

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

54C-218302

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

First Name of Owner 1\*

Joelle

Last Name of Owner 1\*

Faulkner

First Name of Owner 2

Last Name of Owner 2

Company Name (if applicable)

Beaver Creek Land and Cattle Company Ltd

Home Telephone Number\*

705-647-4477

Business Telephone Number

705-647-4477

Fax Number

Email Address

leeville@areaonefarms.ca

**Address**

Unit Number

Street Number\*

999377

Street Name\*

Highway 11

PO Box

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

Company Name (if applicable)

Home Telephone Number

Business Telephone Number

705-647-4477

Fax Number

Email Address

leeville@areaonefarms.ca

**Address**

Unit Number

Street Number

999377

Street Name

Highway 11

PO Box

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

**2. Type and Purpose of Application/Transaction (highlight appropriate dropdown box)**
**2.1 Is this application for:\***

 Transfer **Creation of a new lot**

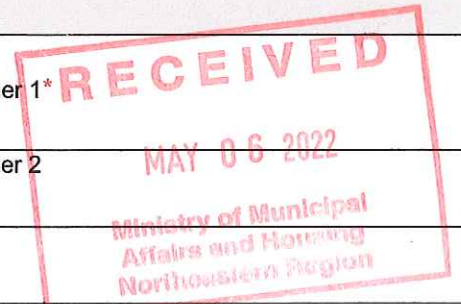
Other Purpose

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

First Name

Temwest Farms Ltd

Last Name

**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 <b>Timiskaming</b>		Municipality (in an area without municipal organization, select District)* <b>Timiskaming</b>		
Former Municipality		Geographic Township in Territory without Municipal Organization <b>Ingram</b>		Section or Mining Location No.
Concession Number(s) <b>2</b>		Lot Number(s) <b>4</b>		Registered Plan Number
Reference Plan No.	Part Number(s)	Property Identification Number <b>61273-0119</b>	Name of Street/Road <b>Denomme (Con 2 Ingr</b>	Street Number <b>224272</b>

### 3.2 Description

	Severed	Retained	Lot Addition (if applicable)
Frontage (m)	<b>170.00</b>	<b>412.00</b>	
Depth (m)	<b>267.00</b>	<b>782.00</b>	
Area (ha)	<b>2.50</b>	<b>60.00</b>	

### 3.3 Buildings and Structures

	Severed	Retained
Existing (construction date)	<b>Nil</b>	<b>Nil</b>
Proposed	<b>Nil</b>	<b>Nil</b>

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

Yes  No

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

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

4.1 Name of the official plan  
**Provincial Policy Statement**

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?

**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)	Recreational / Agricultural	Agricultural
Proposed use(s)	Recreational	Agricultural

4.7 What are the surrounding land uses?

East  
Crown Land

West  
Agricultural

North  
Agricultural / Recreational

South  
Agricultural / Recreational

## 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?

Topographical maps; previous owner; Local Roads Board

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)**

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.

[MMAH 54-C-218302](#)

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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.

[Not applicable](#)

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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***

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.

Section 1.1.6 of the PPS provides direction for territory without municipal organization. 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 areas shall be permitted. The severed land would be subject to a Consent Agreement stating that the lot would only be used for resource-based recreational use and not for permanent residential use. The retained lot would be subject to a Consent Agreement stating that the lot would only be used for agricultural use and not for permanent residential use.



**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 checked="" 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.

N/A

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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.

E Portable Outhouse supplied with haulage to be provided by Phippen Waste Management



**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:

Municipal road maintained all year

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**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

Ingram Local Roads Board

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ii) Who is responsible for maintenance

Ingram Local Roads Board

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iii) Whether maintenance is seasonal or year round

Seasonal

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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:

Natural land features and road ditches.

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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 attached letters](#)

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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.

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



**16. Affidavit or Sworn Declaration**

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

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

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

[Signature] Commissioner of Oaths [Signature] 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  
Last Name, First Name  
consent and I authorize GERRARD, Karen  
to make this application on my behalf.

Signature of Owner

Date (yyyy/mm/dd)

2022/05/04

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

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

Signature of Owner

Date (yyyy/mm/dd)

2022/05/04

## 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, FAULKNER, Joelle, 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)

2022/05/04

## 19. Submission of Application

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

2022/05/05

## 20. Applicant's Checklist

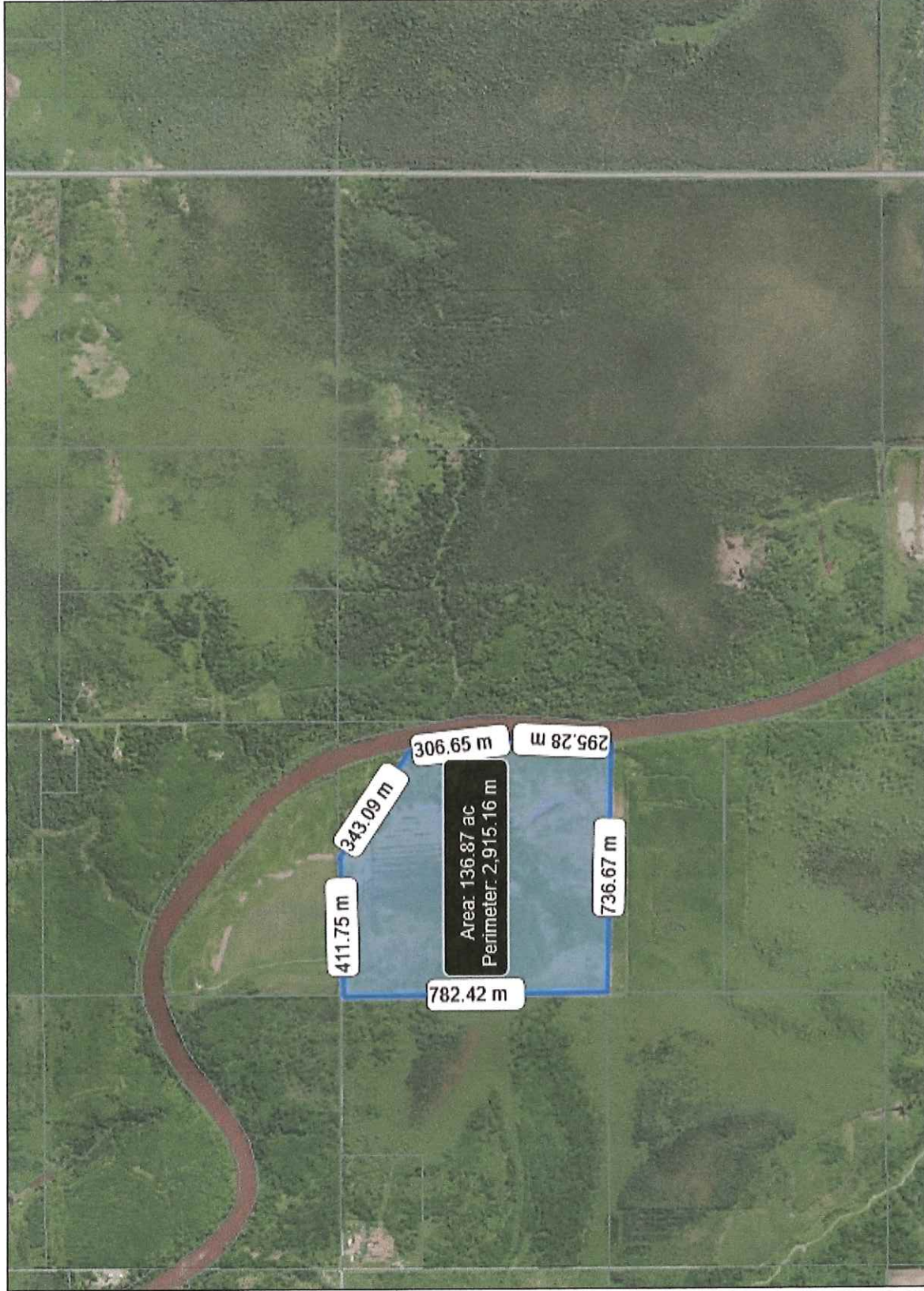
- i) Have you remembered to attach the following:
- One original and one copy of the completed application form (ensure you have a copy for yourself), including the sketch, key plan and any reports indicated in the application form?
  - The required fee, either a certified cheque or money order, payable 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).









**Legend**

- Building as Symbol
- Building to Scale
- Airport
- Helipad
- Hospital
- Scopene Base
- Ferry Route
- Trail Head
- Trail
- Train Station
- Railway with Bridge
- Railway with Tunnel
- Road (major - minor)
- Winter Road
- Road with Bridge
- Road with Tunnel
- Primary, Kings or 400 Series Highway
- Secondary Highway
- Tertiary Highway
- District, County, Regional Road
- Toll Highway
- One Way Road
- Right of Way
- Blocked Passage
- Road with Address Ranges
- Highway
- Highway
- Natural Gas Pipeline, Water Pipeline or Unknown Pipeline
- Spot Height
- Index Contour
- Contour
- Wooded Area
- Wetland
- Waterbody
- Waterbody Elevation
- Watercourse
- Falls
- Rapids
- Rapids
- Rapids
- Rocks
- Lock Gate
- Dam
- Hydro Wall
- Dam
- Hydro Wall
- Provincial 1 State Boundary
- International Boundary
- Upper Tier 1 District
- Municipal Boundary
- Lower Tier 1 Single Tier
- Municipal Boundary
- Lot Line
- Indian Reserve
- Provincial Park
- National Park
- Conservation Reserve
- Military Lands



Projection: Web Mercator

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

<b>Properties</b>	
<i>PIN</i>	61273 - 0119 LT <i>Interest/Estate</i> Fee Simple
<i>Description</i>	PCL 22669 SEC SST; PT N PT BROKEN LT 4 CON 2 INGRAM BEING ALL THOSE PORTIONS LYING N OF A LINE DRAWN ACROSS THE LT PARALLEL WITH THE S LIMIT THEREOF AND AT A DISTANCE OF 2557.50 FT N THEREFROM EXCEPTING THE LAND COVERED WITH WATER OF THE BLANCHE RIVER; DISTRICT OF TIMISKAMING ; DISTRICT OF TIMISKAMING
<i>Address</i>	224272 DENOMME ROAD DISTRICT OF TIMISKAMING

<b>Consideration</b>	
<i>Consideration</i>	\$155,000.00

<b>Transferor(s)</b>	
The transferor(s) hereby transfers the land to the transferee(s).	
<i>Name</i>	WYLIE, MARY VICTORIA
<i>Address for Service</i>	684 Tiny Beaches Road North, Tiny, ON L0L 2J0
I am at least 18 years of age.	
I am not a spouse	
This document is not authorized under Power of Attorney by this party.	

<i>Transferee(s)</i>	<i>Capacity</i>	<i>Share</i>
<i>Name</i>	BEAVER CREEK LAND & CATTLE COMPANY LTD.	Registered Owner
<i>Address for Service</i>	1670 Bayview Avenue Suite 501 Toronto, Ontario M4G 3C2	

<b>Statements</b>	
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.	

<b>Signed By</b>				
Andrew David Ain	100A-27 Clapperton Street Barrie L4M 3E6	acting for Transferor(s)	Signed	2019 10 01
Tel	705-725-8171			
Fax	705-725-9373			
I am the solicitor for the transferor(s) and I am not one and the same as the solicitor for the transferee(s).				
I have the authority to sign and register the document on behalf of the Transferor(s).				
Eleanor Jean Baccega	85 Pine St. S. Timmins P4N 2K1	acting for Transferee(s)	Signed	2019 10 01
Tel	705-264-9591			
Fax	705-264-1393			
I am the solicitor for the transferee(s) and I am not one and the same as the solicitor for the transferor(s).				
I have the authority to sign and register the document on behalf of the Transferee(s).				

LRO # 54 Transfer

Received as DT69009 on 2019 10 01 at 16:22  
yyyy mm dd Page 2 of 3

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

**Submitted By**

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

2019 10 01

Tel 705-264-9591

Fax 705-264-1393

**Fees/Taxes/Payment**

Statutory Registration Fee	\$64.40
Provincial Land Transfer Tax	\$1,275.00
Total Paid	\$1,339.40

**File Number**

Transferor Client File Number : 19-1215  
Transferee Client File Number : 19-1433



**LAND TRANSFER TAX STATEMENTS**

In the matter of the conveyance of: 61273 - 0119 PCL 22669 SEC SST; PT N PT BROKEN LT 4 CON 2 INGRAM BEING ALL THOSE PORTIONS LYING N OF A LINE DRAWN ACROSS THE LT PARALLEL WITH THE S LIMIT THEREOF AND AT A DISTANCE OF 2557.50 FT N THEREFROM EXCEPTING THE LAND COVERED WITH WATER OF THE BLANCHE RIVER; DISTRICT OF TIMISKAMING ; DISTRICT OF TIMISKAMING

BY: WYLIE, MARY VICTORIA

TO: BEAVER CREEK LAND & CATTLE COMPANY LTD.

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 BEAVER CREEK LAND & CATTLE COMPANY LTD. 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 deposited to.

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

(a) Monies paid or to be paid in cash	\$155,000.00
(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))	\$155,000.00
(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	\$155,000.00

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 A913925.
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. DT69009 Date: 2019/10/01

B. Property(s): PIN 61273 - 0119 Address 224272 DENOMME Assessment -  
 ROAD Roll No  
 DISTRICT OF  
 TIMISKAMING

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

D. (i) Last Conveyance(s): PIN 61273 - 0119 Registration No. DT49311  
 (ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes  No  Not known

E. Tax Statements Prepared By: Eleanor Jean Baccega  
 85 Pine St. S.  
 Timmins P4N 2K1



Project or Property Name  
Planning Application WYLIE IN/09 54-C-218302

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

Proponent Name  
Karen Gerrard agent for Temwest Farms

Proponent Contact Information  
Phone (705) 647-4477 email: leeville@areaonefarms.ca

### 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.



Yes No

9. Are there present or past water sources within 300 metres of the property (or project area)?

If Yes, an archaeological assessment is required.

If No, continue to question 10.

Yes No

10. Is there evidence of two or more of the following on the property (or project area)?

- 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

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## RE: Inquiry to Ministry concerning Blanche River Property

1 message

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**Ryan Primrose** <ryan@woodlandnortheast.com> Wed, Dec 8, 2021 at 3:22 PM  
To: Gerry Oriet <gerry@areaonefarms.ca>  
Cc: Leeville Enterprises <leeville@areaonefarms.ca>

Thank you Gerry,

I received a reply from the ministry and they said that for those areas which have not been previously cultivated we are required to do a test-pit survey. I will head out to the property in the coming days so that I can get a better idea of the scope of work.

I hope your day is going well!

Best regards,

Ryan





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

January 11, 2022

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

To Whom It May Concern,

Applicant – Temwest Farms Ltd.

Re: Planning Application 54-C-218302

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

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

Yours truly,

A handwritten signature in blue ink that reads "Lois Phippen".

Lois Phippen



Temwest Farms Ltd.

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

COPY

January 13, 2022

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

**Re: Planning Application 54-C-218302  
Lot 4, Concession 2, Township of Ingram  
Denomme Road**

Temwest Farms intends on submitting an application for consent to sever and create a new lot on this subject property. The severed lot would be for recreational 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 Timiskaming Health Unit provide a letter indicating that the proposed severed and retained property lots have been inspected and could each support a septic system and that the existing systems meet your requirements.

The fee of \$317.00 is enclosed.

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

Sincerely,

Karen Gerrard, Office Manager





Temwest Farms Ltd.

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

COPY

January 13, 2022

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

**Re: Planning Application 54-C-218302  
Lot 4, Concession 2, Township of Ingram  
Denomme Road**

Dear Chairperson,

Temwest Farms intends on submitting an application for consent to sever and create a new lot on this subject property. The severed lot would be for recreational 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:

1. Does the Local Roads Board or the Township of Ewanturel maintain Denomme Road?
  - Is that maintenance is seasonal or year-round?
  - If you maintain Denomme Road, do you have any comments or concerns with respect to this proposal to create a new lot which would use the road for access.
2. Also, if at all possible, please indicate where the limit of the maintained road is and how much frontage the proposed lot would have on the road.

A response at your earliest convenience is most appreciated.

Sincerely,

Karen Gerrard, Office Manager

IN/09

MAR 30 2022

Ingram Local Roads Board,

953933 Hwy 569,

ENGLEHART, ON POJ 1H0

January 25, 2022.

Temwest Farms Ltd.

999377 Hwy 11, Box 1565,

NEW LISKEARD, ON POJ 1P0

Attention: Karen Gerrard, Office Manager

Dear Karen:

**RE: Planning Application 54C 218302 Lot 4 Con 2 Ingram Township Denomme Road \*Beaver Land Creek and Cattle Parcel 22669 SST**

With reference to your letter dated January 13, 2022 in regards to the above mentioned property being severed and creating a new lot:

1. INGRAM LOCAL ROADS BOARD maintains Denomme Road.
2. The maintenance is **SEASONAL** from the last home at 224326 Denomme Road to the East at the dead end. It is graded once a year.
3. The seasonal maintained road is a **portion** of the **north end** of the property.
4. Ingram Local Roads Board has no concern with the proposal for severance on this property for recreational purposes and agriculture use.

Sincerely,

  
Kathleen Scott for Steve McLean

c.c. Ministry of Transportation





Temwest Farms Ltd.

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

COPY

January 13, 2022

Township of Evanturel  
#245453 Hwy. 569, P.O. Box 209,  
Englehart, Ontario  
POJ 1H0

**Re: Planning Application 54-C-218302  
Lot 4, Concession 2, Township of Ingram  
Denomme Road**

Dear Clerk,

Temwest Farms intends on submitting an application for consent to sever and create a new lot on this subject property. The severed lot would be for recreational 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:

1. Does the Local Roads Board or the Township of Evanturel maintain Denomme Road?
  - Is that maintenance is seasonal or year-round?
  - If you maintain Denomme Road, do you have any comments or concerns with respect to this proposal to create a new lot which would use the road for access.
2. Also, if at all possible, please indicate where the limit of the maintained road is and how much frontage the proposed lot would have on the road.

A response at your earliest convenience is most appreciated.

Sincerely,

Karen Gerrard, Office Manager

Tel: (705) 544-8200

E-mail: [clerk@evanturel.com](mailto:clerk@evanturel.com)  
[www.evanturel.com](http://www.evanturel.com)

**TOWNSHIP OF  
EVANTUREL**

FEB 11 2022

334687 Hwy. 11 N  
P.O. Box 209  
Englehart, ON  
P0J 1H0

January 24, 2022

Temwest Farms Ltd.  
Box 1565  
999377 Hwy 11  
New Liskeard, Ontario  
P0J 1P0

Att: Karen Gerrard  
Office Manager

Dear Ms. Gerrard,

**Re: Planning Application – MMAH File No. 54C-218302 – Township of Ingram  
224272 Denomme Rd – Lot 4/Concession 2**

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Your written request of January 13, 2022, received by this office January 24, 2022, requesting information regarding the above draft consent application, had previously been requested by the Ministry of Municipal Affairs & Housing, Planning Division, Sudbury in August 2021.

Find enclosed a copy of the reply sent to Assistant Planner Michelle Lawrence, which contains the answers to the questions posed by Temwest Farms Ltd.

Also, to confirm the Municipality does not maintain that section of Denomme Road in the unorganized Township of Ingram; is contracted for grading and/or snowplowing only. Currently the Township of Evanturel has the snowplowing contract for the Township of Ingram.

If you require further information/clarification regarding the above information, please feel free to contact the Municipal Office.

Yours truly,



Virginia Montminy  
Clerk  
THE CORPORATION OF THE  
TOWNSHIP OF EVANTUREL

Encl:



Tel: (705) 544-8200

E-mail: [clerk@evanturel.com](mailto:clerk@evanturel.com)  
[www.evanturel.com](http://www.evanturel.com)



334687 Hwy. 11 N  
P.O. Box 209  
Englehart, ON  
POJ 1H0

Emailed: [Michelle.Lawrence@ontario.ca](mailto:Michelle.Lawrence@ontario.ca)

August 18, 2021

Ministry of  
Municipal Affairs & Housing  
Municipal Services Office North  
159 Cedar Street, 4<sup>th</sup> Floor  
Sudbury, ON  
P3E 6A5

**COPY**

Att: Michelle Lawrence  
Assistant Planner

Dear Ms. Lawrence,

**Re: MMAH File No. 54-C-218302 – Faulkner/Temwest Farms (Karen Gerrard)  
Lot 4/Concession 2 – PIN 61273-0119 – 224272 Denomme Road – Township of Ingram**

In reply to your written request of August 17, 2021, regarding the above-mentioned Draft Consent Application, with respect to PPS policies, find the following answers to your questions:

1. Based on your knowledge of the area, what is the likelihood that the proposed lot would ultimately be used as a permanent residence?
  - a. Very likely for the following reasons:
    - i. Waterfront lot
    - ii. Contains entrance and civic address
    - iii. Previous infrastructure – contained a trailer
    - iv. Existing access from Denomme Road – historical access
    - v. Easy to add infrastructure - Unorganized Township:
      1. Timiskaming Health Unit – sanitation certificate – is a requirement
      2. Building Permit – “should” be obtained – often is not
2. Do you have any concerns that the proposed new lot for resource-based recreational use in Ingram unincorporated township could place a strain on your public service facilities?
  - a. The Township of Evanturel owns and operates the Ingram Waste Disposal Site situated on Shepherd Lake Road in Ingram Township – used by Ingram Residents:
    - i. Recent Waste Site Study indicates life span of 156 years
    - ii. A recreational use should not place a strain on the present waste site amenities and practices
  - b. The Township of Evanturel currently has the snowplowing contract for Ingram Township; and the draft consent should have no effect on the future maintenance of this contract.

3. Do you have any other general land use planning concerns or comments about the proposed development?
- a. No

If you require further information or clarification regarding this submission, please feel free to contact the Municipal Office.



Virginia Montminy  
Clerk  
THE CORPORATION OF THE  
TOWNSHIP OF EVANTUREL