

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

**1. Application Information**
**1.1 Owner Information**

First Name of Owner 1\*

Last Name of Owner 1\*

First Name of Owner 2

Last Name of Owner 2

Company Name (if applicable)

J.F.T. DEVELOPMENTS LTD. and 2716906 ONTARIO INC.

Home Telephone Number\*

Business Telephone Number

Fax Number

807-627-6395

Email Address

JAMIESON@TBAYTEL.NET

**Address**

Unit Number

Street Number\*

Street Name\*

PO Box

1914

OLIVER ROAD

City/Town\*

Province\*

Postal/Zip Code\*

THUNDER BAY

ON

P7G 1P1

**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

Last Name of Contact Person

JACK

JAMIESON

Company Name (if applicable)

J.F.T. DEVELOPMENTS LTD.

Home Telephone Number

Business Telephone Number

Fax Number

807-627-6395

Email Address

JAMIESON@TBAYTEL.NET

**Address**

Unit Number

Street Number

Street Name

PO Box

1914

OLIVER ROAD

City/Town

Province

Postal/Zip Code

THUNDER BAY

ON

P7G 1P1

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

First Name

Last Name

KIRKLAND LAKE GOLD

**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

UNKNOWN

**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 TIMISKAMING		Municipality (in an area without municipal organization, select District)*		
Former Municipality		Geographic Township in Territory without Municipal Organization TUDHOPE		Section or Mining Location No.
Concession Number(s) 1		Lot Number(s) LT 10, 11	Registered Plan Number	Lot(s)/Block(s)
Reference Plan No.	Part Number(s)	Property Identification Number 613010035, 0067	Name of Street/Road HIGHWAY 65	Street Number UNASSIGNED

3.2 Description

	Severed	Retained	Lot Addition (if applicable)
Frontage (m)	350.00	312.00	Lot 2
Depth (m)	685.00	578.00	
Area (ha)	9.50	7.90	

3.3 Buildings and Structures

	Severed	Retained
Existing (construction date)	NONE	NONE
Proposed	NONE	NONE

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.  
SEE COVERING LETTER

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

4.1 Name of the official plan  
N/A

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

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

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	VACANT
Proposed use(s)	SEASONAL RESIDENTIAL	VACANT

4.7 What are the surrounding land uses?

East  
VACANT

West  
VACANT

North  
VACANT

South  
HIGHWAY 65

## 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?

TITLE SEARCH, SATELLITE IMAGERY AND VISUAL INSPECTION

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.

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

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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.

54-T-204283 ON A DIFFERENT LOT CONFIGURATIONS FOR THE SUBJECT SITE

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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

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

Yes  No

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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.

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

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

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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.

S. 1.1.6.1 PROVIDES THAT FOR RURAL LANDS IN TERRITORY WITHOUT MUNICIPAL ORGANIZATION, THE FOCUS OF DEVELOPMENT SHALL INCLUDE RESOURCE BASED RECREATIONAL USES INCLUDING RECREATIONAL DWELLINGS, AND SO THE PROPOSED USE IS COMPATIBLE. SEE COVERING LETTER ATTACHED.

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## 10. Archaeology

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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.

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## 11. Servicing

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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

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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

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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.  
**CONFIRMATION FROM LICENSED HAULER TO BE PROVIDED**

- 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"/>	MONTREAL R., WABUN CR.
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"/>	HIGHWAY 65
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).

**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.

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

	Type of Servicing	Reports/Information Needed
<b>Sewage Disposal</b>	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.  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.  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:  i) municipal confirmation of sufficient uncommitted reserve sewage system capacity for treatment of septage resulting from the proposed development; OR  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>	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.  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.  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.



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**12. Access**

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**12.1** The proposed road access would be by:

Provincial highway

**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.

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**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

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**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

ii) Who is responsible for maintenance

iii) Whether maintenance is seasonal or year round

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

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**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.

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**13. Proposal Waste Disposal**

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**13.1** Garbage disposal is proposed to be by:

Garbage collection    Municipal dump    Crown landfill    Other

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

Services	Provider
<input type="checkbox"/> Electricity	
<input type="checkbox"/> School bussing	
<input type="checkbox"/> Other	

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**13.3** a) The proposed stormwater drainage would be by:

DITCHES AND SWALES

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

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**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.

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**15. Other Information**

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- 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.

SEE COVERING LETTER ATTACHED.

- 
- 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, JACK JAMIESON of the CITY OF THUNDER BAY  
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.

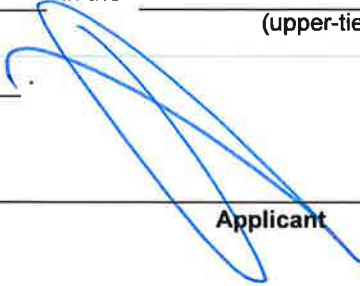
Sworn (or declared) before me at the CITY OF THUNDER BAY in the DISTRICT OF THUNDER BAY  
(lower-tier municipality) (upper-tier municipality)

this\* 4<sup>th</sup> day of\* AUGUST, \*2022



Commissioner of Oaths

**JASMINE M. SALAMON**  
Barrister & Solicitor



Applicant

## 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, J. JAMIESON, PR., J.F.T. DEVELOPMENTS LTD., am the owner of the land that is the subject of this application for  
Last Name, First Name  
consent and I authorize JAMIESON, JACK  
to make this application on my behalf.

Signature of Owner

Date (yyyy/mm/dd)

2022/08/04

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, J. JAMIESON, PR., J.F.T. DEVELOPMENTS LTD., 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 JAMIESON, JACK, 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

Date (yyyy/mm/dd)

2022/08/04

## 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, J. JAMIESON, PR., J.F.T. DEVELOPMENTS LTD., 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

Date (yyyy/mm/dd)

2022/08/04

## 19. Submission of Application

Date of application to Ministry of Municipal Affairs (yyyy/mm/dd)\*  
2022/08/04

## 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).

**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, GLEN BEITZ, PRES. OF 2716906 ONTARIO INC., am the owner of the land that is the subject of this application for

Last Name, First Name

consent and I authorize JACK JAMIESON

to make this application on my behalf

Signature of Owner

Date (yyyy/mm/dd)

2022/08/04

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, GLEN BEITZ, PRES. OF 2716906 ONTARIO INC., 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 JACK JAMIESON

Last Name, First Name

, 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 the application

Signature of Owner

Date (yyyy/mm/dd)

2022/08/04

**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, GLEN BEITZ, PRES. OF 2716906 ONTARIO INC., 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

Date (yyyy/mm/dd)

2022/08/04

**19. Submission of Application**

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

2022/08/04

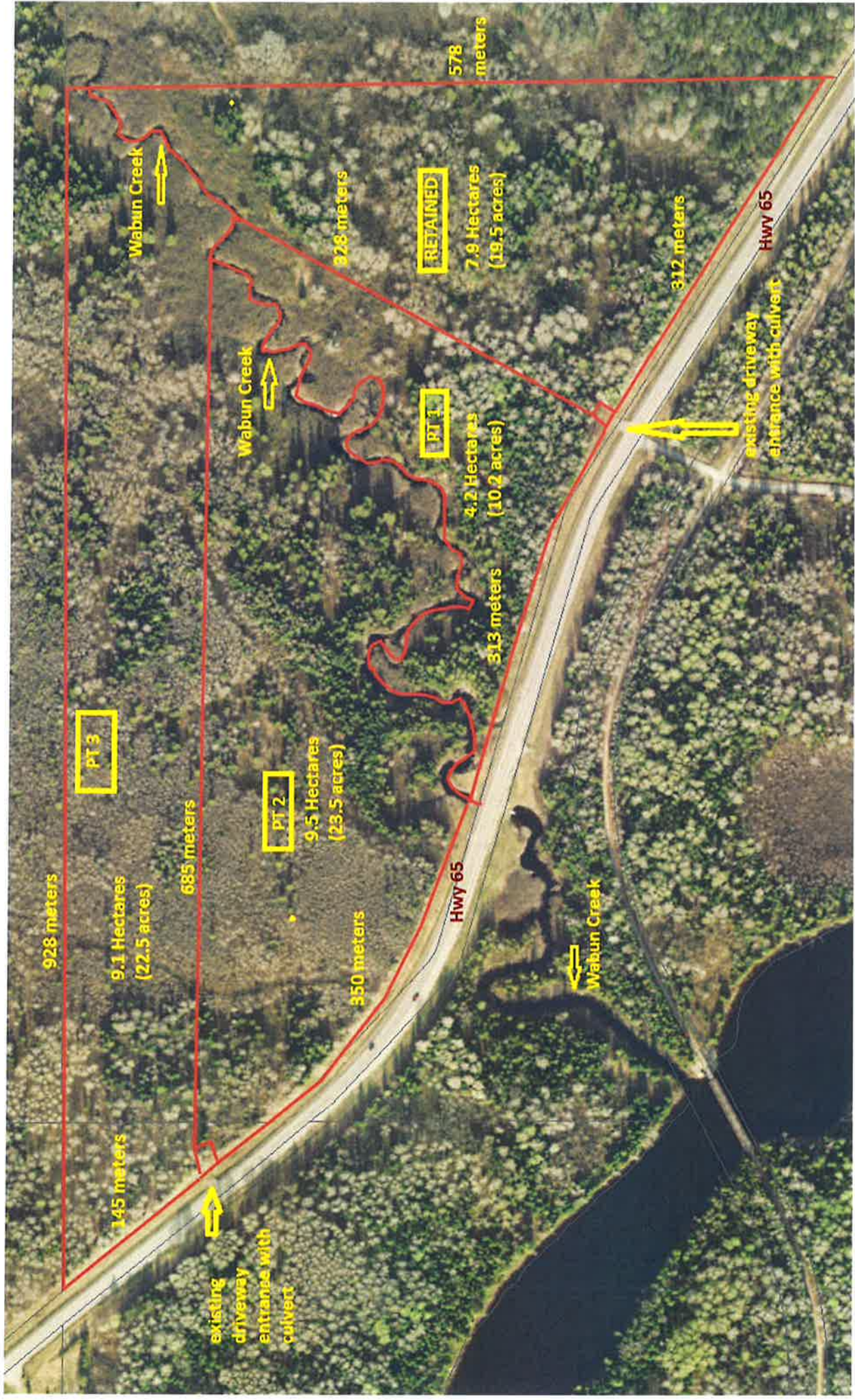
**20. Applicant's Checklist**

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).



## **J.F.T. DEVELOPMENTS LTD.**

1914 OLIVER RD.  
THUNDER BAY, ON P7G 1P1  
T: 807-627-6395  
F: 807-346-3600  
[jamieson@tbaytel.net](mailto:jamieson@tbaytel.net)

June 14, 2022

Ministry of Municipal Affairs and Housing  
Suite 401  
159 Cedar St.  
Sudbury ON P3E 6A5

Attention: Megan Grant

Via email to [megan.grant@ontario.ca](mailto:megan.grant@ontario.ca)

Dear Ms. Grant

RE: Tudhope Township Proposed Severances  
Part of PIN 61301-0035 PARCEL 3350 SEC NND PART OF LOT 10 CON 1– TUDHOPE TOWNSHIP, TIMISKAMING DISTRICT;  
Part of PIN 61301-0067 PCL 7283 SEC NND; PT LT 11 CON 1 TUDHOPE AS IN NLT15678 T/W & S/T NLT 15678 EXCEPT LT169612 PT 7 & 8 54R1178 S/T LT33037 TRANSFERRED BY LT82309; DISTRICT OF TIMISKAMING ; DISTRICT OF TIMISKAMING  
(collectively the “Property”)

We are writing to provide additional information in connection with applications to create three new lots (three severed plus retained) in Tudhope Township. Tudhope Township is unorganized.

The property comprising the location of the proposed three new lots and retained parcel is naturally severed from the remainder of the lands described in PINs 61301-0035 and 61301-0067. The natural severance is created by Highway 65 owned by the government of Ontario. The current applications are to create new lots in this naturally severed portion.

I am attaching a screenshot from Google Earth which shows the location and sizes of the proposed lots, and which also shows Highway 65.

Access to the new lots will be from the two existing entrances to Highway 65. The proposal is that the entrances will be shared. One owner will own the entrance (shown as a small rectangle on the sketch at the entrance locations) and the other will have an easement across the rectangle to have access to their lot. For example, at the entrance between the retained

parcel and Lot 1, the entrance will be part of the retained parcel and Lot 1 will have an easement for access to cross the entrance. The entrances will be shown as Parts on the Reference Plan. Please advise whether we are required to submit additional applications to create the easements at this time or if the easements can be created as part of these applications.

Current use of the Property is vacant bush land. Pine trees are reserved to the Crown. Mineral rights are owned by Kirkland Lake Gold.

The PIN abstracts and Block Maps are attached. Title shows some easements. The original Crown grants are also attached for reference.

LT33036 and LT 33037 relate to the hydro easement. The last pages of LT33036 and LT33037 contain sketches marking out the location of the easement. It appears that Lots 2 and 3 will be subject to this easement. There is no physical hydro line installed on the property, just the abandoned easement. We will arrange for the hydro easement to be shown on the reference plan of survey.

15678 is an expired easement for access to the St. Lawrence Timber company.

The remainder of the easements all relate to the provincial highway abutting the site.

Access to the Property is currently by Highway 65. Highway 65 is a collector highway. MTO previously commented on a subdivision proposal for the subject property and other land owned by the proponent on the south side of the highway in a letter dated July 3, 2020. The subdivision proposal would have resulted in 5 lots in total north of the highway. The drawing showing 5 lots north of the highway and MTO's comments of July 3, 2020 are attached for reference. These applications are consistent with MTO's comments. The access to two of the lots at the easterly end of the Property is from the current entrance which aligns with Payne Road. The access to the two lots at the westerly end of the Property uses the other existing entrance along the northwesterly frontage of the Property. The distance between the entrances is greater than 400 metres. MTO also required that a 0.3 metre reserve be transferred to MTO for highway access control and we agree to transfer the required reserve.

Each lot will be suitable for servicing by an individual private septic system. Note that each lot is at least 0.8 ha in size and the average size exceeds 1 ha. so a hydrogeological study should not be required as per D-5-4 Guidelines. We acknowledge that it will be necessary for each lot to be inspected and approved by the Timiskaming Health Unit for suitability for locating a Class 4 septic system. There will be no communal sewage disposal system.

Hydro service is available along Highway 65. We will not be installing any additional hydro services as part of this proposal.



Water for personal use will be drawn from water wells. There will be no communal water system. As there are only 3 new lots and use is seasonal, water well testing per D-5-5 Guideline would not appear to be required.

With respect to conformity to the Provincial Policy Statement 2020, s. 1.1.6.1 provides:

On *rural lands* located in territory without municipal organization, the focus of development activity shall be related to the sustainable management or use of resources and resource-based recreational uses (including recreational dwellings).

The proposal conforms in that the lots will be suitable for seasonal recreational use. We expect that it will be a condition of approval that an agreement be registered on title stating that the lots are to be used only for resource-based recreational uses and not for permanent residential use.

Solid waste can be disposed of at the landfill operated by the Township of James, an abutting township.

We will provide a letter from a licensed sewage hauler confirming capacity to accept pumped sewage from septic fields which may eventually be installed on the lots. There is no reason to believe that capacity is not available.

With respect species at risk, I'm attaching the checklist from *Client's Guide to Preliminary Screening for Species at Risk*. There is no indication on E-bird or on the Wildlife and Values mapping from the Electronic Forest Mapping for the Temiskaming Forest that there are any species at risk in this location.

A map of the site created from the Ontario Natural Heritage mapping website is attached.

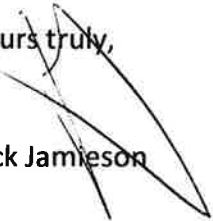
Note that Wabun Creek is a boundary between Lots 1 and 2 and between the retained parcel and Lot 3. As such, crossings over Wabun Creek to allow owners access to rear portions of their lots will not be required.

A copy of the MTCS checklist of Criteria for Evaluation Archeological Potential is attached. We have contacted a licensed archeologist with respect to a Stage I study to determine recommended areas for a Stage II evaluation of archeological resources.

If there is any other information required for the applications to be considered complete, please let me know, and thank you for your assistance.

Yours truly,

Jack Jamieson





# Service

PRINTED ON 21 A  
FOR GCHABOT1



**PROPERTY**  
TIMISKAMIN

**LEG**  
FREEHOLD PROPERTY  
LEASEHOLD PROPERTY  
LIMITED INTEREST PROP  
CONDOMINIUM PROP  
RETIRED PIN (MAP UP)  
PROPERTY NUMBER  
BLOCK NUMBER  
GEOGRAPHIC FABRIC  
EASEMENT

**THIS IS NOT A**

**NO**

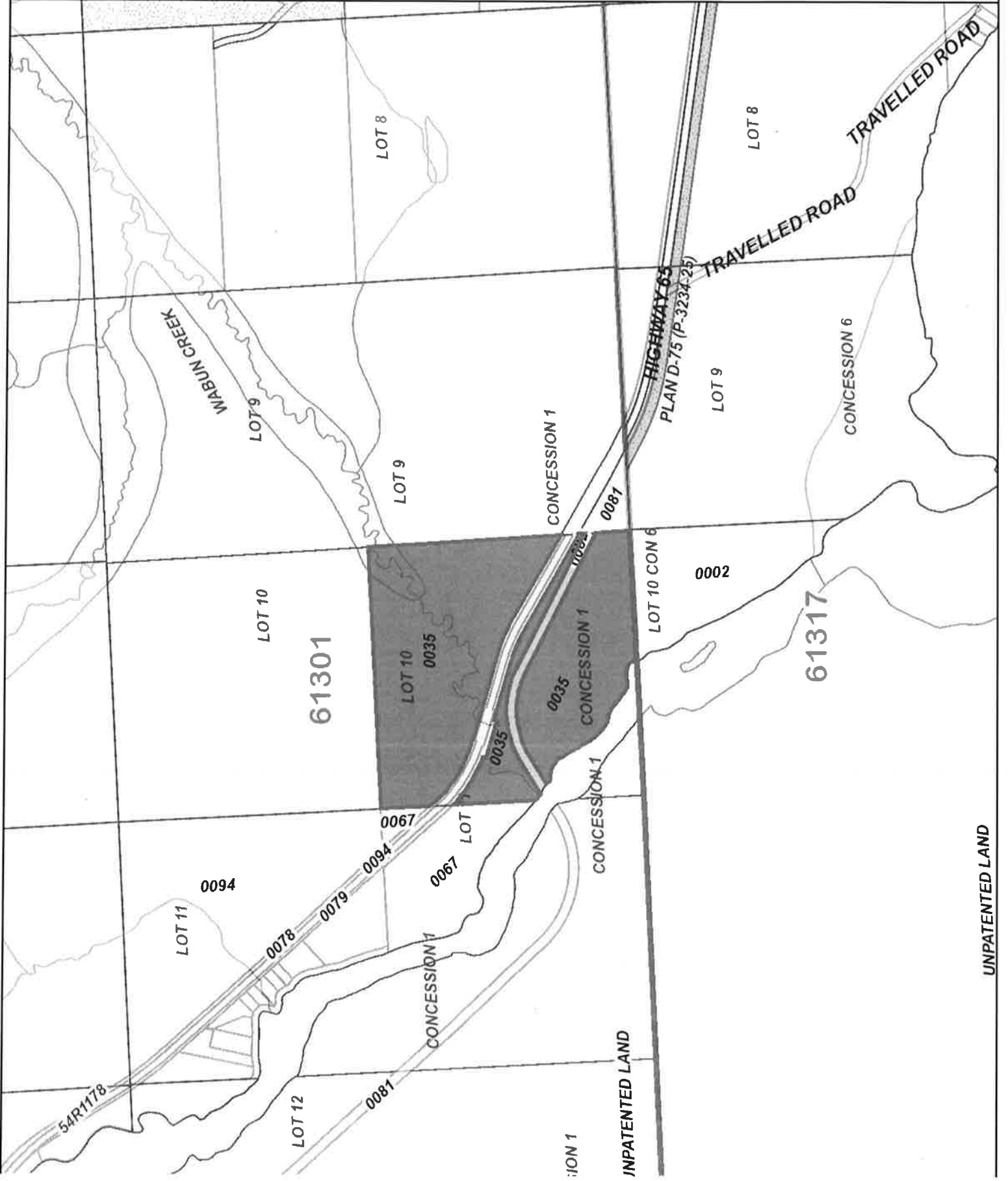
REVIEW THE TITLE RE  
PROPERTY INFORMAT  
NOT REFLECT RECENT

THIS MAP WAS COMPILE  
DOCUMENTS RECORDED  
REGISTRATION SYSTEM  
FOR PROPERTY INDEXIN

FOR DIMENSIONS OF PR  
RECORDED PLANS AND I

ONLY MAJOR EASEMENT:

REFERENCE PLANS UNDI  
REFERENCE PLANS ARE



UNPATENTED LAND



No. 2238

Received at the Office of Land Titles  
at North Bay at 10<sup>25</sup> o'clock A. M.  
of the 24<sup>th</sup> day of April  
A. D. 1907  
Volume 22 Parcel 7457

*Richard H. H. H.*  
*Richard H. H. H.*

2238

# GRANT

TO

Richard H. H. H.

Parts of Lots Nos 11 and 12 in the P. Loan:  
Township of Sudborge District of Nipissing  
162 Acre

Recorded 16th day of April 1907  
Liber 2 Folio 299

*John J. Trushka*

Deputy Provincial Registrar.

Know Ye, that We, of Our Special Grace, certain Knowledge, and mere Motion, have GIVEN in these Presents do give and grant, under the authority of an Act passed in the First year of Our Reign, "An Act to provide for the appropriation of certain lands for the Volunteers who served in South Militia who served on the Frontier in 1866," unto

Richard Hancock of the Town of Hulland in the County of Hulland & Senior

in fee simple, ALL those Parcels or Tracts of Land, situate in the Township of Swisher in the Dist  
One hundred and Sixty two Acres in Our said Province, containing by admeasurement

be the same more or

All those Parts of Swisher Lots Numbers Eleven containing One hundred and Sixty  
Swisher containing Six Acres in the First concession of the said Township of Swisher  
East of the Montreal River

and all Mines and Minerals which are or shall hereafter be found on or under the same, as provided by Section Eleven of the said A  
Richard Hancock was located under the said Act, on the twenty day of June one thousand ni  
Reserving five per cent of the acreage hereby granted for roads and the right to lay out the same where the Crown or its O

Saving, excepting and reserving, unto Us, Our Heirs and Successors, all Pine Trees standing or being on said lands, as P  
e said Act, and the free use, passage and enjoyment of, in, over and upon all navigable waters which shall or may hereafter be found  
rough or upon any part of the said Parcels or Tracts of Land hereby granted as aforesaid, and reserving also the right of acces  
reams and lakes for all vessels, boats and persons, together with the right to use so much of the banks thereof, not exceeding one chai  
ge, as may be necessary for fishery purposes.

**Given** under the Great Seal of Our Province of Ontario, **Witness:** His Honour WILLIAM MORTIMER

No. 2414

Received at the Office of Land Titles  
in North Bay, at 12 o'clock A.M.  
of the 29<sup>th</sup> day of June  
A. D. 1907, and entered in  
Volume 553 Folio 23 Page 4747

*John W. Grant*  
Sep 21 1907

2414

GRANT

TO

*John W. Grant*

*John W. Grant*  
Consul General

10/1/07

Recorded 3 1907  
Liber 3  
day of June  
Folio 23

*John W. Grant*  
Deputy





**Land Titles Act.**

**I, Erwin H. Hitchcock**

(hereinafter called the owner)

the registered owner of the **South part of lot 10, concession 1, Township of Pukhope** lands registered in the Land Titles Office at **Halleybury,** as Parcel **3350 n.n.O** in the register for **District of Mississauga North Division,** in consideration of the sum of *two hundred* Dollars now paid to me by Northern Canada Power Limited, a corporation incorporated under The Ontario Companies Act, having its head office at the City of Toronto, in the Province of Ontario, hereinafter called the transferee (the receipt whereof is hereby acknowledged) do hereby transfer, give and grant unto the said transferee, its successors and assigns a right-of-way (exclusive of all others, for the same or any similar purposes) from time to time and at all times hereafter upon and over a strip of land ~~described as follows:~~ **100 feet in width, 50 feet on each side of and measured perpendicularly from the centre line of said strip of land, the boundaries of said strip being produced to meet the limits of said South part of lot 10, the said centre line being described as follows:**

**Commencing at a point on the South limit of said lot 10 distant 690.2 feet measured Westorly along the said South limit from the south-east angle of said lot 10; thence North 38 degrees and 49 minutes West 3252.3 feet more or less to a point on the West limit of said broken lot distant 2640.5 feet measured Southerly along said West limit from the North-west angle of said lot 10, excepting nevertheless any portion of the above described area included within the limits of the right-of-way of the Temiskaming and Northern Ontario Railway, or of any public highway. The above described area containing a residue of 7.161 acres be the same more or less.**

equipped with such wiring, cross arms, insulators, guy wires, anchors and other equipment as the said Transferee, its successors or assigns, may from time to time desire, and to use the said transmission line or lines for the conduct of electric current and to use the said telephone line or lines for telephone purposes and for said purposes or any of them to make such connections between the said transmission and telephone lines or any of them and the premises of any customer or customers of the transferee, its successors or assigns as shall from time to time be reasonably required in its or their business and for all or any of the said purposes from time to time to enter upon the said lands with such engineers, officers, employees, servants, assistants, horses, vehicles, plant and machinery as shall be reasonably required.

**And I, Belle Hitchcock**

wife of the owner hereby bar my dower in the said lands.

DATED this **22<sup>nd</sup>** day of **Dec.** 192**3**

Witness: **A. S. Dale**  
**H. J. Millman**

**Erwin H. Hitchcock**  
**Belle Hitchcock**

**Land Titles Act.**

I, *Dora L. Williams*  
of the *City* of *Detroit*  
in the *State* of *Michigan County of Wayne*  
make oath and say:

- 1. That I am well acquainted with *Erwin H. Hitchcock* and *Belle Hitchcock* named in the within document and saw them sign the said document and the signatures purporting to be their signatures at the foot of the said document are in their handwriting.
- 2. That the said *Erwin H. Hitchcock* is, as I verily believe, the owner of the land within mentioned and the said *Belle Hitchcock* is reputed to be and is as I verily believe, his wife.
- 3. That the said *Erwin H. Hitchcock* and *Belle Hitchcock* are each of the age of twenty-one years or over, are each of sound mind and signed the said document voluntarily at the *City of Detroit* in the *State of Michigan Co. of Wayne* of in the Province of Ontario.
- 4. That I am a subscribing witness to the said document.

Sworn before me at the *City* of *Detroit* in the *Co. of Wayne* State of *Michigan* this *22* day of *December* 192*3*

*Dora L. Williams*  
Notary Public of  
*Wayne Co., Detroit, Mich.*  
my com. expires *April 10, 1926.*

A Commissioner, &c.

**Land Titles Act.**

I, *Erwin H. Hitchcock*  
within named, make oath and say:  
That *Belle Hitchcock*  
who executed the within document is my wife, and that we are both of the age of twenty-one years or over.

Sworn before me at the *City of Detroit* County of *Wayne* in the *State of Michigan* this *22* day of *December* 192*3*

*Erwin H. Hitchcock*

A Commissioner, &c.

*Dora L. Williams*  
Notary Public of  
*Wayne Co., Detroit, Mich.*  
my com. expires *April 10, 1926.*

# Affidavit, and Transfer Tax

In the Matter of an Act respecting the Taxation of Real Estate Transfers.

County of York

J, George Herbert Sedgewick

of the City of Toronto

in the County of York

To wit:

the solicitor for the Transferee

(Grantor, Grantor or duly authorized Agent or Solicitor for Grantee or Grantor as the case may be)

named in the within or annexed Deed (or Transfer) make oath and say;

1. That I have personal knowledge of the facts herein deposed to.
2. That the full and true purchase price of the lands and premises therein described, including existing encumbrances and the value of any property, security or thing given as a consideration is Two Hundred .....

..... dollars, and no more.

Sworn before me at the City

of Toronto

in the County

of York

this 25th

day of February

19 24

A Commissioner etc.

LAND TITLES ACT

We, *Arthur G Scott* DALE and *H Henry*  
*Millman* ~~WILLMAN~~ of the City of Detroit in the County  
of Wayne in the State of Michigan, jointly and severally make  
oath and say:

1. THAT we are well acquainted with Ervin H. Hitchcock and  
Belle Hitchcock named in the within document and saw them sign  
the said document and the signatures purporting to be their sig-  
natures at the foot of this document are in their handwriting.

2. THAT the said Ervin H. Hitchcock is, we verily believe,  
the owner of the land within mentioned, and the said Belle Hitch-  
cock is reputed to be and is, we verily believe, his wife.

3. THAT the said Ervin H. Hitchcock and Belle Hitchcock are  
of the age of twenty one years or over and they are each of sound  
mind and signed the said document voluntarily at the said City  
of Detroit in the State of Michigan and County of Wayne.

4. THAT we are subscribing witnesses to the said document.

WROTE before me by both said parties  
at the City of Detroit in the County  
of Wayne in the State of Michigan

this *29<sup>th</sup>* day of

*January* A.D. 1924.

*Arthur Scott Dale*

*Henry Millman*

*Dora L. Williams*  
A Notary Public in and for the County of  
Wayne, Detroit, Michigan

(My commission expires on the 10th day  
of April A.D. 1926)

(This affidavit may be omitted where next preceding affidavit is sworn.)

### Land Titles Act.

I,

within named, make oath and say:

1. THAT I am an unmarried man and of the full age of twenty-one years or over.

Sworn before me at the

of

in the

this

day of

192

A Commissioner, &c.

### In the Matter of the Land Transfers' Tax Act, 1921.

District

of

Emiskaming

TO WIT:

I,

Erance Smith

of the

town

of Haileybury

in the

District of Emiskaming

the Grantee or transferee named in the within Transfer, make oath and say:

That the full and true purchase price of the right of way therein described, including existing encumbrances and the value of any property, security or thing given as consideration is

Two Hundred  $\frac{7}{8}$

Dollars and no more.

Sworn before me at the

town

of

Haileybury

in the District of

Emiskaming

this

21st day of

January

1924

A Commissioner, &c.

Terence Smith

9.

LT 33036 Deposition  
of 10/10/23

Dated De 10/10/23 1923

**Land Titles Act.**

*E. A. Mitchell*

TO

**Northern Canada Power**

**Limited**

*Continued from LT 33036*

Transfer of Right-of-Way over Part of  
Parcel No. 3350 N. 1. On the Register  
for *Smoking*

FASKEN, ROBERTSON, SEDGEWICK,  
ATCHISON & PICKUP  
Barristers, Solicitors, &c.  
1107 EXCELSIOR LIFE BUILDING, TORONTO.

9th 33036

Received of the Registrar of Land Titles  
the sum of \$100.00 on the 10th day of  
October 1923.

*Informing with reference*

3350

*Edward Ferguson*

*by* *Edward*

LT 33036

# Northern Canada Power Ltd.

## Plan of Transmission Line Across S. Part Lot 10 Concession 1 Township of Tudhope.

District of Temiskaming

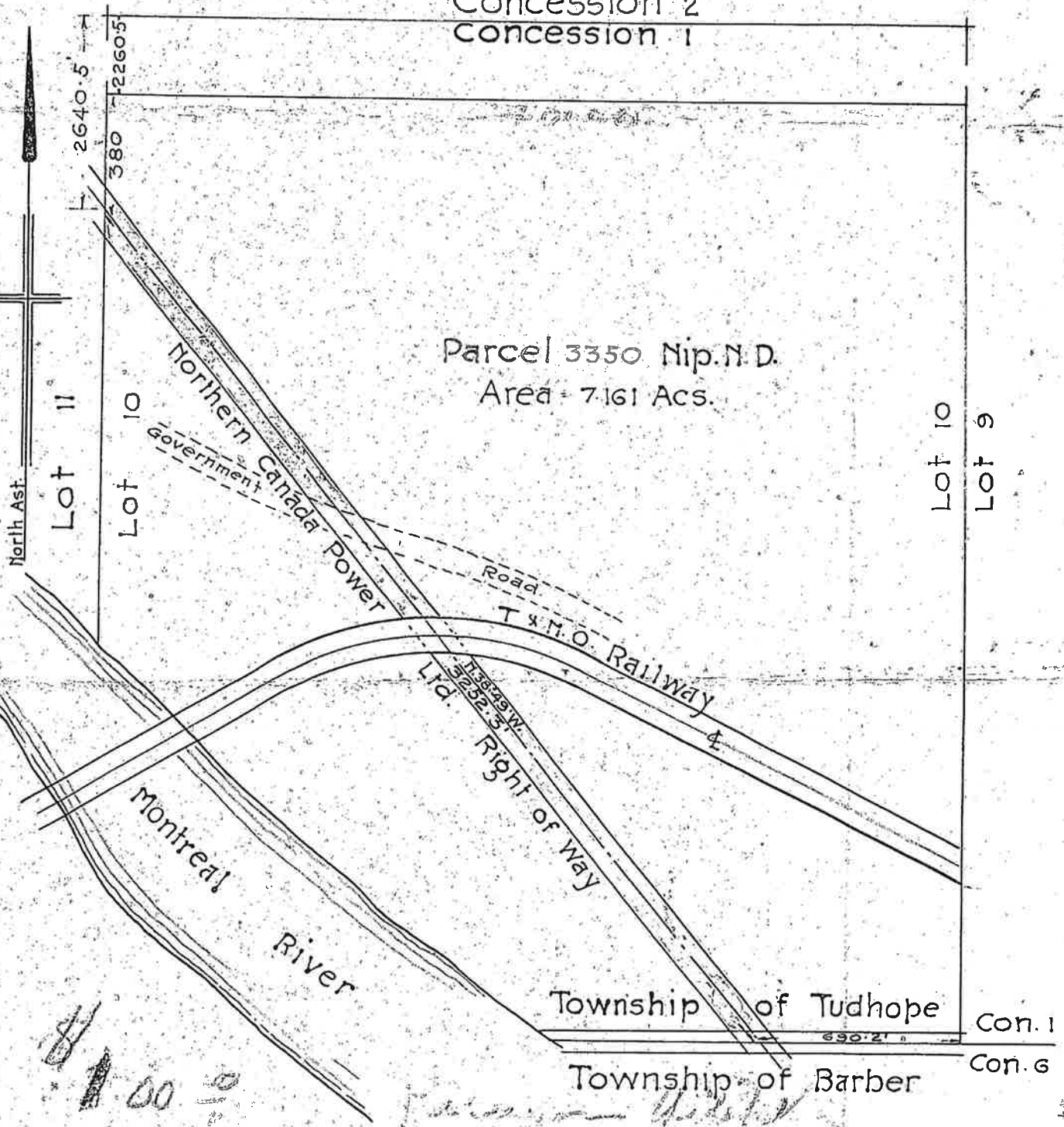
Scale 400-1 inch

New Liskeard, Ont.  
24th AUG 1923.

*James L. ...*  
Ont. Land Surveyor

Concession 2  
Concession 1

Parcel 3350 Nip. N. D.  
Area = 7161 Acs.



*Handwritten notes and signatures at the bottom left of the map.*

*Handwritten notes and signatures at the bottom center of the map.*

**Land Titles Act.**

I, *Erwin H. Hitchcock*

(hereinafter called the owner)

the registered owner of the **part of lot 11, concession 1, Township of Tudhope** lands registered in the Land Titles Office at **Halleybury,** as Parcel **7283 n.n.s** in the register for **District of Nipissing North Division,** in consideration of the sum of *one hundred* Dollars now paid to me by Northern Canada Power Limited, a corporation incorporated under The Ontario Companies Act, having its head office at the City of Toronto, in the Province of Ontario, hereinafter called the transferee (the receipt whereof is hereby acknowledged) do hereby transfer, give and grant unto the said transferee, its successors and assigns a right-of-way (exclusive of all others, for the same or any similar purposes) from time to time and at all times hereafter upon and over a strip of land described as follows: **Commencing at the North-east angle of said — part of lot 11, which point is distant 2640 feet measured Southerly along the Easterly limit of said lot 11 from the North-east angle thereof; thence Southerly along said Easterly limit 58.6 feet; thence North Westerly in a straight line 75.2 feet, more or less, to a point on the North limit of said — part distant 47.13 feet measured Westerly along said North limit from said North-east angle of said — part; thence Easterly along the said North limit 47.13 feet to the said point of commencement, and containing by admeasurement .066 acres, be the same more or less**

as shown on the plan attached hereto being part of the said parcel for the purposes and with the privileges following that is to say:

To thereon erect, construct, inspect, maintain, rebuild, repair, replace and renew a transmission line or transmission lines for the conduct of electric current and a telephone line or telephone lines for telephone purposes, the said lines to be tower or pole lines or partly one and partly the other and to be equipped with such wiring, cross arms, insulators, guy wires, anchors and other equipment as the said Transferee, its successors or assigns, may from time to time desire, and to use the said transmission line or lines for the conduct of electric current and to use the said telephone line or lines for telephone purposes and for said purposes or any of them to make such connections between the said transmission and telephone lines or any of them and the premises of any customer or customers of the transferee, its successors or assigns as shall from time to time be reasonably required in its or their business and for all or any of the said purposes from time to time to enter upon the said lands with such engineers, officers, employees, servants, assistants, horses, vehicles, plant and machinery as shall be reasonably required.

And I, *Belle Hitchcock*

wife of the owner hereby bar my dower in the said lands.

DATED this *22<sup>nd</sup>* day of *Dec.* 192 *3*

Witness: *G. S. Dale*  
*H. J. Millman*

*Erwin H. Hitchcock*  
*Belle Hitchcock*



Land Titles Act.

I, *Dora L. Williams*

of the *City* of *Detroit*  
in the *State* of *Michigan, Co of Wayne*

make oath and say:

1. That I am well acquainted with *Erwin H. Hitchcock*  
and *Belle Hitchcock*

named in the within document and saw them sign the said document and the signatures purporting to be their signatures at the foot of the said document are in their handwriting.

2. That the said *Erwin H. Hitchcock*  
is, as I verily believe, the owner of the land within mentioned and the said *Belle Hitchcock*  
is reputed to be and is as I verily believe, his wife.

3. That the said *Erwin H. Hitchcock* and *Belle Hitchcock*  
are each of the age of twenty-one years or over, are each of sound mind and signed the said document voluntarily at the *City of Detroit* in the *State of Michigan, Co of Wayne*  
~~of~~ ~~in the Province of Ontario,~~

4. That I am a subscribing witness to the said document.

Sworn before me at the *City*  
of *Detroit* in the *County of Wayne*  
State of *Michigan*  
this *22* day of *December* 192*3*

A Commissioner, &c.

*Dora L. Williams*  
Notary Public of *Wayne Co*  
*Detroit, Michigan*  
My com. expires *April 10, 1926.*

Land Titles Act.

I, *Erwin H. Hitchcock*

within named, make oath and say:

That *Belle Hitchcock*

who executed the within document is my wife, and that we are both of the age of twenty-one years or over.

Sworn before me at the *City of Detroit*  
*County of Wayne* of *Michigan*  
in the *State of Michigan*  
this *22* day of *December* 192*3*

A Commissioner, &c.

*Erwin H. Hitchcock*  
*Dora L. Williams*  
Notary Public of *Wayne Co*  
*Detroit, Michigan*  
My com. expires *April 10, 1926.*

LAND TITLES ACT.

We, A *Arthur S. Scott* DALE and *Henry J. Millman* ~~MILLMAN~~ of the City of Detroit in the County of Wayne in the State of Michigan, jointly and severally make oath and say:-

1. THAT we are well acquainted with Ervin H. Hitchcock and Belle Hitchcock named in the within document and saw them sign the said document and the signatures purporting to be their signatures at the foot of this document are in their handwriting.

2. THAT the said Ervin H. Hitchcock is, we verily believe, the owner of the land within mentioned, and the said Belle Hitchcock is reputed to be and is, we verily believe, his wife.

3. THAT the said Ervin H. Hitchcock and Belle Hitchcock are of the age of twenty one years or over and they are each of sound mind and signed the said document voluntarily at the said City of Detroit in the State of Michigan and County of Wayne.

4. THAT we are subscribing witnesses to the said document.

SWORN before me by both said parties at the City of Detroit in the County of Wayne in the State of Michigan this *29th* day of

*January* A.D. 1924.

*Dora L. Williams*

*Arthur Scott Dale*

*Henry J. Millman*

A Notary Public in and for the County of Wayne, Detroit, Michigan.

( My commission expires on the 10th day of April A.D. 1926 )

6 # 33037

Dye & Durham, Law Stationers, Toronto, Can.  
Form No. 443

4

### Affidavit, Land Transfer Tax

In the Matter of an Act respecting the Taxation of Real Estate Transfers.

I, George Herbert Sedgewick

County of York of the City of Toronto

To wit: in the County of York

the solicitor for the transferee

(Grantor, Grantor or duly authorized Agent or Solicitor for Grantee or Grantor as the case may be)

named in the within or annexed Deed (or Transfer) make oath and say;

1. That I have personal knowledge of the facts herein deposed to.
2. That the full and true purchase price of the lands and premises therein described, including existing encumbrances and the value of any property, security or thing given as a consideration is One Hundred.....

..... dollars, and no more.

Sworn before me at the City

of Toronto

in the County

of York

this 25th

day of February

1924

*George Herbert Sedgewick*

A Commissioner etc.

*George H. Sedgewick*

(This affidavit may be omitted where next preceding affidavit is sworn.)

### Land Titles Act.

I,  
within named, make oath and say:

1. THAT I am an unmarried man and of the full age of twenty-one years or over.

**Sworn** before me at the  
of  
in the  
this day of 192

A Commissioner, &c.

### In the Matter of the Land Transfers' Tax Act, 1921.

District of *Senuskamij* }  
of *Senuskamij* } I, *Inance Smith*  
TO WIT: } of the *Town* of *Haileybury*  
in the *District of Senuskamij*

the Grantee or transferee named in the within Transfer, make oath and say:  
That the full and true purchase price of the right of way therein described, including existing encumbrances and the value of any property, security or thing given as consideration is

Dollars and no more.

**Sworn** before me at the *Town*  
of *Haileybury*  
in the *District of Senuskamij*  
this *21st* day of *January* 192*4*

A Commissioner, &c.

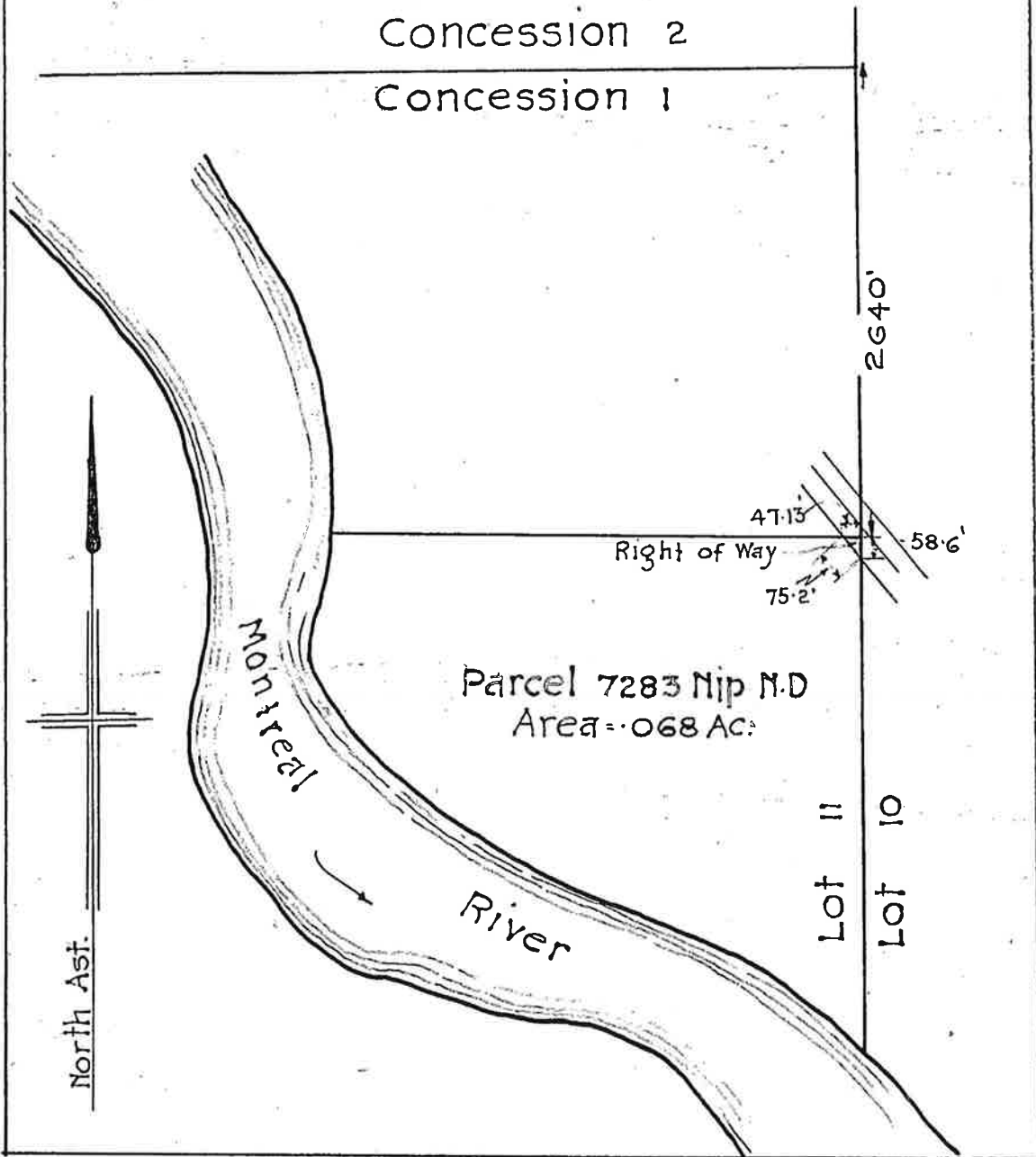


LT 33037

Northern Canada Power Ltd.  
Plan of Transmission Line  
Across S. Part Lot II Concession 1  
Township of Tudhope  
District of Temiskaming  
Scale 400' = 1 Inch

New Liskeard, Ontario  
August 24th. 1923

*J. S. [Signature]*  
Ontario Land Surveyor



**Ministry of Transportation**

Northeastern Region  
 447 McKeown Avenue  
 North Bay, ON P1B 9S9  
 Tel: (705) 497-5456  
 Fax: (705) 497-6926

**Ministère des Transports**

Région du Nord-Est  
 447, avenue McKeown  
 North Bay (Ontario) P1B 9S9  
 Tél : (705) 497-5456  
 Téléc : (705) 497-6926

**Date:** July 3, 2020**To:** Michelle Lawrence,  
Ministry of Municipal Affairs and Housing**From:** Carla Riche, MTO Corridor Management  
Planner, Northeastern Region**Re:** Application for Consent  
Proposed Subdivision - 16 lots  
J.F.T. Developments - Jack Jamieson  
Tudhope Township  
District of Timiskaming  
MTO New Liskeard Area**MMAH File No.:** 54-T-204283**Date of Document:** Received May 14, 2020**Nature of Comment:**Preliminary General No Concerns Study(ies) required Significant Concerns 

Other:

**Opening remarks and Scope of Review**

The focus of the Ministry of Transportation (MTO) review was limited to the goals and objectives of MTO. The legislation under which MTO acts is the Public Transportation and Highway Improvement Act, 1990 (PTHIA). The review of the proposed development has also taken into consideration the Planning Act and the MTO policies, standards and guidelines, including the September 2018 Highway Corridor Management Manual.

**Ministry Involvement to Date**

The MTO North Bay Regional Office has not provided any pre-consultation comments to MMAH with respect to the proposed application.

**Substantive/Key Issues/General Comments:**

The MTO has no objections in principle to the proposal however it should be noted that the ministry and the adjacent Local Roads Boards, will not contribute any funding for new private roads.

The proposed location of the new access immediately across from the existing Payne Road must align with existing road entrance. The location of the proposed mutual entrance and new private road entrance to the north of Payne Road must be coordinated

with the local corridor management officer, Natalie Dugas ([Natalie.Dugas@ontario.ca](mailto:Natalie.Dugas@ontario.ca) / 705-647-1802) to ensure that MTO sightlines are met. There must be a minimum of a 400m separation between private road entrances.

A 0.3 m reserve will be required to be transferred to the ministry to prevent future access to the highway from the subdivision. A copy of the draft deed and draft plan must be forwarded to the ministry for its review and approval. Please note that the deed must state under "The Transferee" of the deed:

"Her Majesty the Queen, in right of the Province of Ontario, represented by the Minister of Transportation for the Province of Ontario."

A Traffic Impact Brief, from a RAQS qualified traffic consultant, will be required detailing the implications of the new subdivision for the highway. Additional information and a listing of RAQS qualified traffic consultants can be found online at <https://www.raqs.merx.com/>.

**Additional/General Comments:**

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 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 a detailed site plan will be required and a stormwater management plan or brief may be required. The stormwater management plan/brief must identify if the new development will have any drainage into the highway drainage system and if so must detail amounts and potential impacts, additional information can be obtained online at

<http://www.mto.gov.on.ca/english/publications/drainage/stormwater/>

**Closing Comments/Next Steps:**

For any questions related to this comment letter, please contact the undersigned at the MTO's Northeastern Regional Corridor Management Office, North Bay at 705-497-5456 or via e-mail at [carla.riche@ontario.ca](mailto:carla.riche@ontario.ca).

---

Carla Riche  
Corridor Management Planner

c. Natalie Dugas, Corridor Management Officer, MTO Northeast Region





HWY 65

HWY 65

Elk Lake

157 m

165 m

165 m

135 m

305 m

51 m

253 m

87 m

146 m

260 m

51 m

280 m

281 m

125 m

224 m

95 m

224 m

94 m

185 m

172 m

70 m

99 m

213 m

285 m

244 m

98 m

102 m

175 m

336 m

99 m

102 m

175 m

388 m

99 m

102 m

175 m

487 m

99 m

102 m

175 m

592 m

99 m

102 m

175 m

184 m

331 m

300 m

270 m

120 m

108 m

140 m

156 m

315 m

70 m

70 m

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# ***Client's Guide to Preliminary Screening for Species at Risk***

***Ministry of the Environment, Conservation and Parks***

***Species at Risk Branch, Permissions and Compliance***

***DRAFT - May 2019***

Check-List

TUDHOPE TOWNSHIP – 3 LOT SEVERANCE PROPOSAL

Please feel free to use the check list below to help you confirm you have explored all applicable information sources and to support your discussion with Ministry staff at the preliminary screening stage.

- ✓ Land Information Ontario (LIO)

No indication of species at risk at the subject location on Electronic Forest Mapping for the Temiskaming Forest MU280\_2011\_FMP\_P2\_MAP\_VALWILD\_00.PDF

- ✓ Natural Heritage Information Centre (NHIC)

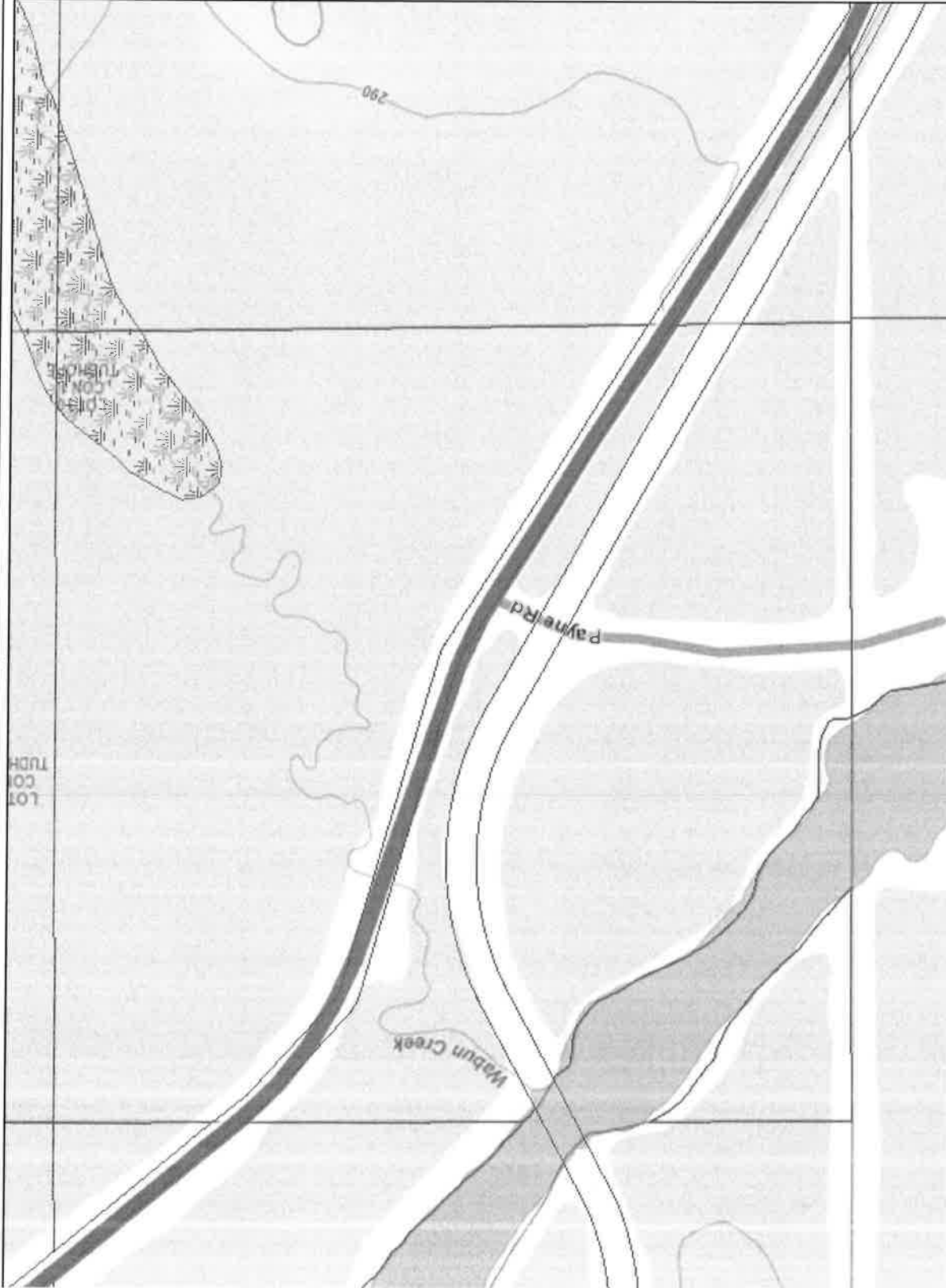
The Natural Heritage Mapping website indicates the subject is in Eco-Region 3E. There are no wetlands identified for the development area and there are no conservation reserves.

- ✓ The Breeding Bird Atlas

- ✓ eBird – No indication of species at risk or that the proposed site is a birding hotspot

- ✓ iNaturalist

- ✓ Ontario Reptile and Amphibian Atlas
- ✓ List Conservation Authorities you contacted: No authority with jurisdiction according to  
<https://conservationontario.ca/conservation-authorities/find-a-conservation-authority/>
- ✓ List local naturalist groups you contacted: None
- ✓ List local Indigenous communities you contacted: None
- ✓ List any other local land trusts or Environmental Non-Government Organizations you contacted: None
- ✓ List and field studies that were conducted to identify species at risk, or their habitat, likely to be present or absent at or near the site: No studies completed to date.
- ✓ List what you think the likely impacts of your activity are on species at risk and their habitat (e.g. damage or destruction of habitat, killing, harming or harassing species at risk): Minimal to no impact



**Legend**

- Assessment Parcel
- Woodland
- Conservation Reserve
- Provincial Park
- Natural Heritage System
- Ecoregion
- Wetland
- Provincially Significant Wetland Evaluated
- Non-Provincially Significant Wetland Enclosed
- Unlabelled Wetland
- Area of Natural Heritage & Scientific Interest (ANSI)
- Provincially Significant Wetland
- Provincially Significant Earth Science ANSI
- Greenbelt Plan
- Boundary
- Greenbelt External Connectors
- Land Use Designations
- Protected Countryside
- Greenbelt Towns and Villages
- Urban River Valley
- Greenbelt Specialty Corridor
- Niagara Escarpment Plan (NEP)
- Boundary
- Parks and Open Space System
- Land Use Designations
- Escarpment Natural Area
- Escarpment Protection Area
- Escarpment Rural Area
- Mineral Resource Extraction Area
- Escarpment Recreation Area
- Urban Area
- Minor Urban Centre
- Oak Ridges Moraine Conservation Plan (ORM)
- Boundary
- Land Use Designations
- Natural Core Area
- Natural Landscape Area
- Countywide Area
- Rural Settlement
- Prograve Estates Residential Community
- Settlement Area



0.3 0 0.15 0.3 Kilometers

This map may not display all features listed in the legend because the feature layer was not turned on at the time the map was made; the features do not exist in the geographic range; or features have not been mapped. Absence of a feature in the map does not mean they do not exist in this area.

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The **purpose of the checklist** is to determine:

- if a property(ies) or project area may contain archaeological resources i.e., have archaeological potential
- it includes all areas that may be impacted by project activities, including – but not limited to:
  - the main project area
  - temporary storage
  - staging and working areas
  - temporary roads and detours

**Processes covered** under this checklist, such as:

- *Planning Act*
- *Environmental Assessment Act*
- *Aggregates Resources Act*
- *Ontario Heritage Act* – Standards and Guidelines for Conservation of Provincial Heritage Properties

### **Archaeological assessment**

If you are not sure how to answer one or more of the questions on the checklist, you may want to hire a licensed consultant archaeologist (see page 4 for definitions) to undertake an archaeological assessment.

The assessment will help you:

- identify, evaluate and protect archaeological resources on your property or project area
- reduce potential delays and risks to your project

**Note:** By law, archaeological assessments **must** be done by a licensed consultant archaeologist. Only a licensed archaeologist can assess – or alter – an archaeological site.

### **What to do if you:**

- **find an archaeological resource**

If you find something you think may be of archaeological value during project work, you must – by law – stop all activities immediately and contact a licensed consultant archaeologist

The archaeologist will carry out the fieldwork in compliance with the *Ontario Heritage Act* [s.48(1)].

- **unearth a burial site**

If you find a burial site containing human remains, you must immediately notify the appropriate authorities (i.e., police, coroner's office, and/or Registrar of Cemeteries) and comply with the *Funeral, Burial and Cremation Services Act*.

### **Other checklists**

Please use a separate checklist for your project, if:

- you are seeking a Renewable Energy Approval under Ontario Regulation 359/09 – [separate checklist](#)
- your Parent Class EA document has an approved screening criteria (as referenced in Question 1)

Please refer to the Instructions pages when completing this form.

Project or Property Name  
Tudhope Township Severances - North of Highway 65

Project or Property Location (upper and lower or single tier municipality)  
Township of Tudhope - Unorganized

Proponent Name  
J.F.T. Developments Ltd.

Proponent Contact Information  
Jack Jamieson jamieson@tbaytel.net 807-627-6395 1914 Oliver Rd., Thunder Bay, ON P7G 1P1

### Screening Questions

1. Is there a pre-approved screening checklist, methodology or process in place? Yes  No

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

**If No**, continue to Question 2.

2. Has an archaeological assessment been prepared for the property (or project area) and been accepted by MTCS? Yes  No

**If Yes**, do **not** complete the rest of the checklist. You are expected to follow the recommendations in the archaeological assessment report(s).

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

- summarize the previous assessment
- add this checklist to the project file, with the appropriate documents that demonstrate an archaeological assessment was undertaken e.g., MTCS letter stating acceptance of archaeological assessment report

The summary and appropriate documentation may be:

- submitted as part of a report requirement e.g., environmental assessment document
- maintained by the property owner, proponent or approval authority

**If No**, continue to Question 3.

3. Are there known archaeological sites on or within 300 metres of the property (or the project area)? Yes  No

4. Is there Aboriginal or local knowledge of archaeological sites on or within 300 metres of the property (or project area)? Yes  No

5. Is there Aboriginal knowledge or historically documented evidence of past Aboriginal use on or within 300 metres of the property (or project area)? Yes  No

6. Is there a known burial site or cemetery on the property or adjacent to the property (or project area)? Yes  No

7. Has the property (or project area) been recognized for its cultural heritage value? Yes  No

**If Yes** to any of the above questions (3 to 7), do **not** complete the checklist. Instead, you need to hire a licensed consultant archaeologist to undertake an archaeological assessment of your property or project area.

**If No**, continue to question 8.

8. Has the entire property (or project area) been subjected to recent, extensive and intensive disturbance? Yes  No

**If Yes** to the preceding question, do **not** complete the checklist. Instead, please keep and maintain a summary of documentation that provides evidence of the recent disturbance.

An archaeological assessment is not required.

**If No**, continue to question 9.

9. Are there present or past water sources within 300 metres of the property (or project area)? Yes  No

**If Yes, an archaeological assessment is required.**  
**If No, continue to question 10.**

10. Is there evidence of two or more of the following on the property (or project area)? Yes  No

- elevated topography
- pockets of well-drained sandy soil
- distinctive land formations
- resource extraction areas
- early historic settlement
- early historic transportation routes

**If Yes, an archaeological assessment is required.**  
**If No, there is low potential for archaeological resources at the property (or project area).**

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