

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

1. Application Information

1.1 Owner Information

First Name of Owner 1* See Attached Schedule "A" for 1.1	Last Name of Owner 1*
First Name of Owner 2	Last Name of Owner 2

Company Name (if applicable)

Home Telephone Number*	Business Telephone Number	Fax Number
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Email Address

Address

Unit Number	Street Number*	Street Name*	PO Box
City/Town*	Province*		Postal/Zip Code*

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 Sophia	Last Name of Contact Person Moutsatsos
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Company Name (if applicable)

MLA Law

Home Telephone Number	Business Telephone Number 705-806-6525	Fax Number 705-806-1136
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Email Address

spmoutsatsos@mlalaw.ca

Address

Unit Number 200	Street Number 33	Street Name MacKenzie Street	PO Box
City/Town Sudbury	Province Ontario		Postal/Zip Code P3C 4Y1

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 Lot addition	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	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.

Lt 19 PL 45SA SURRENDERED PORTION OF WHITEFISH RIVER I.R.; S/T S67382; CITY OF GREATER SUDBURY

What is the existing land use of the receiving parcel?
Rural / Cottage

What is the purpose of the lot addition request?
To accommodate structures built that impede on LT 20 while LT 19-20 were owned together by the same group.

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

3.1 District Sudbury District		Municipality (in an area without municipal organization, select District)*		
Former Municipality		Geographic Township in Territory without Municipal Organization	Section or Mining Location No.	
Concession Number(s)		Lot Number(s) 19	Registered Plan Number 45-SA	Lot(s)/Block(s)
Reference Plan No.	Part Number(s)	Property Identification Number 73428-0272	Name of Street/Road Camp Looking Good r.	Street Number

3.2 Description			
	Severed	Retained	Lot Addition (if applicable)
Frontage (m)	12.20	765.86	873.83
Depth (m)	60.00	715.55	824.54
Area (ha)	0.07	60.63	70.82

3.3 Buildings and Structures		Severed	Retained
Existing (construction date)	Sleep camp (1987)		
Proposed	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
None

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

Not applicable

4.3 What is the present zoning, if any, of the subject land?
Not applicable

4.4 If the land is covered by a Minister's Zoning Order (MZO), what is the regulation number?
Not applicable

4.5 If the land is covered by a Minister's Zoning Order (MZO), what uses are permitted by the order?
Not applicable

4.6 Use of Property	Severed	Retained
Existing use(s)	Cottage / Rural	Vacant / Rural
Proposed use(s)	Cottage / Rural	Vacant / Rural

4.7 What are the surrounding land uses?

East
Wooded Area

West
Unpatented Land

North
Forestry

South
Lake

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?

Owners of the subject land who have resided on the land since 2018.

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.

MMAH File: 52-C-219876

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.

There is no Official Plan applicable to the lands in this area.

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 consistent and does not conflict with the organization of rural lands located in a territory without municipal organization. The activity on the land is related to resource-based recreational use and dwellings which is consistent with 1.1.6 of the PPS, 2020.

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 checked="" 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 checked="" 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).
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.
The lot addition to LT 19 will provide for the owners to sell LT 20 to a prospective buyer which conforms / does not conflict to the Plan's purpose of promoting population and economic growth in Northern Ontario communities.

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?*

Lake

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.
Not applicable

Table B - Sewage Disposal and Water Supply

	Type of Servicing	Reports/Information Needed
Sewage Disposal	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
Hauled Sewage		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.
Water Supply	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:

The proposed road access is over Camp Looking Good Road, which goes all the way to Lang Lake where there is a government dam. The government has graded and installed gravel twice over this road during the last twenty or so years.

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

13.3 a) The proposed stormwater drainage would be by:

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

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

- The boundaries and dimensions of the subject land, the part that is intended to be severed and the part that is intended to be retained;
 - The location, size and type of all existing and proposed buildings and structures on the subject land, including their setback from the front yard, rear yard, side yard and opposite side yard;
 - The boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land;
 - The approximate distance between the subject land and the nearest township lct 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.

16. Affidavit or Sworn Declaration

I, Moutsatsos, Sophia of the City of Greater Sudbury
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 Greater Sudbury in the District of Sudbury
(lower-tier municipality) (upper-tier municipality)

this* 22nd day of* September, *2022.


Commissioner of Oaths


Applicant

Cynthia Catherine Chateauvert, a Commissioner,
etc., Province of Ontario, for Moutsatsos Laakso
Alexander LLP, Barristers and Solicitors.
Expires March 15, 2024.

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, Fortier, Benedict Fredrick, am the owner of the land that is the subject of this application for
Last Name, First Name
consent and I authorize Sophia Moutsatsos
to make this application on my behalf.

Signature of Owner

B. Fredrick Fortier

Date (yyyy/mm/dd)

Sep 9, 2022

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, Fortier, Benedict Fredrick, 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 Moutsatsos, Sophia, 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

B. Fredrick Fortier

Date (yyyy/mm/dd)

Sep 9, 2022

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, Fortier, Benedict Fredrick, 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

B. Fredrick Fortier

Date (yyyy/mm/dd)

Sep 9, 2022

19. Submission of Application

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

2022/09/22

20. Applicant's Checklist

i) Have you remembered to attach the following:

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

ii) Check that the application form is signed and dated by the owner/agent?

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

17. Authorizations

If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form or the authorization set out below must be completed.

17.1 Authorization of Owner for Agent to Make the Application

I, Ferris, Colin James Andrew, am the owner of the land that is the subject of this application for
Last Name, First Name
consent and I authorize Sophia Moutsatsos
to make this application on my behalf.

Signature of Owner

Colin Ferris

Date (yyyy/mm/dd)

Sep 13, 2022

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, Ferris, Colin James Andrew, 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 Moutsatsos, Sophia, 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

Colin Ferris

Date (yyyy/mm/dd)

Sep 13, 2022

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, Ferris, Colin James Andrew, 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

Colin Ferris

Date (yyyy/mm/dd)

Sep 13, 2022

19. Submission of Application

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

2022/09/22

20. Applicant's Checklist

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- The required fee, either a certified cheque or money order, payable to the Minister of Finance?
- A copy of the letter from the local health unit or conservation authority (as appropriate) indicating that the site is developable and could accommodate the proposed development?

ii) Check that the application form is signed and dated by the owner/agent?

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

17. Authorizations

If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form or the authorization set out below must be completed.

17.1 Authorization of Owner for Agent to Make the Application

I, Ylitalo, Henry, am the owner of the land that is the subject of this application for
Last Name, First Name
consent and I authorize Sophia Moutsatsos
to make this application on my behalf.

Signature of Owner

Henry Ylitalo

Date (yyyy/mm/dd)

Sep 13, 2022

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, Ylitalo, Henry, 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 Moutsatsos, Sophia, 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

Henry Ylitalo

Date (yyyy/mm/dd)

Sep 13, 2022

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, Ylitalo, Henry, 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

Henry Ylitalo

Date (yyyy/mm/dd)

Sep 13, 2022

19. Submission of Application

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

2022/09/22

20. Applicant's Checklist

i) Have you remembered to attach the following:

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

ii) Check that the application form is signed and dated by the owner/agent?

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

17. Authorizations

If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form or the authorization set out below must be completed.

17.1 Authorization of Owner for Agent to Make the Application

I, Ylitalo, Doris, am the owner of the land that is the subject of this application for
Last Name, First Name
consent and I authorize Sophia Moutsatsos
to make this application on my behalf.

Signature of Owner

Doris Ylitalo

Date (yyyy/mm/dd)

Sep 22, 2022

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, Ylitalo, Doris, 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 Moutsatsos, Sophia, 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

Doris Ylitalo

Date (yyyy/mm/dd)

Sep 22, 2022

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, Ylitalo, Doris, 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

Doris Ylitalo

Date (yyyy/mm/dd)

Sep 22, 2022

19. Submission of Application

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

2022/09/22

20. Applicant's Checklist

i) Have you remembered to attach the following:

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

ii) Check that the application form is signed and dated by the owner/agent?

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

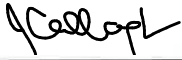
17. Authorizations

If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form or the authorization set out below must be completed.

17.1 Authorization of Owner for Agent to Make the Application

I, Callaghan, Judy, am the owner of the land that is the subject of this application for
Last Name, First Name
consent and I authorize Sophia Moutsatsos
to make this application on my behalf.

Signature of Owner



Date (yyyy/mm/dd)

Sep 22, 2022

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, Callaghan, Judy, 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 Moutsatsos, Sophia, 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)

Sep 22, 2022

18. Consent of the Owner

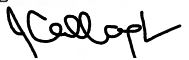
Complete the consent of the owner concerning personal information set out below.

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

I, Callaghan, Judy, 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)

Sep 22, 2022

19. Submission of Application

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

2022/09/22

20. Applicant's Checklist

i) Have you remembered to attach the following:

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

ii) Check that the application form is signed and dated by the owner/agent?

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

17. Authorizations

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17.1 Authorization of Owner for Agent to Make the Application

I, Callaghan, Douglas, am the owner of the land that is the subject of this application for
Last Name, First Name
consent and I authorize Sophia Moutsatsos
to make this application on my behalf.

Signature of Owner



Date (yyyy/mm/dd)

Sep 13, 2022

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, Callaghan, Douglas, 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 Moutsatsos, Sophia, 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)

Sep 13, 2022

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, Callaghan, Douglas, 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)

Sep 13, 2022

19. Submission of Application

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

2022/09/22

20. Applicant's Checklist

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17.1 Authorization of Owner for Agent to Make the Application

I, Bradley, Darren, am the owner of the land that is the subject of this application for
Last Name, First Name
consent and I authorize Sophia Moutsatsos
to make this application on my behalf.

Signature of Owner

Darren Bradley

Date (yyyy/mm/dd)

Sep 13, 2022

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, Bradley, Darren, 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 Moutsatsos, Sophia, 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

Darren Bradley

Date (yyyy/mm/dd)

Sep 13, 2022

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, Bradley, Darren, 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

Darren Bradley

Date (yyyy/mm/dd)

Sep 13, 2022

19. Submission of Application

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

2022/09/22

20. Applicant's Checklist

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17.1 Authorization of Owner for Agent to Make the Application

I, Bradley, Jason, am the owner of the land that is the subject of this application for
Last Name, First Name
consent and I authorize Sophia Moutsatsos
to make this application on my behalf.

Signature of Owner

Date (yyyy/mm/dd)

Sep 13, 2022

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, Bradley, Jason, 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 Moutsatsos, Sophia, 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)

Sep 13, 2022

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, Bradley, Jason, 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)

Sep 13, 2022

19. Submission of Application

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

2022/09/22

20. Applicant's Checklist

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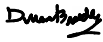
17. Authorizations

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17.1 Authorization of Owner for Agent to Make the Application

I, Bradley, Duane, am the owner of the land that is the subject of this application for
Last Name, First Name
consent and I authorize Sophia Moutsatsos
to make this application on my behalf.

Signature of Owner



Date (yyyy/mm/dd)

Sep 21, 2022

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, Bradley, Duane, 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 Moutsatsos, Sophia, 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)

Sep 21, 2022

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, Bradley, Duane, 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)

Sep 21, 2022

19. Submission of Application

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

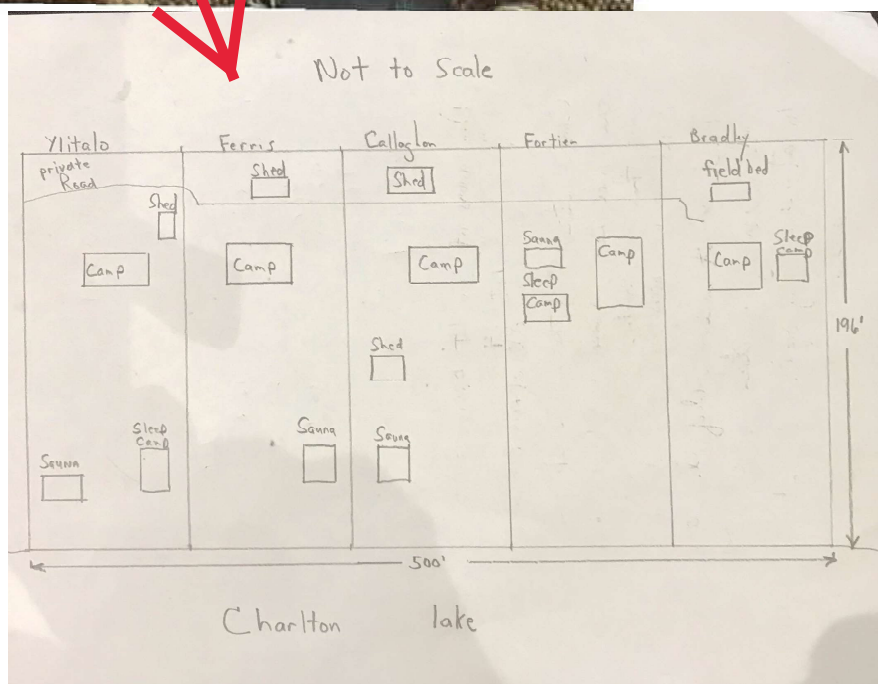
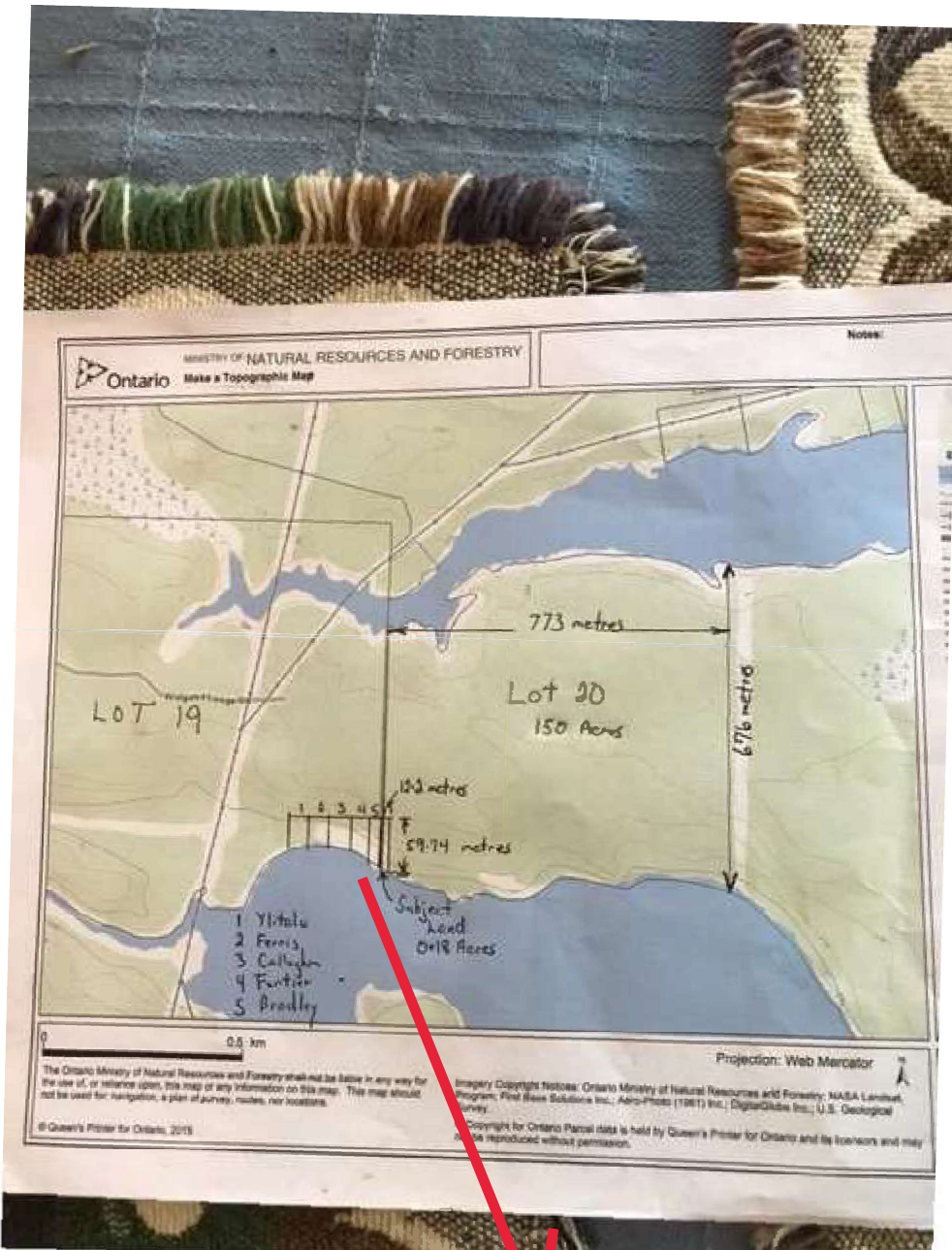
2022/09/22

20. Applicant's Checklist

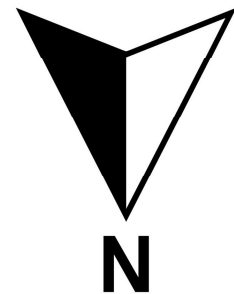
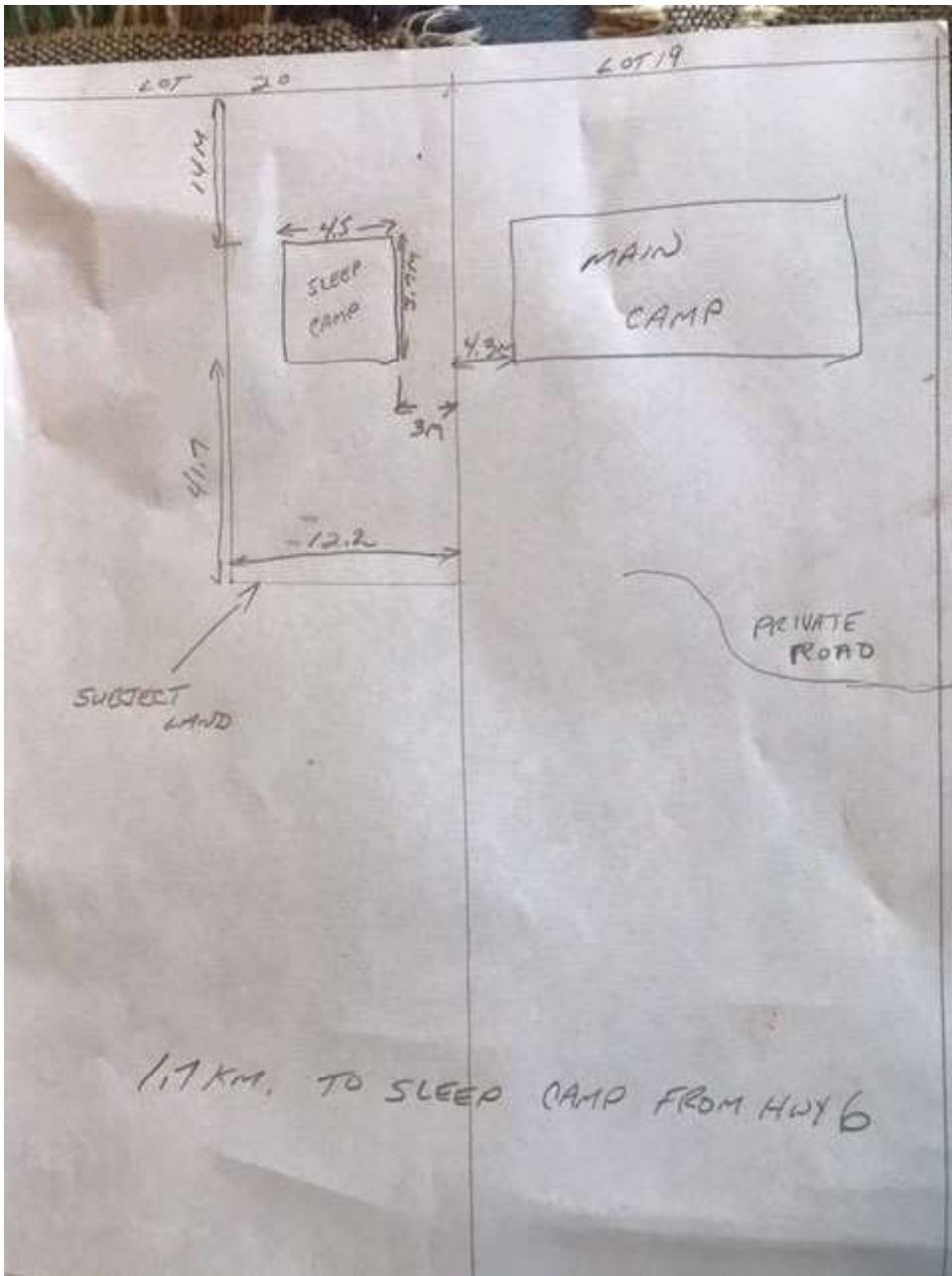
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- ii) Check that the application form is signed and dated by the owner/agent?

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

Sketch 1



Sketch 2



Schedule "A"

1.1 Owner Information

Owner 1 Benedict Fredrick Fortier 705-674-8375
First Name Last Name Telephone Number
fred@fortierlaw.com 705-674-6518
Email Address Fax

Address: 139 Pine Street, Sudbury, ON P3C 1X2

Owner 2 Colin James Andrew Ferris 705-285-0825
First Name Last Name Telephone Number
colinferris@hotmail.com
Email Address

Address: 301 Birch Street, Lively, ON P3Y 1M8

Owner 3 Henry Ylitalo 705-618-1335
First Name Last Name Telephone Number
hylitalo@hotmail.ca
Email Address

Address: 204 Ester Street, Sudbury, ON P3E 5C3

Owner 4 Doris Ylitalo 705-507-7631
First Name Last Name Telephone Number
n/a
Email Address

Address: 204 Ester Street, Sudbury, ON P3E 5C3

Owner 5 Judy Callaghan 705-665-0279
First Name Last Name Telephone Number
n/a
Email Address

Address: 136 Pinellas Road, Chelmsford, ON P0M 1L0

Owner 6 Douglas Callaghan 705-665-3255
First Name Last Name Telephone Number
callaghanredman@outlook.com
Email Address

Address: 136 Pinellas Road, Chelmsford, ON P0M 1L0

Owner 7	Darren <i>First Name</i> Leafs008@hotmail.com <i>Email Address</i>	Bradley <i>Last Name</i>	705-923-1448 <i>Telephone Number</i>
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Address: 6 Union Street, Copper Cliff, ON P0M 1N0

Owner 8	Jason <i>First Name</i> Jason27bradley@yahoo.ca <i>Email Address</i>	Bradley <i>Last Name</i>	705-988-1237 <i>Telephone Number</i>
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Address: 6 Union Street, Copper Cliff, ON P0M 1N0

Owner 9	Duane <i>First Name</i> duanebradley@hotmail.ca <i>Email Address</i>	Bradley <i>Last Name</i>	705-929-3296 <i>Telephone Number</i>
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Address: 6 Union Street, Copper Cliff, ON P0M 1N0

Schedule "B"

Early Consultation Comments

MMAH File: 52-C-219876

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

May 4, 2022

via email only

Sophia Moutsatsos
MLA Law
33 MacKenzie Street, Unit 200
Sudbury ON P3C 4Y1
Email: spmoutsatsos@mlalaw.ca

Subject: Early Consultation Comments
Location: PIN 73428-0272; Lot 19 (benefitting) Lot 20 (severed) 45SA; Surrendered Portion of Whitefish River I.R., Sudbury District.
Owners: Benedict Fredrick Fortier, Colin James Andrew Ferris, Henry Ylitalo, Doris Ylitalo, Judy Callaghan, Douglas Callaghan, Darren Bradley, Jason Bradley, Duane Bradley
Agent: Sophia Moutsatsos, MLA Law
MMAH File: 52-C-219876

Dear Sophia Moutsatsos:

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 December 16, 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.

This draft application proposes to sever a rectangular piece of land from lot 20 (0.07 hectares in size, 12 metres frontage on Charlton Lake, 60 metres deep) to be consolidated with lot 19 (the benefitting lot). The piece of land to be severed contains a sleep camp which is accessory to a camp on lot 19. The owners wish to correct the encroachment before selling the remainder of lot 20.

The benefitting lot is irregularly shaped, approximately 70.8 hectares in size, and has frontage on Charlton Lake (south boundary) and Lang lake (north boundary). The benefitting lot is currently used for recreational use and contains five camps, each with accessory structures (saunas, sleep camps, sheds), one camp has a septic system. The resulting consolidated lot would be approximately 70.87 hectares in size and would continue to be used for recreational/cottage use.

The retained land (remainder of lot 20) is irregular in shape, would be approximately 60.63 hectares in size, and has frontage on Charlton Lake and Lang Lake. The land is currently vacant and mostly wooded.

The agent advised that lot 20 can be conveyed while retaining the abutting ownership of lot 19, because the “S” noted at the end of the Plan 45-S has been understood and deemed to be a plan of subdivision registered under the *Registry Act*. The lands are currently described by a single PIN.

The north boundary of the subject property abuts Lang Lake, while the south boundary abuts Charlton Lake and the West River, the lands east and west are mostly vacant and wooded. There are other recreational/residential uses on the lakes. The lands are accessed via Camp Looking Good Road (visible on Google Maps), which appears to cross through the subject property and goes on to Lang Lake.

If any of the above information is not accurate, please advise the undersigned.

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*. This application was circulated to the Ministry of Northern Development, Mines, Natural Resources and Forestry (NRF) for comment. No significant issues or concerns have been identified to date. Please provide the information/materials noted below to support a formal application.

Sewage Services

Policy 1.1.1.c indicates that healthy, liveable and safe communities are sustained by avoiding development and land use patterns which may cause environmental or public health and safety concerns. 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.

In support of the above-noted policies, please submit a letter from Public Health Sudbury & Districts indicating that the proposed consolidated and retained lot have each been inspected and could each support a septic system, and/or that existing systems meet their requirements.

Indigenous interests

There are a number of policies within the PPS that address planning matters that may affect Indigenous rights and interests. Section 1.2.2 of the PPS states that planning authorities shall engage with Indigenous communities and coordinate on land use planning matters. Further, section 4.3 of the PPS states that the PPS shall be implemented in a manner that is consistent with the recognition and affirmation of existing Aboriginal and treaty rights in section 35 of the *Constitution Act, 1982*.

The ministry is currently reviewing this proposal with respect to the above-noted policies. Please note that additional interests or concerns not noted in this early consultation letter may be identified during this review. If additional concerns are identified, you will receive a follow-up letter advising of this.

Conclusion

This analysis is preliminary only and additional interests may be identified through a more fulsome public review.

Please note that the following information is required should you decide to submit a formal application for consent:

- A completed application form with all prescribed information as listed in Schedule 1 of [O.Reg. 197/96](#). Please ensure that:
 - 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 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 of 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 Jameson Pearson at jameson.pearson@ontario.ca.

Sincerely,

Michelle Lawrence
Assistant Planner
Municipal Services Office North (Sudbury)