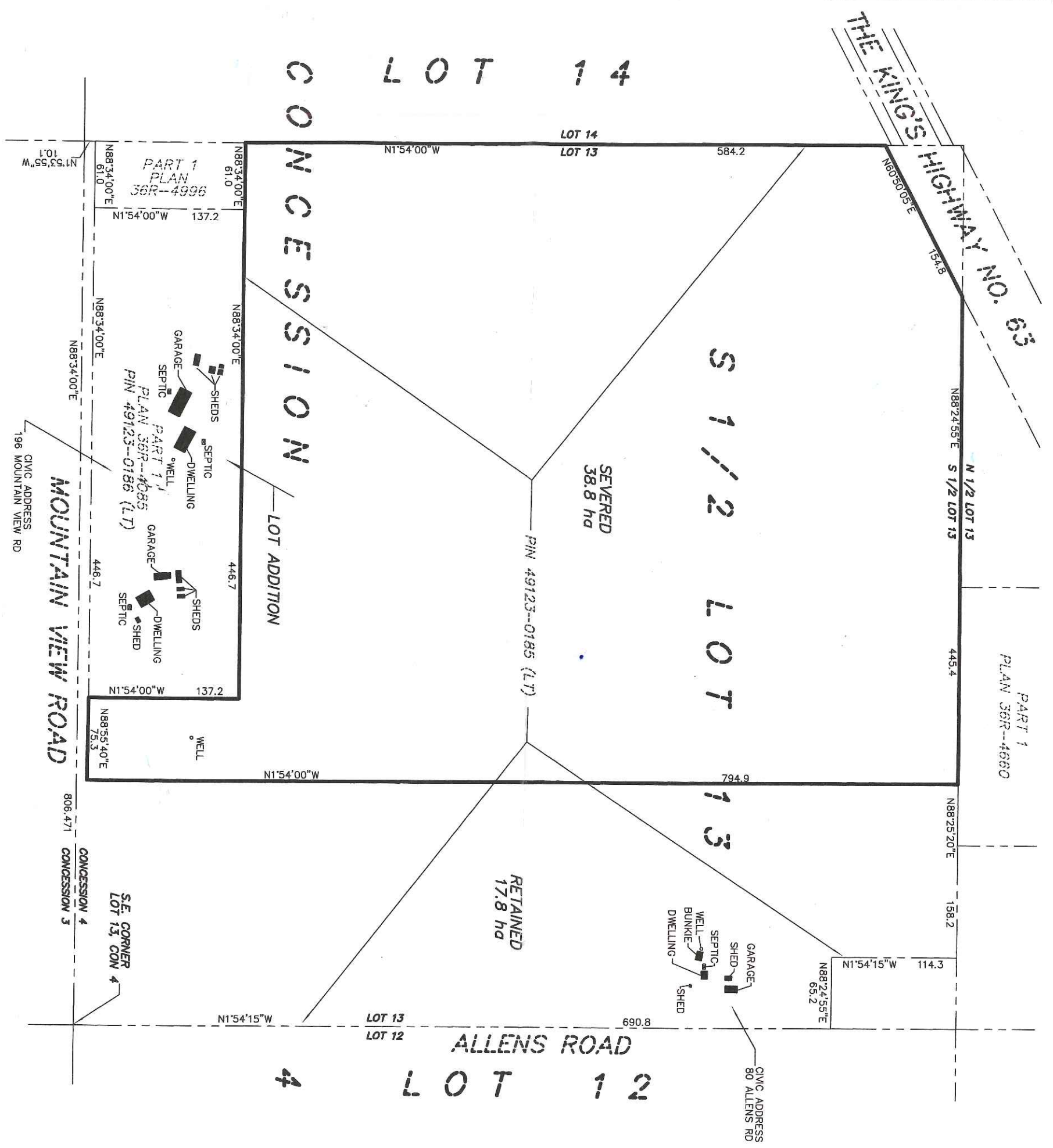
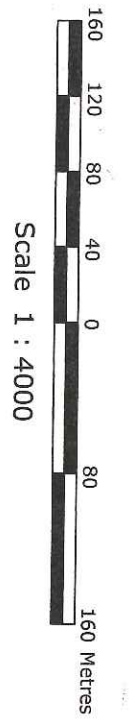


SKETCH TO ACCOMPANY  
**SEVERANCE CONSENT APPLICATION**

PART OF S 1/2 OF LOT 13, CONCESSION 4  
 TOWNSHIP OF PHELPS  
 DISTRICT OF NIPISSING



**BEARING NOTES**

BEARINGS SHOWN ON THIS PLAN ARE UTM DERIVED FROM OBSERVATIONS USING THE LEICA SMARTNET BASE STATION NETWORK AND ARE REFERRED TO THE CENTRAL MERIDIAN 81°00' WEST LONGITUDE OF THE UTM SYSTEM, NAD83 (CSRS)(VERSION 7.1) EPOCH 2010 ZONE 17 NORTH.

**METRIC CONVERSION**

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

CAUTION: THIS SKETCH IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR ANY PURPOSE EXCEPT THAT SHOWN IN THE TITLE BLOCK.



**Sands Surveying & Drafting Services**

9798 HIGHWAY 63, REDBRIDGE, ON, P0H 2A0  
 PHONE (705) 477-1035  
 EMAIL SANDSSURVEYING@OUTLOOK.COM

sandsurveying.ca

OFFICE: AS DATE: APRIL 10, 2022

PROJECT No.: TAYLOR/MATTINEN\_PHELPS

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*	
Anneli		Mattinen	
First Name of Owner 2		Last Name of Owner 2	
Aila		Taylor	
Company Name (if applicable)			
Home Telephone Number*	Business Telephone Number	Fax Number	
705-492-6411			
Email Address			
ailataylor13@outlook.com			



**Address**

Unit Number	Street Number*	Street Name*	PO Box
	196	Mountain View Road	
City/Town*		Province*	Postal/Zip Code*
Redbridge		Ontario	P0H 2A0

**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	
Aaron		Sands	
Company Name (if applicable)			
Sands Surveying & Drafting Services			
Home Telephone Number	Business Telephone Number	Fax Number	
	705-477-1035		
Email Address			
sandssurveying@outlook.com			
<b>Address</b>			
Unit Number	Street Number	Street Name	PO Box
	9798	Highway 63	
City/Town		Province	Postal/Zip Code
Redbridge		Ontario	P0H 2A0

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

First Name	Last Name

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

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

Transfer Lot addition	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
Aila & James	Taylor

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

PCL 24044 SEC NIP; PT S1/2 LOT 13 CON 4 PHELPS PT 1, 36R4996; DISTRICT OF NIPISSING; PIN 49123-0186 (LT)

What is the existing land use of the receiving parcel?  
 RURAL

What is the purpose of the lot addition request?  
 A large section of the subject lands is to be severed and added to the existing property in the SW corner of Lot 13, Con 4; as a result of an estate settlement.

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

3.1 District Nipissing		Municipality (in an area without municipal organization, select District)*		
Former Municipality		Geographic Township in Territory without Municipal Organization Phelps		Section or Mining Location No.
Concession Number(s) 4		Lot Number(s) S 1/2 13	Registered Plan Number	Lot(s)/Block(s)
Reference Plan No.	Part Number(s)	Property Identification Number 49123-0186	Name of Street/Road Mountain View Rd	Street Number 196

3.2 Description			
	Severed	Retained	Lot Addition (if applicable)
Frontage (m)		223.50	75.3 (Mountain View Rd)
Depth (m)		795.00	795
Area (ha)		17.80	38.8

3.3 Buildings and Structures		
	Severed	Retained
Existing (construction date)	vacant	Single Dwelling, Garage, Sheds
Proposed	N/A	N/A

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  
 No Official Plan

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

N/A

4.3 What is the present zoning, if any, of the subject land?  
 No Zoning By-Law

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

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

4.6 Use of Property	Severed	Retained
Existing use(s)	Vacant Rural	Residential Rural
Proposed use(s)	No Proposed Change	No Proposed Change

4.7 What are the surrounding land uses?

East  
Rural

West  
Rural

North  
Rural

South  
Rural

## 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?

Applicant & Surveyors Knowledge of the Area

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.

48-C-219766

---

**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.

No Official Plan - Site is located in an Unorganized Township

---

**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
Part 1, 36r-4085		Aila Taylor & James Gladstone Taylor	Residential

**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.

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

PPS 2020 was prepared under the authority of subsection 3(1) of the Planning Act. This application is consistent with the rural development and land resource policies of the PPS 2020. It is consistent in that no new lot is being created in an area without municipal organization. We are simply adding a large portion of land to an abutting property as part of an estate settlement. The retained lands have well in excess of the frontage and area zoning requirements of any nearby municipalities and in no manner, would it constitute an "under-sized" lot.

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 checked="" 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).  
The Growth Plan for Northern Ontario

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.

Conforms to the Growth Plan by promoting economic development in an environmentally sensitive manner.

## 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.  
Septic Tanks are periodically pumped



**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.

**12. Access**

12.1 The proposed road access would be by:

Municipal road maintained all year

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  
N/a

ii) Who is responsible for maintenance  
N/a

iii) Whether maintenance is seasonal or year round  
N/a

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	Private Provider
<input type="checkbox"/> Other	

13.3 a) The proposed stormwater drainage would be by:  
Existing ditches - no new site development is proposed.

---

**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.

---

**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.

**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, Taylor, Aila & Mattinen, Anneli, am the owner of the land that is the subject of this application for  
Last Name, First Name  
consent and I authorize Sands, Aaron - Sands Surveying & Drafting Services  
to make this application on my behalf.

Signature of Owner <u>Aila Taylor Mattinen</u>	Date (yyyy/mm/dd) 2022/04/27
---	---------------------------------

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, Taylor, Aila & Mattinen, Anneli, 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 Sands, Aaron, 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 <u>Aila Taylor Mattinen</u>	Date (yyyy/mm/dd) 2022/04/27
---	---------------------------------

**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, Taylor, Aila & Mattinen, Anneli, 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 <u>Aila Taylor Mattinen</u>	Date (yyyy/mm/dd) 2022/04/27
---	---------------------------------

**19. Submission of Application**

Date of application to Ministry of Municipal Affairs (yyyy/mm/dd)\*  
2022/04/28

**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).

**16. Affidavit or Sworn Declaration**

I, Sands, Aaron of the Township of Phelps  
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 North Bay in the District of Nipissing  
(lower-tier municipality) (upper-tier municipality)

this\* 27 day of\* April , \*2022 .

Commissioner of Oaths

Applicant



(705) 345-8712  
rosellebeausoleil@hotmail.com  
P.O. Box 1252, North Bay, ON P2B 8K5

P16553.

Ministry of  
Municipal Affairs  
and Housing

Ministère des  
Affaires municipales  
et du Logement



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

January 11, 2022

via email only

Paul Goodridge  
Goodridge Goulet Planning & Surveying Ltd  
1-490 Main Street E  
North Bay ON P1B 1B5  
[paul.goodridge@ggpsltd.com](mailto:paul.goodridge@ggpsltd.com)

**Subject:** Early Consultation Comments  
**Location:** PIN 49123-0185 (LT), Part S1/2 Lot 13, Concession 4 (severed); PIN 49123-0186 (LT), Part 1 Plan 36R-4085 (benefitting), Phelps unincorporated township, Nipissing District.  
**Owner:** Anneli Mattinen & Aila Taylor  
**Agent:** Paul Goodridge, Goodridge Goulet Planning & Surveying Ltd  
**MMAH File:** 48-C-219766

Dear Paul Goodridge:

Thank you for providing the Ministry of Municipal Affairs and Housing (MMAH) with the opportunity to undertake a preliminary review of the above noted proposal received on November 2, 2021. We have now completed our preliminary review of the draft application and would like to provide you with our early consultation comments.

The purpose of this draft application for lot addition is to correct an encroachment of a water well and to increase size of the benefitting lot.

This draft application proposes to sever a piece of land approximately 40.4 hectares in size from PIN 49123-0185 (LT) to be consolidated with PIN 49123-0186 (LT). The proposed severed lands are vacant and mostly wooded, has frontage on Mountain View Road, and contains a well which is utilized by one of the dwellings on the benefitting lot.

The proposed benefitting lot (PIN 49123-0186) is 6.07 hectares in size, rectangular shaped, with 448 metres of frontage on Mountain View Road. It currently contains 2 dwellings, and a garage with an attached dwelling unit. All three dwellings/dwelling units are serviced by their own individual sewage systems. At present there is only one well located within the boundaries of the property which is utilized by one of the dwellings, and the garage dwelling unit. One of the dwellings utilizes a well that is on the lands to

be severed. The resulting consolidated lot would be approximately 46.47 hectares in size and would continue to be used for residential purposes.

The proposed retained lot would be rectangular in shaped, 16.18 hectares in size, with 677 metres of frontage on Allen's Road (used for access), and 212 metres of frontage on Mountain View Road. The proposed retained lot is used for residential purposes and currently contains one dwelling, serviced by one well and one septic system. There is a 'bunkie' which contains a sauna and some living space but is not serviced by well or septic. There are also two sheds, and a garage on the property.

When reviewing the satellite imagery for the subject lands, there were some small sheds/outbuildings that were not accounted for in the application sketches. Prior to submitting a formal application, we ask that you confirm all buildings and structures located on the subject lands.

The proposal was reviewed for its consistency with the 2020 Provincial Policy Statement (PPS), and having regard for Provincial interests as articulated under Section 2 of the *Planning Act*.

### **Sewage Services**

Policy 1.6.6.1 indicates that planning for sewage and water services shall ensure that these systems are provided in a manner that protects human health, safety, and the natural environment. 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 policies, a formal application must be supported by a letter from the North Bay-Mattawa Conservation Authority indicating that the proposed consolidated and retained lots have each been inspected and that all existing systems meet their requirements.

### **Wildland Fire**

Section 3.1.8 of the PPS directs new development outside of lands that are unsafe for development due to the presence of hazardous forest types for wildland fire unless the risk can be mitigated in accordance with wildland fire assessment and mitigation standards. A preliminary screening of the subject lands was conducted which identified forest characteristics which could indicate the potential for hazardous forest types to be present.

As the draft application does not propose to construct any new buildings, we do not require further site assessment at this time. However, we wanted to take this opportunity to bring awareness to the risk of wildland fire and mitigation techniques which could be used and implemented to increase fire safety. Please find the following documents attached for your reference:

- FireSmart Landscaping
- FireSmart Manual

### **Conclusion**

As a result of the early consultation review, no major issues or concerns were identified as long as the documentation related to sewage systems are provided to support a formal application. Please note that this analysis is preliminary only and additional planning interests may be identified through a more fulsome public review.

Should you decide to submit a formal application for consent, the following information is required:

- A completed application form with all prescribed information as listed in Schedule 1 of O.Reg. 197/96. Please ensure that:
  - Sections 16-18 of the application have been completed by the respective parties as necessary.
  - A sketch is included, see section 14 of the application for details.
- A fee in the amount of \$877 (2022 fee, subject to change) 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 subsection 53(19) of the *Planning Act* outlines the applicant's right to appeal decisions of the approval authority to the Ontario Lands Tribunal. Any appeal must include reasons(s) for the appeal as well as the appeal fee, 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 (705) 564-6845 or [Caitlin.Carmichael@ontario.ca](mailto:Caitlin.Carmichael@ontario.ca).

Sincerely,



Caitlin Carmichael  
Planner  
Municipal Services Office North (Sudbury)



April 11, 2022

Anneli Mattinen and Aila Taylor  
c/o Paul Goodridge  
Unit 1, 490 main Street East  
NORTH BAY, ON P1B 1B5

**RE: On-site Sewage System Review – Planning Act Proposal – Mattinen & Taylor  
Con. 4, S. ½ Lot 13; Pcl. 14588 NIP  
80 Allens Road  
Phelps Township  
Our File No.: PC1-PH-22**

The North Bay-Mattawa Conservation Authority has received and reviewed the above-mentioned application for the review of a planning proposal to sever approximately 40.4ha of vacant land from the original parcel at 80 Allens Road for the purpose of a lot addition to the adjacent property at 196 Mountain View Road. The retained lands are approximately 16.2ha with 195m of frontage on Allens Road and consist of a single-family-dwelling. See attached sketches. The following comments are based on Part 8 (Sewage Systems) of Ontario Regulation 332/12 (Building Code). The investigation undertaken by NBMCA, and any conclusions or recommendations made herein reflect NBMCA's judgment based on information provided on the application and a site inspection. The Conservation Authority can confirm that this proposal meets the minimum requirements for development as set out in Part 8 of the Ontario Building Code (OBC). NBMCA has no objection to this proposal.

A site inspection was undertaken on the lands receiving the lot addition as well as the retained lands on April 6, 2022. There were no concerns with the addition of vacant lands to #196 Mountain View Road. It was noted that there were three dwellings on the receiving lands: two dwellings, each with a sewage system at #194 & one dwelling with a sewage system at #196. The total effluent on the property would not exceed 10,000l/day and therefore would fall under the jurisdiction of the OBC. There were no concerns with these systems. Due to snow cover the sewage system servicing the retained lands was not fully visible, however, due to the size of the retained lands, there were multiple locations for an initial and a replacement Class 4F sewage disposal system based on a 3-bedroom single-family dwelling with a floor area of less than 200m<sup>2</sup> and 20 fixture units.

Please be advised that prior to any development on the above-mentioned properties a Sewage System Permit is required under Ontario Regulation 332/12 of the Ontario Building Code from this office.

I trust this information you require to proceed. Should you have any questions, please do not hesitate to contact me at (705) 471-3010. Thank you for the opportunity to comment.

Yours truly,

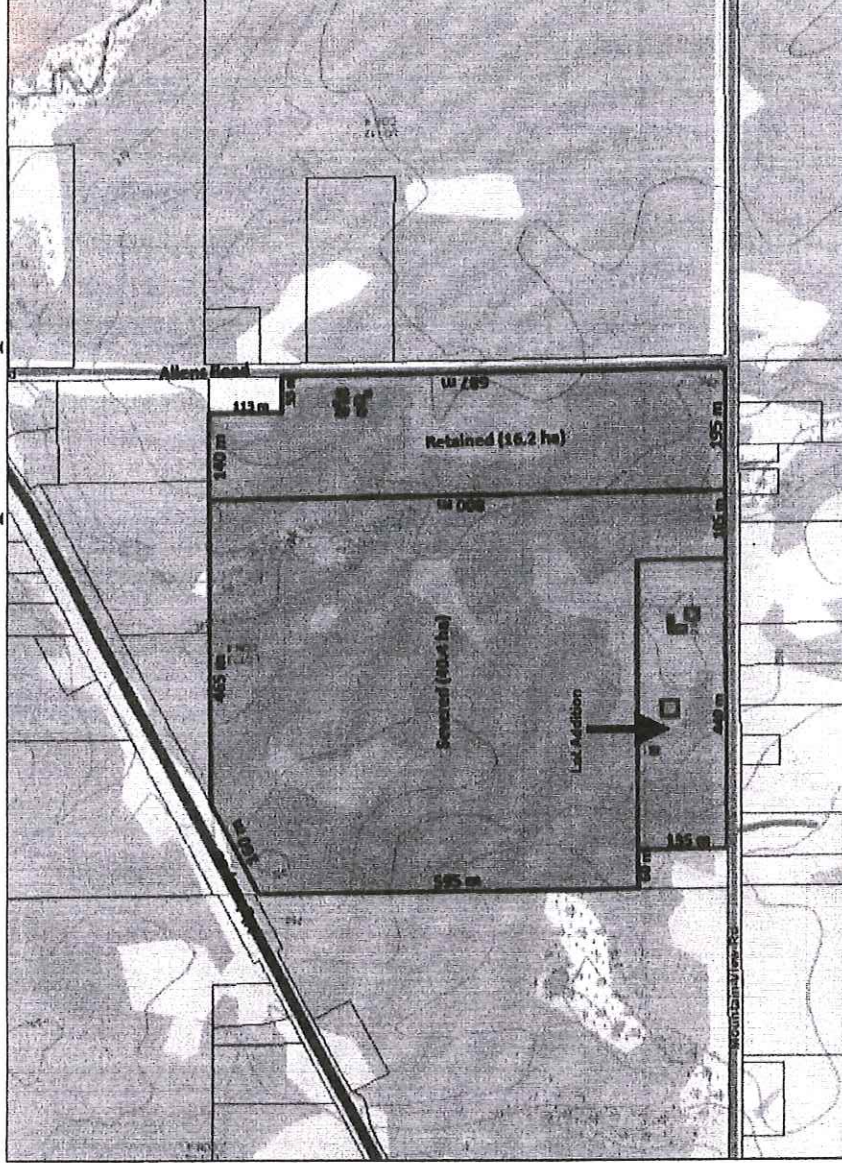
  
Kristopher Rivard  
Inspector, On-site Sewage Systems

Encl. (2)

Sketch to Accompany

# Severance Consent Application

Part of S1/2 Lot 13, Concession 4  
Former Township of Phelps



**Metric:**

Distances shown on this sketch are in meters and can be converted to feet by dividing by 0.3048.

Prepared using MNRFP Make a Topographic Map

Field	Office	File
N/a	N. Perron	1053-21

## GOODRIDGE GOULET Planning & Surveying Ltd.

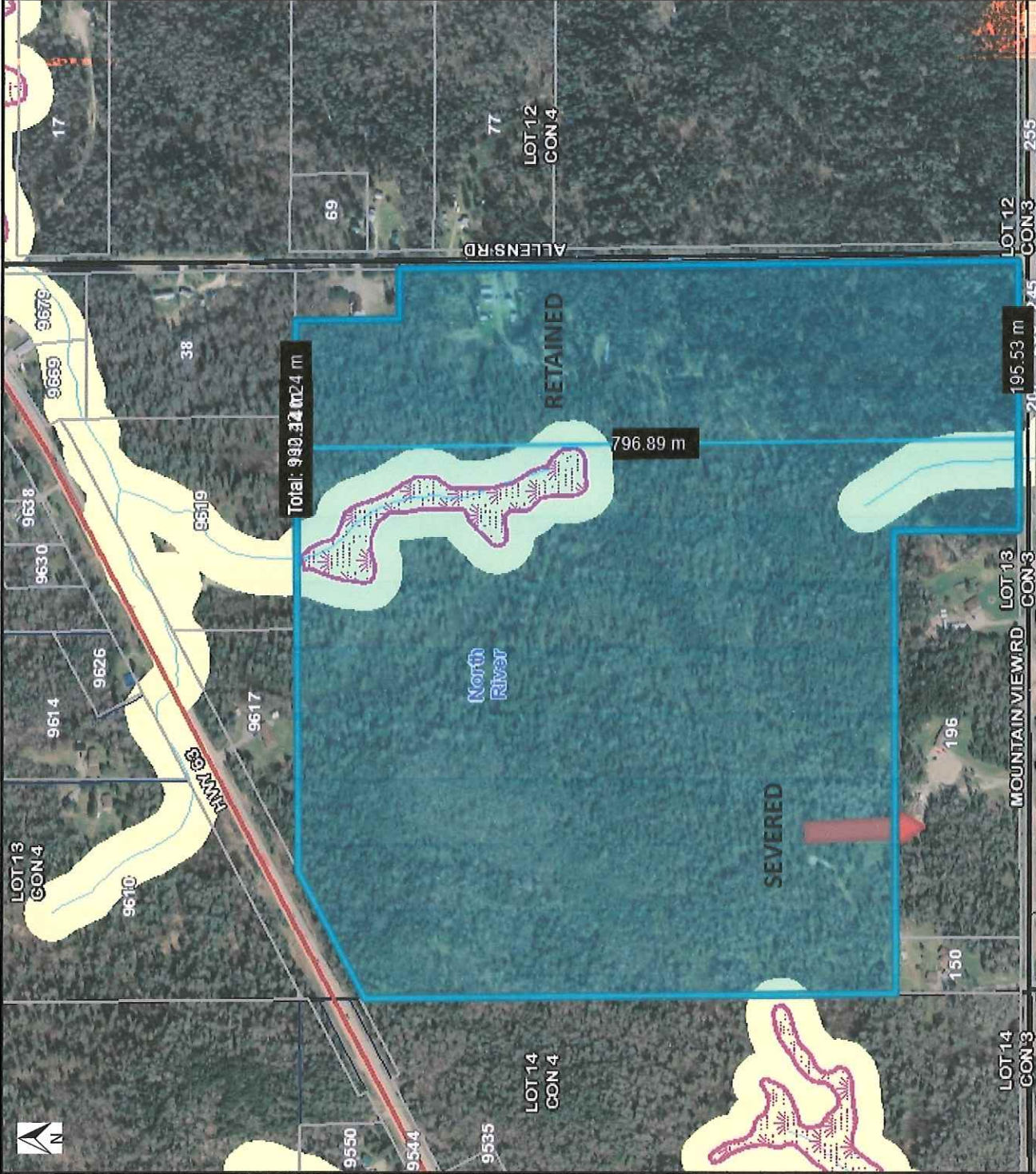
Ontario Land Surveyor – Land Use Planner – Development Consultant  
Unit – 1 490 Main Street East, North Bay, ON P1B 1B5  
(705) 493-1770 paul.goodridge@ggpsltd.com  
(705) 493 7974 don.goulet@ggpsltd.com

80 ALLEN'S ROAD

LEGEND

- NBMCA
- Subwatershed (IWMS)
- Road
- Highway
- Assessment Parcel
- CONFIDENTIAL DO NOT PRINT - MF 2009
- Ownership Parcel
- Lot & Concession
- Municipal Boundary
- Geographic Township
- Wetland (NBMCA)
- Wetland - PSW Evaluated (Provincial Significant Wetland)
- Watercourse (OHN)
- Watercourse (Large Scale Hydrology)
- Approximate Regulated Area
- Wildlife Concentration Area, Observati

NOTES

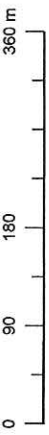


Total: 990.34 m<sup>2</sup> 4 m

796.89 m

195.53 m

1: 9,028



**NORTH BAY-MATTAWA  
CONSERVATION  
AUTHORITY**  
www.nbmca.ca

15 Janey Avenue  
North Bay, ON P1C 1N1  
Tel: (705) 474-5420  
Fax: (705) 474-8793

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RECEIPT - REÇU


Received from / Reçu de ANNELI MATTINEN Date May 5, 2022

- Eight Hundred Seventy Seven <sup>xx</sup> 100 Dollars

Application Fee - Phelps- 48-C-219766

\$ 877.00 No. 208784

Tax Reg. No. \_\_\_\_\_  
 N° d'enr. de taxe \_\_\_\_\_

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Royal Bank of Canada  
 Banque Royale du Canada  
 925 STOCKDALE RD-MAIN FLR  
 NORTH BAY, ON

68393814 6-516

DATE 20220413  
 Y/A MM DJ

PAY TO THE ORDER OF / PAYEZ À L'ORDRE DE MINISTER OF FINANCE

\$877.00

**EXACTLY \$877.00**

AUTHORIZED SIGNATURE REQUIRED FOR AMOUNTS OVER \$5,000.00 CANADIAN. / SIGNATURE AUTORISÉE REQUISE POUR UN MONTANT EXCÉDANT 5,000.00 \$ CANADIENS

CANADIAN DOLLARS CANADIENS

RE/OBJET \_\_\_\_\_

PURCHASER NAME ANNELI M MATTINEN NOM DE L'ACHETEUR \_\_\_\_\_

PURCHASER ADDRESS \_\_\_\_\_ ADRESSE DE L'ACHETEUR \_\_\_\_\_

AUTHORIZED SIGNATURE / SIGNATURE AUTORISÉE [Signature] SIGNATURE STAMP / TIMBRE DE SIGNATURE \_\_\_\_\_

COUNTERSIGNED / CONTRESIGNÉ \_\_\_\_\_

FORM 16516 (10-2020)

48-C-219766

⑈68393814⑈ ⑆03452003⑆ 099001305⑈