

54-C-213228

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

1. Application Information

1.1 Owner Information

First Name of Owner 1* JOELLE	Last Name of Owner 1* FAULKNER
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First Name of Owner 2	Last Name of Owner 2
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Company Name (if applicable)
EVERFARM INC.

Home Telephone Number* 705-647-4477	Business Telephone Number 705-647-3344	Fax Number
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Email Address
leeville@areaonefarms.ca

Address

Unit Number	Street Number* 999377	Street Name* HIGHWAY 11	PO Box 1565
City/Town* NEW LISKEARD		Province* ONTARIO	Postal/Zip Code* P0J 1P0

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
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Company Name (if applicable)
EVERFARM INC.

Home Telephone Number	Business Telephone Number 705-647-4477	Fax Number
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Email Address
leeville@areaonefarms.ca

Address

Unit Number	Street Number 999377	Street Name HIGHWAY 11	PO Box 1565
City/Town NEW LISKEARD		Province ONTARIO	Postal/Zip Code 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
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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
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2.2 Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged.

First Name BEAVER CREEK LAND & CATTLE COMPANY	Last Name
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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)* Timiskaming		
Former Municipality		Geographic Township in Territory without Municipal Organization Ingram		Section or Mining Location No.
Concession Number(s) 3		Lot Number(s) S1/2 of 11	Registered Plan Number	Lot(s)/Block(s)
Reference Plan No.	Part Number(s)	Property Identification Number 61273-0112	Name of Street/Road Marshall	Street Number 113377

3.2 Description	Severed	Retained	Lot Addition (if applicable)
Frontage (m)	75.72	793.00	
Depth (m)	158.33	736.88	
Area (ha)	1.20	63.02	

3.3 Buildings and Structures	Severed	Retained
Existing (construction date)	Dwelling and shed	None
Proposed	Dwelling and shed	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.

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?*

This property is located within an unincorporated township.

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)	Residential / Agricultural	Agricultural
Proposed use(s)	Residential	Agricultural

4.7 What are the surrounding land uses?

East

Crown

West

Residential / Agricultural

North

Private bush lot

South

Crown

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?

Information obtained from previous owner prior to purchase

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.

54-C-213228

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.

The application is a severance that maintains the current permitted use. The severed portion will be used for residential purposes. The retained portion will ensure the protection of resources including farmland.

- 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.

[Phippen Waste Management](#)

Table B - Sewage Disposal and Water Supply

Type of Servicing	Reports/Information Needed
Sewage Disposal	<p>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.</p> <p>b) Public communal septic Development generating effluent of more than 4,500 litres per day may need a servicing options study and hydrogeological report.</p> <p>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.</p> <p>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.</p> <p>e) Privy Provide details on location and size of out-houses.</p> <p>f) Other Please describe</p>
Hauled Sewage	<p>If development is proposed on privately owned and operated individual or communal septic systems, applicant must provide evidence in the application showing either:</p> <p>i) municipal confirmation of sufficient uncommitted reserve sewage system capacity for treatment of septage resulting from the proposed development; OR</p> <p>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.</p>
Water Supply	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>e) Other water body Please describe</p> <p>f) Other means Please describe</p>

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

ii) Who is responsible for maintenance

iii) Whether maintenance is seasonal or 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	Hydro One
<input checked="" type="checkbox"/> School bussing	District School Board of Ontario North East
<input type="checkbox"/> Other	

13.3 a) The proposed stormwater drainage would be by:

N/A

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.

All derelict vehicles have been removed from site.

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.

Residential / Agricultural

Rec. Lot

Residential / Agricultural

Concession 3 Ingram

Temwest Farms / Agricultural

Private Bush Lot

Marshall Road

793m

Crown Land

Temwest Farms / Agricultural

211m

158m

Severed

77m

- 1 - House/Bwelling
- 2 - Garden Shed
- 3 - Shed to be torn down

807m

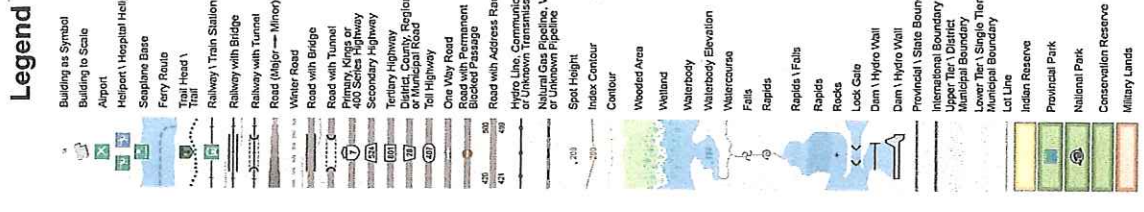
525m

Retained

Residential / Agricultural

793m

Crown Land



Projection: Web Mercator

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0 0.1 km

The Ontario Ministry of Natural Resources and Forestry shall not be liable in any way for the use of, or reliance upon, this map or any information on this map. This map should not be used for: navigation, a plan of survey, routes, nor locations.

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16. Affidavit or Sworn Declaration

I, GERRARD, Karen

of the Township of Hilliard

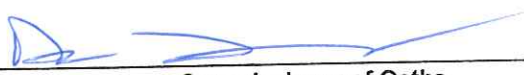
Last Name, First Name*

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, FAULKNER, JOELLE, am the owner of the land that is the subject of this application for consent and I authorize GERRARD, KAREN to make this application on my behalf.

Signature of Owner [Signature] Date (yyyy/mm/dd) 2022/05/02

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, FAULKNER, JOELLE, am the owner of the land that is the subject of this application for 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 personal information that will be included in this application or collected during the processing of the application

Signature of Owner [Signature] Date (yyyy/mm/dd) 2022/05/02

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, FAULKNER, JOELLE, am the owner of the land that is the subject of this application for 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 [Signature] Date (yyyy/mm/dd) 2022/05/02

19. Submission of Application

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



Services de santé du

TIMISKAMING
Health Unit

Enhancing your health in so many ways.

11/13
MAR 30 2022

Head Office:

247 Whitewood Avenue, Unit 43

PO Box 1090

New Liskeard, ON P0J 1P0

Tel.: 705-647-4305 Fax: 705-647-5779

Branch Offices:

Englehart Tel.: 705-544-2221 Fax: 705-544-8698

Kirkland Lake Tel.: 705-567-9355 Fax: 705-567-5476

www.timiskaminghu.com

February 14, 2022

Everfarm Inc.
999377 Highway 11
Box 1565
NEW LISKEARD, ON P0J 1P0

Re: Consent Application 54-C-213228, south ½ Lot 11, Con 3, Ingram Twp., 11337 Marshall Road

To Whom It May Concern:

An inspection of the above property must be conducted by this office so that it can be determined that the land can support a septic system. This septic system cannot be completed until weather conditions allow.

Please contact me in the Spring to set up an appointment for an on site inspection. I can be reached at 705-647-4305 extension or by email dickinsonj@timiskaminghu.com.

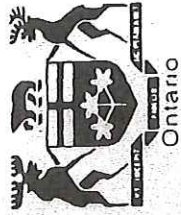
If you could also please send me a copy of the severance as well as a copy of the tax bill.

Sincerely,

John Dickinson
Chief Building Officer

JD/kl

Certificate No.: 00-072650



TIMISKAMING HEALTH UNIT

USE PERMIT
for

Class 4 Sewage System Constructed under Certificate of Approval
(constructed/installed/established/enlarged/extended/altered)

No. 00-072650 in accordance with The Building Code Act 1997, and Regulations and subject to the limitations thereof,
is issued to Raymond Gauvreau for a sewage system located on the property described as follows:
(name of owner)

District Timiskaming Township/Municipality Ingram Twp Lot # South 1/2 Lot 11
Twp Con # 3 Plan # Sublot # Parcel # 6344 SST and is related to the Site Inspection
Report dated August 23, 2000.

Dated this 30th day of August, 2000.

[Signature]
Inspector

[Signature]
Director

Appointment



EVERFARM INC.

999377 Highway 11, Box 1565
New Liskeard, Ontario
P0J 1P0

COPY

January 12, 2022

Ingram Local Roads Board
953933 Highway 569
Englehart, Ontario
P0J 1H0

Re: Consent Application 54-C-213228
South ½ Lot 11, Concession 3, Township of Ingram
113377 Marshall Road

Dear Chairperson,

Everfarm Inc. intends on submitting an application for consent to sever and create a new lot on this subject property. The severed lot would be for rural residential purposes while the larger retained 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 Ingram Local Roads Board provide a letter which addresses the following:

- Does the Local Roads Board maintain Marshall Road?
 - o If so, is the maintenance seasonal or year-round?
- Does the Local Roads Board have any concerns with this proposal?
- Any other comments or concerns.

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

Sincerely,

Karen Gerrard, Office Manager

14/13

MAR 30 2022

Ingram Local Roads Board,
953933 Hwy 569,
ENGLEHART, ON POJ 1H0

January 25, 2022.

EverFarm Inc.
999377 Hwy 11, Box 1565,
NEW LISKEARD, ON POJ 1P0

Attention: Karen Gerrard, Office Manager

Dear Karen:

RE: Consent Application 54 C 213228 South ½ Lot 11 Concession 3 Ingram Township 113377 Marshall Road Parcel 6344 SST

With reference to your letter dated January 12, 2022 in regards to the above mentioned property being severed and creating a new lot:

1. INGRAM LOCAL ROADS BOARD maintains Marshall Road.
2. The maintenance is **year round**.
3. Ingram Local Roads Board has no concerns regarding the above-noted property being severed for rural residential and agriculture purposes.

Sincerely,

Kathleen Scott per Steve McLean
Kathleen Scott for Steve McLean

c.c. Ministry of Transportation

Properties

PIN 61273 - 0112 LT *Interest/Estate* Fee Simple
Description PCL 6344 SEC SST; S1/2 LT 11 CON 3 INGRAM; DISTRICT OF TIMISKAMING ;
 DISTRICT OF TIMISKAMING
Address 113377 MARSHALL ROAD
 ENGLEHART

Consideration

Consideration \$300,000.00

Transferor(s)

The transferor(s) hereby transfers the land to the transferee(s).

Name GAUVREAU, LINDA LOUISE
Address for Service 113377 Marshall Rd. Englehart, ON P0J
 1H0

I am at least 18 years of age.

Raymond Edmond Gauvreau and I are spouses of one another and are both parties to this document

This document is not authorized under Power of Attorney by this party.

Name GAUVREAU, RAYMOND EDMOND
Address for Service 113377 Marshall Rd. Englehart, ON P0J
 1H0

I am at least 18 years of age.

Linda Louise Gauvreau and I are spouses of one another and are both parties to this document

This document is not authorized under Power of Attorney by this party.

Transferee(s)**Capacity****Share**

Name EVERFARM INC. Registered Owner
Address for Service 1670 Bayview Avenue
 Suite 501
 Toronto, Ontario
 M4G 3C2

Statements

STATEMENT OF THE TRANSFEROR (S): The transferor(s) verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene the Planning Act.

STATEMENT OF THE SOLICITOR FOR THE TRANSFEROR (S): I have explained the effect of the Planning Act to the transferor(s) and I have made inquiries of the transferor(s) to determine that this transfer does not contravene that Act and based on the information supplied by the transferor(s), to the best of my knowledge and belief, this transfer does not contravene that Act. I am an Ontario solicitor in good standing.

STATEMENT OF THE SOLICITOR FOR THE TRANSFEREE (S): I have investigated the title to this land and to abutting land where relevant and I am satisfied that the title records reveal no contravention as set out in the Planning Act, and to the best of my knowledge and belief this transfer does not contravene the Planning Act. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.

Signed By

Blair Henry Gyde

18 Armstrong St., Box 160
 New Liskeard

acting for
 Transferor(s)

Signed 2020 11 02

The applicant(s) hereby applies to the Land Registrar.

Submitted By

RIOPELLE GROUP PROFESSIONAL CORPORATION 85 Pine St. S.
Timmins
P4N 2K1

2020 11 02

Tel 705-264-9591

Fax 705-264-1393

Fees/Taxes/Payment

<i>Statutory Registration Fee</i>	\$65.30
<i>Provincial Land Transfer Tax</i>	\$2,975.00
<i>Total Paid</i>	\$3,040.30

File Number

Transferor Client File Number : 25305 SL

Transferee Client File Number : 20-1559

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 61273 - 0112 PCL 6344 SEC SST; S1/2 LT 11 CON 3 INGRAM; DISTRICT OF TIMISKAMING ;
DISTRICT OF TIMISKAMING

BY: GAUVREAU, LINDA LOUISE
GAUVREAU, RAYMOND EDMOND

TO: EVERFARM INC.

Registered Owner

1. JOELLE ABRA FAULKNER

I am

- (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
- (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
- (c) A transferee named in the above-described conveyance;
- (d) The authorized agent or solicitor acting in this transaction for _____ described in paragraph(s) () above.
- (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for EVERFARM INC. described in paragraph(s) (c) above.
- (f) A transferee described in paragraph () and am making these statements on my own behalf and on behalf of _____ who is my spouse described in paragraph () and as such, I have personal knowledge of the facts herein deposed to.

3. The total consideration for this transaction is allocated as follows:

(a) Monies paid or to be paid in cash	\$300,000.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	\$0.00
(ii) Given Back to Vendor	\$0.00
(c) Property transferred in exchange (detail below)	\$0.00
(d) Fair market value of the land(s)	\$0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	\$0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	\$300,000.00
(h) VALUE OF ALL CHATTELS -items of tangible personal property	\$0.00
(i) Other considerations for transaction not included in (g) or (h) above	\$0.00
(j) Total consideration	\$300,000.00

6. Other remarks and explanations, if necessary.

1. The information prescribed for the purposes of section 5.0.1 of the Land Transfer Tax Act is required to be provided for this conveyance. The information has been provided as confirmed by A1316536.
2. The transferee(s) has read and considered the definitions of "designated land", "foreign corporation", "foreign entity", "foreign national", "specified region" and "taxable trustee" as set out in subsection 1(1) of the Land Transfer Tax Act. The transferee(s) declare that this conveyance is not subject to additional tax as set out in subsection 2(2.1) of the Act because:
3. (a) This is not a conveyance of land that is located within the "specified region".
4. The transferee(s) declare that they will keep at their place of residence in Ontario (or at their principal place of business in Ontario) such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act for a period of at least seven years.
5. The transferee(s) agree that they or the designated custodian will provide such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act, to the Ministry of Finance upon request.

PROPERTY Information Record

A. Nature of Instrument: Transfer
LRO 54 Registration No. DT73626 Date: 2020/11/02

B. Property(s): PIN 61273 - 0112 Address 113377 MARSHALL Assessment 5490140 -
ROAD Roll No 020073010000
ENGLEHART

C. Address for Service: 1670 Bayview Avenue
Suite 501
Toronto, Ontario
M4G 3C2

D. (i) Last Conveyance(s): PIN 61273 - 0112 Registration No. LT239438

Municipal Services Office
North (Sudbury)

159 Cedar Street, Suite 401
Sudbury ON P3E 6A5
Tel.: 705 564-0120
Toll-free: 1 800 461-1193

Bureau des services aux
municipalités du Nord (Sudbury)

159, rue Cedar, bureau 401
Sudbury ON P3E 6A5
Tél.: 705 564-0120
Sans frais: 1 800 461-1193

November 30, 2021

via email only

Karen Gerrard
Everfarm Inc.
999377 Highway 11, PO Box 1565
New Liskeard ON P0J 1P0
Email: leeville@areaonefarms.ca

Subject: Early Consultation Comments
Location: PIN 61273-0112, south ½ Lot 11, Concession 3, Ingram unincorporated township, Timiskaming District; locally known as 113377 Marshall Rd.
Owner: Joelle Faulkner, Everfarm Inc.
Agent: Karen Gerrard, Everfarm Inc.
MMAH File: 54-C-213228

Dear Karen Gerrard,

Thank you for providing the Ministry of Municipal Affairs and Housing (MMAH) with the opportunity to undertake a preliminary review of the above noted application. We have now completed our preliminary review of this draft application and would like to provide you with our early consultation comments.

The purpose of this draft application is to separate an existing dwelling from agricultural lands.

The proposed severed lot would be rectangular in shape, approximately 1.2 hectares in size and 158 metres deep, with approximately 76 metres of frontage on Marshall Road. According to the sketch, the proposed lot contains an existing house and garden shed. There is existing well and septic. Satellite imagery appears to show several old vehicles on the property (approximately 16) that you advised have since been removed.

The proposed retained lot would be roughly square in shape (except for the cut out created by the proposed severed lot). The lot would be approximately 63 hectares in size and would have frontage on Marshall Road. The lot is currently vacant, partly wooded and partly agricultural fields. The lot would continue to be used for agriculture.

The subject property abuts the Blanche River Conservation Reserve to the south and east. Surrounding lands are used for a mix of recreation, agricultural, residential. West of Marshall Road there appear to be two other agricultural parcels each containing a dwelling.

The proposal was reviewed for its consistency with the Provincial Policy Statement, 2020 (PPS), having regard to provincial interests as articulated under Section 2 of the *Planning Act* and to the matters under subsection 51(24) in accordance with subsection 53(12) of the act. The draft application was circulated to the Ministry of Environment, Conservation and Parks (MECP), the Ministry of Northern Development, Mines, Natural Resources and Forestry (NDMNR), and the Ministry of Agriculture, Food and Rural Affairs (OMAFRA) through the One Window process to identify potential issues.

Provincial Policy Statement (PPS)

The following section of this letter identifies issues related to consistency with PPS policies, or outlines additional materials/information that would be required to support a formal application.

Territory without Municipal Organization

Section 1.1.6 of the PPS provides direction for territory without municipal organization. In particular, policy 1.1.6.4 of the PPS indicates that in areas adjacent to and surrounding municipalities, only development that is related to the sustainable management or use of resources and resource-based recreational uses (including recreational dwellings) shall be permitted.

If a formal application was granted provisional consent, the ministry would require as a condition of consent, that a **consent agreement** made under subsections 53(12), 51(25)(d) and 51(27) of the *Planning Act* be registered on title to the retained agricultural lot. The agreement would address the use and potential development of the retained lot. For example, the agreement would state that the lot will only be used for agricultural use and not for residential uses.

Access

Section 1.1.6.2 of the PPS states that development in territory without municipal organization shall be appropriate to the infrastructure which is planned or available, and avoid the need for unjustified and/or uneconomical expansion of this infrastructure. Section 1.6.7.1 of the PPS indicates that transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, and are appropriate to address projected needs.

The proposed severed and retained lot would be accessed by Marshall Road. To support a formal application, please provide a **letter from the Ingram Local Roads Board (LRB)** which addresses the following:

- Does the LRB maintain Marshall Road?
- If so, is maintenance seasonal or year-round?
- Does the LRB have any concerns with this proposal?
- Any other comments or concerns.

Water and Sewage Services

Policy 1.6.6.4 of the PPS indicates that where municipal sewage services or private communal sewage services are not available, planned or feasible, individual on-site sewage services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts.

To demonstrate consistency with the above-noted policy, **a formal application must be supported by a letter from the Timiskaming Health Unit** indicating that the proposed severed

lot has been inspected and could support a septic system, and that existing systems meet their requirements.

Agriculture

Policy 1.1.5.8 indicates that new land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with Minimum Distance Separation (MDS) formulae. MDS formula provisions will need to be addressed for this application.

Guideline #6 of the MDS Guideline recommends an investigation distance of 750-metres. To support a formal application, please advise of any livestock facilities (e.g., barn) within a 750-metre investigation distance of the subject property. If any, please indicate the location of these facilities on a map and provide additional information (e.g., number and type of livestock). This information will be used to determine whether any further MDS investigation will be needed.

Additional information about the MDS Guideline is available on OMAFRA's website: [Minimum Distance Separation \(MDS\) Formulae \(gov.on.ca\)](http://gov.on.ca)

Conclusion

Review of a formal application 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.

Please also ensure the following is included with any formal application:

- A completed application form with all prescribed information as listed in Schedule 1 of O. Reg. 197/96.
- 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. 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. Appeals may be made by the applicant or any person or public body not later than 20 days after notice of the decision is given. If no appeals are filed, the decision is final after the 20-day appeal period ends.

It should be noted that applicants are required to cover the 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 or require clarification, please do not hesitate to contact me at michelle.lawrence@ontario.ca.

Sincerely,

Michelle Lawrence
Assistant Planner
Municipal Services Office North (Sudbury)

Additional Information

The following information is provided for your awareness. This section does not identify additional materials or information to provide in support of a formal application for consent.

Wildland Fire

The subject property is located outside of municipal fire protection areas and would therefore be subject to Crown protection services that would be limited to protecting residences from forest fire activities. The threat of forest fire is variable and based upon a variety of forest and weather conditions that may rise or fall daily given local weather conditions. The most effective fire prevention methods are based upon the homeowner and their ability to enact fire safe strategies in and around their property. Please visit the following website for additional information/resources:

<https://www.ontario.ca/page/firesmart>.

Blanche River Conservation Reserve

Please be advised that the subject property is adjacent to the Blanche River Conservation Reserve. You can visit their webpage here:

<https://www.ontarioparks.com/cr/blancheriverconservationreserve>