- 9.1 Is the subject land for the proposed development located within an area of land designated in any provincial plan?\*

Yes  No

- 9.2 If yes, identify which provincial plan(s) and explain the current designation(s) of the subject land(s).

n/a

- 9.3 If yes, does the proposal conform/not conflict with the policies contained in the provincial plan(s)?\*

Yes  No

If yes, please explain. Attach a separate page, if necessary. Submit a copy of the planning report, if applicable.

---

## 10. Archaeology

---

10.1 Does the subject land contain any known archaeological resources or areas of archaeological potential?

Yes    No    Unknown

If yes, does the plan propose to develop lands within the subject lands that contain:

- Known archaeological resources?    Yes    No
  - Areas of archaeological potential?    Yes    No
- 

10.2 If yes, contact the regional Municipal Services Office-MMA staff to discuss whether any reports may be needed.

---

## 11. Servicing

---

11.1 Indicate in a) and b) the proposed type of servicing for the subject land. Select the appropriate type of servicing from Table B.

11.1 a) Indicate the proposed type of sewage disposal system - whether sewage disposal will be provided to the subject land by a publicly owned and operated sanitary sewage system, a privately owned and operated individual or communal septic system or other means?\*

[Private Services](#)

---

11.1 b) Indicate the proposed type of water supply system - whether water will be provided to the subject land by a publicly owned and operated piped water system, a privately owned and operated individual or communal well, a lake or other water body or other means?\*

[Private Services](#)

---

11.2 Hauled Sewage

If development is proposed on privately owned and operated individual or communal septic system, provide confirmation that there is adequate reserve sewage treatment capacity for hauled sewage (septage) resulting from the proposed development. See Table B below.  
[See letter from Phippen Waste Management](#)

**Table B - Sewage Disposal and Water Supply**

| Type of Servicing   | Reports/Information Needed   |
|---|--|
| <b>Sewage Disposal</b><br>a) Publicly owned and operated sanitary sewage system | Applicants must provide evidence in their application that there is municipal confirmation of sufficient uncommitted reserve sewage system capacity to service the development at the time of conditional consent.   |
| b) Public communal septic   | Development generating effluent of more than 4,500 litres per day may need a servicing options study and hydrogeological report.   |
| c) Privately owned and operated individual septic system                        | If the requested change would permit development on individual or communal septic system and more than 4,500 litres of effluent would be produced per day as a result of the development being completed, a servicing options report and a hydrogeological report may be needed.<br><br>If proposal would produce effluent less than 4,500 litres per day, a hydrogeological report may be needed.   |
| d) Privately owned and operated communal septic system                          | If the requested change would permit development on individual or communal septic system and more than 4,500 litres of effluent would be produced per day as a result of the development being completed, a servicing options report and a hydrogeological report may be needed.<br><br>If proposal would produce effluent less than 4,500 litres per day, a hydrogeological report may be needed.   |
| e) Privy  | Provide details on location and size of out-houses.  |
| f) Other  | Please describe  |
| <b>Hauled Sewage</b>  | If development is proposed on privately owned and operated individual or communal septic systems, applicant must provide evidence in the application showing either:<br><br>i) municipal confirmation of sufficient uncommitted reserve sewage system capacity for treatment of septage resulting from the proposed development; OR<br><br>ii) confirmation (i.e., letter) from a commercial enterprise (private provider) for hauled sewage (septage) indicating that capacity is available to accommodate the specific proposal. |
| <b>Water Supply</b><br>a) Publicly owned and operated piped water system        | Applicants must provide evidence in their application that there is municipal confirmation of sufficient reserve water system capacity to service the development at the time of conditional consent.  |
| b) Privately owned and operated individual well                                 | Development on communal or individual well system may need a servicing options report and a hydrogeological report.<br>Non-residential development on communal well system may need a hydrogeological report.  |
| c) Privately owned and operated communal well                                   | Development on communal or individual well system may need a servicing options report and a hydrogeological report.<br>Non-residential development on communal well system may need a hydrogeological report.  |
| d) Lake   | A Permit to Take Water may be required. Contact your regional Municipal Services Office and the Ministry of the Environment and Climate Change office for guidance.  |
| e) Other water body   | Please describe  |
| f) Other means  | Please describe  |

**Notes:**

1. To facilitate review of the application, submit a letter from the municipality to show concurrence (or not) with the recommendations in the servicing options report.
2. Before undertaking a hydrogeological report, consult MMA for advice given the location of the subject land.
3. Where communal services are proposed (water and/or sewage), ownership of these services must be assumed by the municipality or a public body through a signed letter of acceptance.
4. To facilitate review of the application, submit a letter from the local health unit indicating that the site is developable and could accommodate the proposal.
5. A building permit is required for septic systems under Part 8 of the Building Code. See Appendix A.



---

**12. Access**

---

12.1 The proposed road access would be by:

[Other public road](#)

**Note:** (See Appendix A for information on MTO Access Permits)  
Certain type of development is not permitted on seasonally maintained roads.  
Early consultation with your regional MSO is recommended.

---

12.2 Additional details on "other public road" and "right-of-way"

Would proposed road access be by:

Crown road  Local roads board  Private road

---

12.3 If access to the subject land is by "other public road" or "right-of-way", or private road, indicate:

i) The owner of the land or road  
[Ingram Local Roads Board](#)

---

ii) Who is responsible for maintenance  
[Ingram Local Roads Board](#)

---

iii) Whether maintenance is seasonal or year round  
[Year Round](#)

---

**Note:** Access by right-of-ways and/or private roads are not usually permitted, except as part of a condominium.

---

12.4 Is water access ONLY proposed?\*

Yes  No

If yes, on a separate page, describe i) the parking and ii) docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road access.

Attached

You may be required to provide a letter from the owner(s) of a commercially operated parking and docking facility indicating that capacity is available to accommodate your specific proposal.

---

**13. Proposal Waste Disposal**

---

13.1 Garbage disposal is proposed to be by:

Garbage collection  Municipal dump  Crown landfill  Other

---

13.2 Other Services Please check the other services available and the provider(s) of these services.

| Services   | Provider   |
|--|--|
| <input checked="" type="checkbox"/> Electricity    | <a href="#">Hydro One</a>                                |
| <input checked="" type="checkbox"/> School bussing | <a href="#">District School Board Ontario North East</a> |
| <input type="checkbox"/> Other                     |  |

---

13.3 a) The proposed stormwater drainage would be by:

---

---

**14. Sketch:** Use the attached sketch sheet. To help you prepare the sketch, refer to the attached sample sketch.

---

**14.1** The application shall be accompanied by a sketch showing, in **metric units**, the following:

- The boundaries and dimensions of the subject land, the part that is intended to be severed and the part that is intended to be retained;
  - The location, size and type of all existing and proposed buildings and structures on the subject land, including their setback from the front yard, rear yard, side yard and opposite side yard;
  - The boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land;
  - The approximate distance between the subject land and the nearest township lot line or landmark, such as a railway crossing or bridge;
  - The location of all lands previously severed from the parcel originally acquired by the current owner of the subject land;
  - The approximate location of all natural and artificial features on the subject land and adjacent lands that, in the opinion of the applicant, may affect the application, such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks;
  - The current use(s) on land that is adjacent to the subject land;
  - The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
  - If access to the subject land is by water only, the location of the parking and boat docking facilities to be used;
  - The location and nature of any easement affecting the subject land;
  - The severed parcel, the date of transfer, the name of the transferee and the use of the land.
- 

## **15. Other Information**

---

**15.1** Is there any other information that may be useful to the ministry in reviewing this application (e.g., information relating to the requirements and policies in the municipal official plan or efforts made to resolve outstanding objections or concerns by area resident(s), the municipality, other)?

If so, explain below or attach a separate page with this information.

[Archaeological Assessment is underway.](#)

---

**15.2** The original or certified copy of any other information and materials, as required by the official plan of the municipality/planning board, must be provided with this application.

---

**15.3** Where applicable and relevant information is available in a planning report submitted to council, or in a technical study/report(s) prepared for the proposal, please provide the name, section and page number if you have referenced the study/report(s) in any of the questions above.

**16. Affidavit or Sworn Declaration**

I, GERRARD, Karen of the Township of Hilliard  
Last Name, First Name\* Municipality\*  
in the province of\* Ontario , make oath and say (or solemnly declare) that the information required  
under Schedule 1 to Ontario Regulation 197/96, and provided by the applicant in this application is accurate, and that the information  
contained in the documents that accompany this application is accurate.

Sworn (or declared) before me at the Municipality of Charlton & Dack in the District of Timiskaming  
(lower-tier municipality) (upper-tier municipality)

this\* 4 day of\* May , \*2022 .

  
\_\_\_\_\_  
Commissioner of Oaths

  
\_\_\_\_\_  
Applicant

\_\_\_\_\_  
DAN THIBEAULT,  
A COMMISSIONER, ETC.  
CLERK FOR THE MUNICIPALITY  
OF CHARLTON AND DACK.

## 17. Authorizations

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 or the authorization set out below must be completed.

### 17.1 Authorization of Owner for Agent to Make the Application

I, ROSBOROUGH, Paul and Cindy, am the owner of the land that is the subject of this application for  
Last Name, First Name  
consent and I authorize GERRARD, Karen  
to make this application on my behalf.

Signature of Owner

*Cindy Cray Rosborough*  
*Paul & C*

Date (yyyy/mm/dd)

2022/04/20

If the applicant is not the owner of the land that is the subject of this application, complete the authorization of the owner concerning personal information set out below.

### 17.2 Authorization of Owner for Agent to Provide Personal Information

I, ROSBOROUGH, Paul and Cindy, am the owner of the land that is the subject of this application for  
Last Name, First Name  
application for consent and for the purposes of the *Freedom of Information and Protection of Privacy Act*.

I authorize GERRARD, Karen, as my agent for this application, to provide any of my  
Last Name, First Name  
personal information that will be included in this application or collected during the processing of the application

Signature of Owner

*Cindy Cray Rosborough*  
*Paul & C*

Date (yyyy/mm/dd)

2022/04/20

## 18. Consent of the Owner

Complete the consent of the owner concerning personal information set out below.

### 18.1 Consent of the Owner to the Use and Disclosure of Personal Information

I, ROSBOROUGH, Paul and Cindy, am the owner of the land that is the subject of this application for  
Last Name, First Name  
application and for consent and for the purposes 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 purposes of processing this application.

Signature of Owner

*Cindy Cray Rosborough*  
*Paul & C*

Date (yyyy/mm/dd)

2022/04/20

## 19. Submission of Application

Date of application to Ministry of Municipal Affairs (yyyy/mm/dd)\*

~~2022/04/22~~ 2022/05/05

## 20. Applicant's Checklist

- i) Have you remembered to attach the following:
- One original and one copy of the completed application form (ensure you have a copy for yourself), including the sketch, key plan and any reports indicated in the application form?
  - The required fee, either a certified cheque or money order, payable to the Minister of Finance?
  - A copy of the letter from the local health unit or conservation authority (as appropriate) indicating that the site is developable and could accommodate the proposed development?
- ii)  Check that the application form is signed and dated by the owner/agent?

Note: Applicants will be also required to cover the ministry's cost for providing public notice (e.g. advertising).

CROWN LAND

ALLEN RD.

TEMWEST AGRICULTURE

JOAN HORNE  
RESIDENTIAL / AGRICULTURE

1575742 ONTARIO LTD.

SHEPPARD LANE RD.

ELLIOT ROAD



RETAINED TO ROSEBOROUGH - 52 ACRES

KRISTINE VAN VIET

CROWN LAND

BALBIR SINGH  
AGRICULTURE

ALLEN RD.

SEVERED TO TEMWEST - 103 ACRES

BALBIR SINGH

DARLENE SHERRARD

CAROLYN LAFontaine



**ROSBOROUGH: Retained 55 Acres**

Notes:  
N 1/2 Lot 5 Con 4



**Legend**

- Building as Symbol
- Building to Scale
- Alps
- Helipad / Hospital Helipad
- Seaplane Base
- Ferry Route
- Trail Head
- Trail
- Railway / Train Station
- Railway with Bridge
- Railway with Tunnel
- Road (Major - Minory)
- Winter Road
- Road with Bridge
- Road with Tunnel
- 400 Series Highway
- Secondary Highway
- Tertiary Highway
- District, County, Regional or Municipal Road
- Toll Highway
- One Way Road
- Road with Permanent Block of Passage
- Hydro Line, Communication Line or Unknown Transmission Line
- Natural Gas Pipeline, Water Pipeline or Unknown Pipeline
- Spot Height
- Index Contour
- Contour
- Wooded Area
- Wetland
- Waterbody
- Waterbody Elevation
- Microcourse
- Falls
- Rapids
- Rapids / Falls
- Rapids
- Rocks
- Lock Gate
- Dam / Hydro Wall
- Dam / Hydro Wall
- Provincial State Boundary
- International Boundary
- Upper Tier / District
- Municipal Boundary
- Lower Tier / Single Tier
- Municipal Boundary
- Lot Line
- Indian Reserve
- Provincial Park
- National Park
- Conservation Reserve
- Military Lands

0 0.3 km

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MINISTRY OF NATURAL RESOURCES AND FORESTRY  
Make a Topographic Map

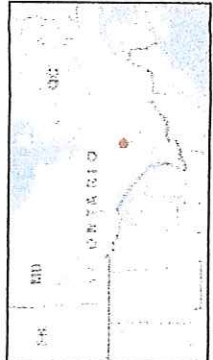
# ROSBOROUGH: Retained - 55 Acres

Notes:  
N 1/2 Lot 5 Con 4



## Legend

- Building as Symbol
- Building to Scale
- Airport
- Hospital / Hospital Helipad
- Southern Base
- Ferry Route
- Tail Head / Trail
- Railway / Train Station
- Railway with Bridge
- Railway with Tunnel
- Road (Major) -> (Minor)
- Water Road
- Road with Bridge
- Road with Tunnel
- One Way Road or 200' Right of Way
- Secondary Highway
- Tertiary Highway
- Dashed County, Regional or Municipal Road
- One Way Road
- Road with Permanent Ditched Passage
- Road with Address Ranges
- Hydro Line, Communication Line or Unknown Transmission Line
- Natural Gas Pipeline, Water Pipeline or Unknown Piping
- Spot Height
- Index Contour
- Contour
- Wooded Area
- Wetland
- Waterbody
- Waterbody Elevation
- Watercourse
- Falls
- Rapids
- Rapids & Falls
- Rapids
- Rocks
- Lock Gate
- Dam / Hydro Wall
- Dam / Hydro Wall
- Provincial / State Boundary
- Intermunicipal Boundary
- Upper Tier Boundary
- Municipal Boundary
- Lower Tier / Single Tier Municipal Boundary
- Lot Line
- Indian Reserve
- Provincial Park
- National Park
- Conservation Reserve
- Military Lands



Projection: Web Mercator

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0 0.3 km

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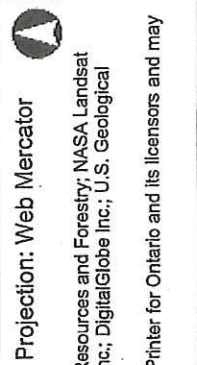
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**Legend**

- Building to Symbol
- Building to Scale
- Airport
- Helipoint
- Heliport
- Helipoint
- Seaplane Base
- Ferry Route
- Trail Head
- Trail
- Railway Train Station
- Railway with Bridge
- Railway with Tunnel
- Road (Major - Minor)
- Winter Road
- Road with Bridge
- Road with Tunnel
- Primary, Kings or 100 Series Highway
- Secondary Highway
- Tertiary Highway
- District, County, Regional or Municipal Road
- One Way Road
- One Way Street
- One Way Passage
- Road with Address Ranges
- Hydro Line, Communication Line
- Natural Gas Pipeline, Water Pipeline or Unknown Pipeline
- Spot Height
- Index Contour
- Contour
- Wooded Area
- Wetland
- Waterbody
- Waterbody Elevation
- Watercourse
- Falls
- Rapids
- Rapids, Falls
- Rapids
- Rocks
- Lock Gate
- Dam
- Dam, Hydro Wall
- Dam, Hydro Wall
- Provincial State Boundary
- International Boundary
- Upper Tier, District
- Municipal Boundary
- Lower Tier, Single Tier
- Municipal Boundary
- Lot Line
- Indian Reserve
- Provincial Park
- National Park
- Conservation Reserve
- Military Lands



0 0.4 km

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KEY

- 1 - SHED 8x16'
- 2 - 160 YR OLD HOUSE USED AS SHED 18'x20'
- 3 - MAIN HOUSE 28'x35'
- 4 - QUANSAT 20'x50'
- 5 - GARAGE 40'x40'

- 6 - SMALL SHED (GARBAGE)
- 7 - SHED/BARN 13'x24'
- 8 - BARN 12'x16'
- 9 - TRACTOR TRAILER STORAGE 8'x53'
- 10 - CAMPING TRAILER
- 11 - TRAP BUILDING (HAY)

SEPTIC IS BEHIND HOUSE  
THE REST ARE TRACTORS  
AND TRUCKS.



Temwest Farms Ltd.

999377 Highway 11, Box 1565  
New Liskeard, Ontario P0J 1P0  
Phone (705) 647-4477

COPY

January 20, 2022

Phippen Waste Management  
643377 Sunnyside Road  
Haileybury, Ontario  
P0J 1K0

**Re: Consent Application 54-C-213330  
W 1/2 N 1/2 L5 C 4 and E 1/2 N 1/2 L 5 Con 4, Township of Ingram  
PIN 61273-0052 and 61273-0053**

Temwest Farms intends on submitting an application for consent to sever and create a new lot on this subject property. The retained lot would be for rural residential purposes while the larger severed lot would be used for agricultural purposes. A sketch of the proposed severance is attached.

As part of the planning application process, the planning approval authority requires that written confirmation, in the form of a letter, from the holder of an Environmental Compliance Approval for an approved septage disposal facility, referencing the disposal facility and the related MECP approval, confirm that the disposal facility has sufficient reserve capacity to accept hauled sewage from the existing systems on the retained lot.

Please advise if there is a fee for this letter of confirmation.

Should you require additional information, please contact me at your convenience.

Sincerely,

Karen Gerrard, Office Manager



Garbage and Recycling Services  
643377 Sunnyside Rd  
Haileybury, ON P0J 1K0  
705-647-6217  
hippen@parolink.net

January 11, 2022

Ministry of Municipal Affairs & Housing  
159 Cedar Street, Suite 401  
Sudbury, Ontario  
P3E 6A5

To Whom It May Concern,

Applicant – Temwest Farms Ltd.

Re: Planning Application 54-C-213330  
PIN 61273-0052 and 61273-0053

Please be advised that the proposed septic system located at W 1/2 N 1/2 Lot 5 Con 4 and E 1/2 N 1/2 Lot 5 Con 4, Township of Ingram in the District of Temiskaming will be serviced upon request by Phippen Waste Management Limited under the license for hauled sewage No. A920195.

The contents of the septic tanks will be disposed of according to environmental regulations at our MOE certified disposal site. The capacity of our disposal site at present time is approximately 90% and has sufficient reserve capacity to accept the hauled sewage from the retained and severed land.

Yours truly,

A handwritten signature in blue ink that reads "Lois Phippen". The signature is written in a cursive style.

Lois Phippen



Temwest Farms Ltd.

999377 Highway 11  
New Liskeard, Ontario P0J 1P0  
Phone (705) 647-4477

COPY

January 20, 2022

Timiskaming Health Unit  
PO Box 1090  
New Liskeard, Ontario  
P0J 1P0

**Re: Consent Application 54-C-213330  
W 1/2 N 1/2 L5 C 4 and E 1/2 N 1/2 L 5 Con 4, Township of Ingram  
PIN 61273-0052 and 61273-0053**

Temwest Farms intends on submitting an application for consent to sever and create a new lot on this subject property. The retained lot would be for rural residential purposes while the larger severed lot would be used for agricultural purposes. A sketch of the proposed severance is attached.

As part of the planning application process, the planning approval authority requires that the Timiskaming Health Unit provide a letter indicating that the existing systems on the retained lot are functioning satisfactorily.

The Timiskaming Health Unit file number is 90-63057.

The fee of \$317.00 is enclosed.

Should you require further information or clarification, please contact me at your convenience.

Sincerely,

Karen Gerrard, Office Manager



Temwest Farms Ltd.

999377 Highway 11  
New Liskeard, Ontario P0J 1P0  
Phone (705) 647-4477

COPY

January 20, 2022

Ministry of Tourism, Culture and Sport  
Programs and Services Branch  
401 Bay Street, Suite 1700  
Toronto, Ontario  
M7A 0A7

**Re: Consent Application 54-C-213330  
W 1/2 N 1/2 L5 C 4 and E 1/2 N 1/2 L 5 Con 4, Township of Ingram  
PIN 61273-0052 and 61273-0053**

Temwest Farms intends on submitting an application for consent to sever and create a new lot on this subject property. The retained lot would be for rural residential purposes while the larger severed lot would be used for agricultural purposes. A sketch of the proposed severance is attached.

As part of the planning application process, the planning approval authority requires that the applicant complete and submit the checklist of Criteria for Evaluating Potential for Built Heritage and Cultural Heritage Landscapes and submit it to MHSTCI for review.

Should you require further information or clarification, please contact me at your convenience.

Sincerely,

Karen Gerrard, Office Manager

Project or Property Name

ROSBOROUGH

Project or Property Location (upper and lower or single tier municipality)

Township of Ingram

Proponent Name

Temwest Farms

Proponent Contact Information

Karen Gerrard leeville@areaonefarms.ca (705) 647-4477

**Screening Questions**

Yes No

1. Is there a pre-approved screening checklist, methodology or process in place?

If Yes, please follow the pre-approved screening checklist, methodology or process.

If No, continue to Question 2.

**Part A: Screening for known (or recognized) Cultural Heritage Value**

Yes No

2. Has the property (or project area) been evaluated before and found **not** to be of cultural heritage value?

If Yes, do **not** complete the rest of the checklist.

The proponent, property owner and/or approval authority will:

- summarize the previous evaluation and
- add this checklist to the project file, with the appropriate documents that demonstrate a cultural heritage evaluation was undertaken

The summary and appropriate documentation may be:

- submitted as part of a report requirement
- maintained by the property owner, proponent or approval authority

If No, continue to Question 3.

Yes No

3. Is the property (or project area):

- a. identified, designated or otherwise protected under the *Ontario Heritage Act* as being of cultural heritage value?
- b. a National Historic Site (or part of)?
- c. designated under the *Heritage Railway Stations Protection Act*?
- d. designated under the *Heritage Lighthouse Protection Act*?
- e. identified as a Federal Heritage Building by the Federal Heritage Buildings Review Office (FHBRO)?
- f. located within a United Nations Educational, Scientific and Cultural Organization (UNESCO) World Heritage Site?

If Yes to any of the above questions, you need to hire a qualified person(s) to undertake:

- a Cultural Heritage Evaluation Report, if a Statement of Cultural Heritage Value has not previously been prepared or the statement needs to be updated

If a Statement of Cultural Heritage Value has been prepared previously and if alterations or development are proposed, you need to hire a qualified person(s) to undertake:

- a Heritage Impact Assessment (HIA) – the report will assess and avoid, eliminate or mitigate impacts

If No, continue to Question 4.

## Part B: Screening for Potential Cultural Heritage Value

- |   | Yes                                 | No                                  |
|---|-------------------------------------|-------------------------------------|
| 4. Does the property (or project area) contain a parcel of land that:                         |                                     |                                     |
| a. is the subject of a municipal, provincial or federal commemorative or interpretive plaque? | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b. has or is adjacent to a known burial site and/or cemetery?                                 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c. is in a Canadian Heritage River watershed?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d. contains buildings or structures that are 40 or more years old?                            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

## Part C: Other Considerations

- |  | Yes                      | No                                  |
|--|--------------------------|-------------------------------------|
| 5. Is there local or Aboriginal knowledge or accessible documentation suggesting that the property (or project area):                            |                          |                                     |
| a. is considered a landmark in the local community or contains any structures or sites that are important in defining the character of the area? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. has a special association with a community, person or historical event?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. contains or is part of a cultural heritage landscape?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**If Yes** to one or more of the above questions (Part B and C), there is potential for cultural heritage resources on the property or within the project area.

You need to hire a qualified person(s) to undertake:

- a Cultural Heritage Evaluation Report (CHER)

If the property is determined to be of cultural heritage value and alterations or development is proposed, you need to hire a qualified person(s) to undertake:

- a Heritage Impact Assessment (HIA) – the report will assess and avoid, eliminate or mitigate impacts

**If No** to all of the above questions, there is low potential for built heritage or cultural heritage landscape on the property.

The proponent, property owner and/or approval authority will:

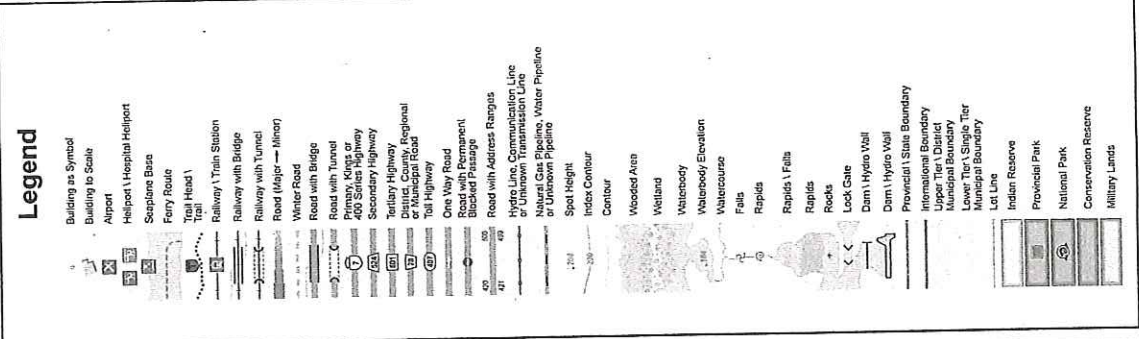
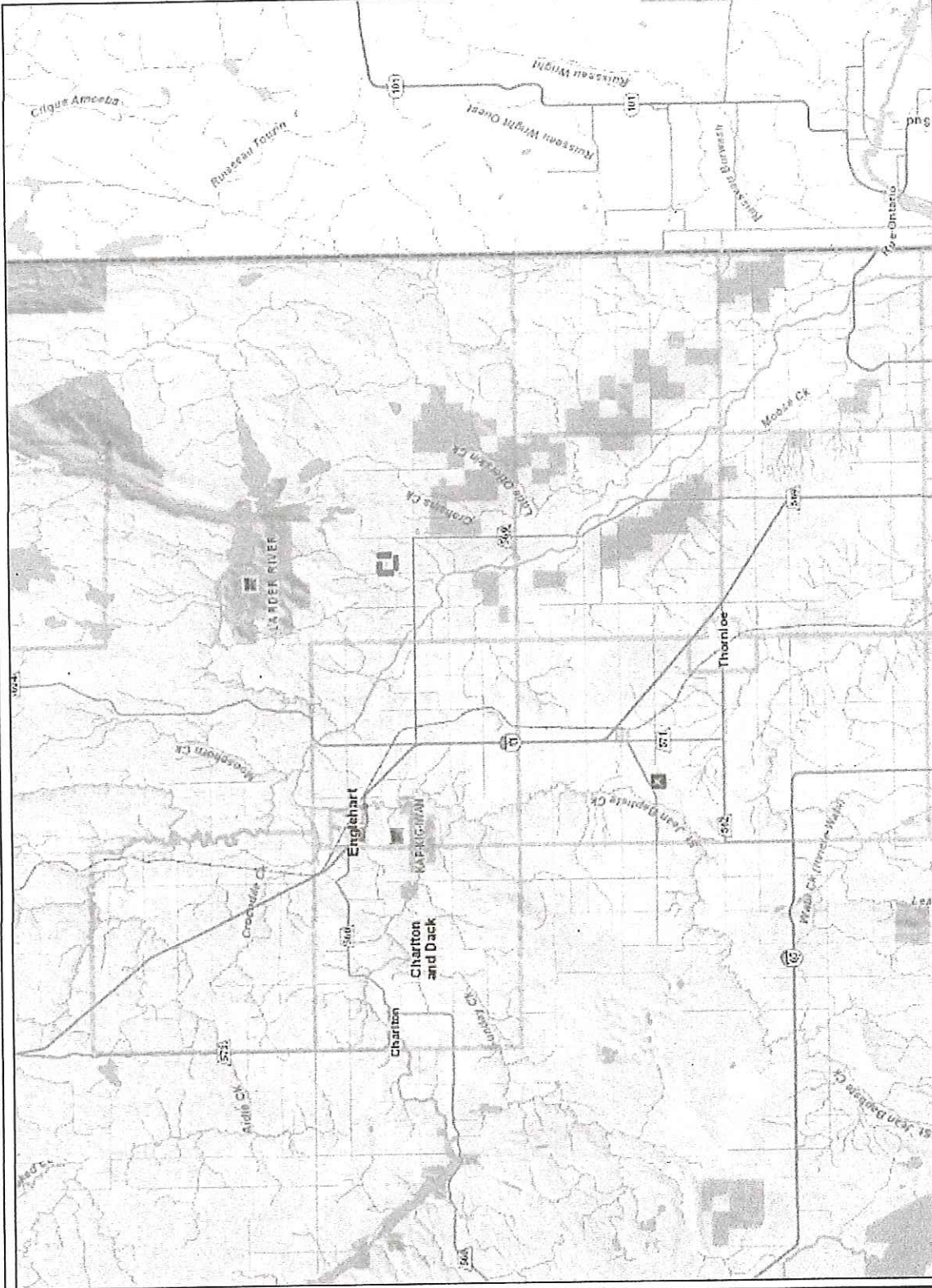
- summarize the conclusion
- add this checklist with the appropriate documentation to the project file

The summary and appropriate documentation may be:

- submitted as part of a report requirement e.g. under the *Environmental Assessment Act, Planning Act* processes
- maintained by the property owner, proponent or approval authority



**Notes:**  
Property Name ROSBOROUGH



**Projection: Web Mercator**

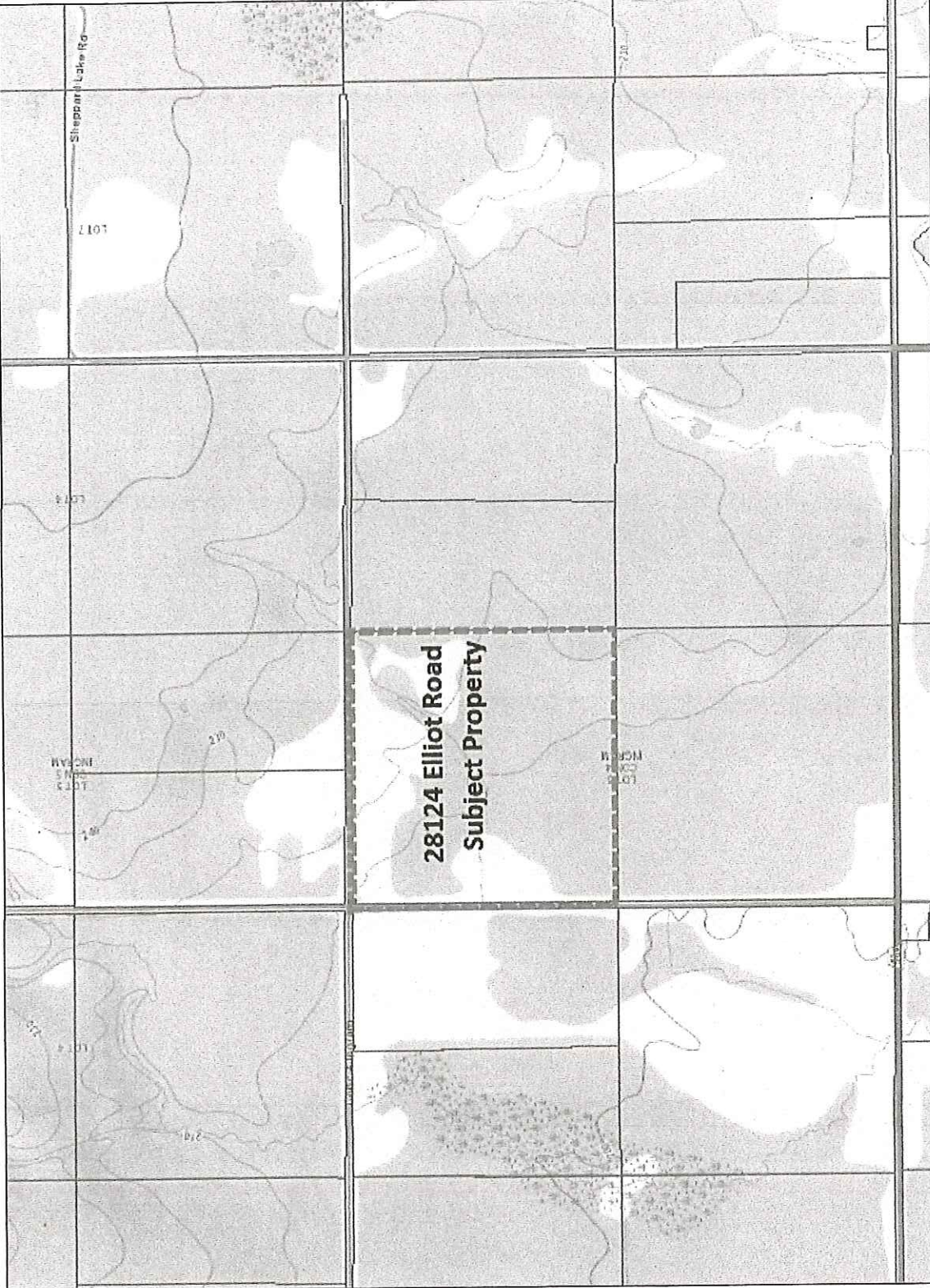
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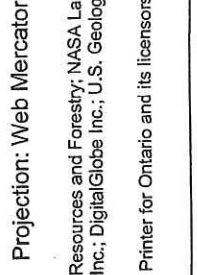
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**Legend**

- Building as Symbol
- Building to Scale
- Airport
- Helipad (Hospital Helipad)
- Scarpans Base
- Ferry Route
- Tail Head (Tail)
- Railway (Train Station)
- Railway with Bridge
- Railway with Tunnel
- Road (Major - Heavy)
- Water Road
- Road with Bridge
- Road with Tunnel
- Primary, Kings or Secondary Highway
- Regional Highway
- Regional Highway
- Regional Highway
- One Way Road
- Road with Permanent Blockage
- Road with Address Ranges
- Hydro Line, Communication Line or Unknown Transmission Line
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- Waterbody
- Waterbody Elevation
- Watercourse
- Falls
- Rapids
- Rapids (Falls)
- Rocks
- Lock Gate
- Dam (Hydro Wall)
- Dam (Hydro Wall)
- Provincial State Boundary
- International Boundary
- Upper Tier District
- Lower Tier District
- Municipal Boundary
- Lot Line
- Indian Reserve
- Provincial Park
- National Park
- Conservation Reserve
- Military Lands



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**Ministry of  
Municipal Affairs  
and Housing**

Municipal Services Office  
North (Sudbury)  
159 Cedar Street, Suite 401  
Sudbury ON P3E 6A5  
Telephone: 705 564-0120  
Toll Free: 1 800-461-1193  
Fax: 705 564-6863

**Ministère des  
Affaires municipales  
et du Logement**

Bureau des services aux municipalités  
du Nord (Sudbury)  
159, rue Cedar, bureau 401  
Sudbury ON P3E 6A5  
Téléphone : 705 564-0120  
Sans frais : 1 800 461-1193  
Télécopieur : 705 564-6863



August 25, 2021

Gerry Oriet (Temwest Farms Ltd.)  
999377 Hwy 11  
New Liskeard, ON, P0J 1P0  
leeville@areaonefarms.ca

Subject: Early-Consultation Consent Application  
**MMAH File: 54-C-213330**  
 Owners: Paul Rosborough & Cindy Rosborough  
 Agent/  
 Applicant: Gerry Oriet, Temwest Farms Ltd.  
 Location: Con.4 N ½ Lot 5 Part 671, PINs 612730052 and 612730053, 284124 Elliot Road,  
 Ingram unincorporated township, Timiskaming District.

Dear Mr Oriet:

Thank you for providing the Ministry of Municipal Affairs and Housing with the opportunity to undertake a preliminary review of the above noted proposal received on March 8, 2021. We have now completed our preliminary review of the draft application and would like to provide you with our early consultation comments.

This early consultation review was based on your proposal to sever one new lot. This would separate an existing residential dwelling (1980) from the agricultural land. The intent of this proposal is to sell the severed agricultural land to Temwest Farms Ltd. No construction is proposed. The proposed severed lot would be approximately 40 hectares in size and irregularly shaped, with approximately 660 metres of frontage onto Allen Road and would be approximately 805 metres deep. The lot would continue to be used for agricultural purposes. The proposed retained lot would be approximately 22 hectares in size and irregularly shaped, with 800 metres of frontage onto Elliot Road and would be approximately 380 metres deep. This lot contains an existing dwelling (1980) which the owners currently reside in. The retained lot is served with electricity, an existing private well and septic bed.

The proposed retained lot is accessed by an existing driveway off Elliot Road. The severed lot is proposed to be accessed off Allen Road. The Town of Evanturel is approximately 3.6km west and the Town of Hilliard is approximately 5.9k due south. Surrounding land uses include a combination of farmland, residences, and vacant, forested lands.

The proposal was reviewed for its consistency with the 2020 Provincial Policy Statement (PPS) and having regard for Provincial interests as articulated under Section 2 of the *Planning Act*. The draft application was circulated to the Ministry of Northern Development and Mines, Natural Resources and Forestry (NDMNR), the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) and the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) through the One Window process to identify any potential issues.

## **Provincial Policy Statement**

### **Territory Without Municipal Organization**

Ingram unincorporated township is located 3.6km east of the Town of Evanturel and 5.9km north of the Town of Hillard. Section 1.1.6.4 of the PPS states that in areas adjacent to and surrounding municipalities, only development that is related to the sustainable management and use of resources and resource-based recreational uses (including recreational dwellings) shall be permitted. The agricultural use proposed for the severed lot appears to be suitable for the area and is related to the sustainable management or use of resources. New residential uses are generally not permitted in unincorporated areas, but the residence on the retained lot is existing. As such, this proposal appears to be consistent with the above-mentioned policy, provided no residential uses are permitted to be built on the proposed severed lands. **If a formal application were draft approved, a condition of final approval might include the registration of an agreement on title to the severed lands stating that uses will be restricted to agricultural uses and no residential uses will be permitted.**

### **Sewage, Water and Stormwater**

Section 1.6.6.4 of the PPS states that where municipal sewage services and municipal water services are not provided, individual on-site sewage and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts.

Section 1.6.6.6 of the PPS states that planning authorities may allow lot creation only if there is confirmation of sufficient reserve sewage system capacity. The determination of sufficient reserve sewage system capacity shall include treatment capacity for hauled sewage from individual on-site sewage services.

**To demonstrate consistency with section 1.6.6.4 of the PPS, a formal application must be accompanied by a letter from the Timiskaming Health Unit indicating that existing systems on the retained lot are functioning satisfactorily.**

To address the requirements of Section 1.6.6.6 of the 2020 Provincial Policy Statement (PPS), **written confirmation of adequate capacity to dispose of hauled sewage generated by the septic system is required. This written confirmation should take the form of a letter from the holder of an Environmental Compliance Approval (ECA) for an approved septage disposal facility, referencing the disposal facility and the related MECP approval, and confirming that the disposal facility has sufficient reserve capacity to accept hauled sewage from the existing systems on the retained lot.**

### **Cultural Heritage and Archaeology**

Section 2.6.1 states significant built heritage resources and significant cultural heritage landscapes shall be conserved.

Section 2.6.2 states development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.

The retained property contains a dwelling built in the 1980's. Any structure which is 40 years or older may contain cultural heritage value or interest and be considered a built heritage resource. To demonstrate consistency with section 2.6.1 the applicant should complete MHSTCI's checklist Criteria for Evaluating Potential for Built Heritage and Cultural Heritage Landscapes and submit it to MHSTCI for review, along with photographs of the existing structures. The completed checklist will help to determine if a cultural heritage evaluation report and/or a heritage impact assessment would be required to support a formal application. ✓

The subject property meets the provincial criteria for archaeological potential because it is within 300m of a water source. Please refer to the MHSTCI's screening checklist: Criteria for Evaluating Archaeological Potential, attached. To demonstrate consistency with section 2.6.2 an archaeological assessment of the subject property is required to support a formal application. The assessment shall be undertaken by an archaeologist licensed under the Ontario Heritage Act, who will submit the report directly to MHSTCI for review as per the terms and conditions of their license.

If an archaeological assessment is not provided at the time of a formal application and this application is granted provisional consent, this would be required as a condition of final approval.

## Conclusion

Review of a formal application received with the requested information would take the above noted considerations into account. Please note that this analysis is preliminary only and additional planning interests may be identified through a more fulsome public review. In addition to the above noted requirements, the following information is required should you decide to submit a formal application for consent which can also be found on our website:

- A completed application form with all prescribed information as listed in Schedule 1 of O. Reg. 197/96. Additionally, please ensure that:
  - The entire land description is identified in Section 3.1
  - The name of the owner is identified as per section 1.1. c
  - Sections 16-18 of the application has been completed by the respective parties as necessary.
  - A revised sketch is included which meets Section 14 requirements.
- A fee in the amount of \$858 either in the form of a certified cheque or a bank draft and payable to the Minister of Finance. Please note that this fee is per the 2021 fee schedule and may increase in the future. Information regarding fees can be found by visiting the following website: <https://www.ontario.ca/page/applying-changes-land-use>

If a formal consent application is submitted, please be advised that Section 53(19) of the *Planning Act* outlines the applicant's right to appeal decisions of the approval authority to the Ontario Land Tribunal. Any appeal must include reasons(s) for the appeal as well as the appeal fee of \$400.00, payable to the Minister of Finance.

It should be noted that applicants are required to cover the Ministry's cost for providing public notice (e.g., advertising) for Consents. Advertising costs will be determined, and the fee will be requested, once the formal application has been given an initial review by the Ministry. Should an applicant choose to withdraw the formal application after the quote for providing public notice has been sent, they will be responsible to pay for any associated production charges.

If you have any questions, please feel free to call me directly at (705)618-4973. I may also be reached by email at [Arielle.Zamdvaiz@ontario.ca](mailto:Arielle.Zamdvaiz@ontario.ca).

Kind Regards,

A handwritten signature in black ink, appearing to read 'Arielle Zamdvaiz', with a large, sweeping flourish at the end.

Arielle Zamdvaiz  
Planner

Encls.