

60-C-232246

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

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-06-19 2023

MSO-N THUNDERBAY

1. Application Information

1.1 Owner Information

First Name of Owner 1*		Last Name of Owner 1*	
Janet		Lane	
First Name of Owner 2		Last Name of Owner 2	
Robin		Lane	
Company Name (if applicable)			
NA			
Home Telephone Number*	Business Telephone Number	Fax Number	
807-937-2199	807-221-7418		
Email Address			
j.lane.rpf@gmail.com			
Address			
Unit Number	Street Number*	Street Name*	PO Box
		143 Siebelt Road	Box 30
City/Town*		Province*	Postal/Zip Code*
Dryden		Ontario	P8N 3G2

1.2 Agent/Applicant: Name of the person who is to be contacted about the application, if different than the owner.
(This may be a person or firm acting on behalf of the owner.)

First Name of Contact Person		Last Name of Contact Person	
Company Name (if applicable)			
Home Telephone Number	Business Telephone Number	Fax Number	
Email Address			
Address			
Unit Number	Street Number	Street Name	PO Box
City/Town		Province	Postal/Zip Code

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
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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
Aaron	Lane

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

NA

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 Kenora		Municipality (in an area without municipal organization, select District)*		
Former Municipality		Geographic Township in Territory without Municipal Organization Wainwright Township		Section or Mining Location No.
Concession Number(s) 3		Lot Number(s) S PT Lot 2	Registered Plan Number PCL 4701	Lot(s)/Block(s)
Reference Plan No.	Part Number(s)	Property Identification Number	Name of Street/Road	Street Number 143 Siebelt Road

3.2 Description	Severed	Retained	Lot Addition (if applicable)
Frontage (m)	151.37	150.00	
Depth (m)	794.40	235.00	
Area (ha)	20.56	3.52	

3.3 Buildings and Structures	Severed	Retained
Existing (construction date)	Shop (2017)	House (2000), Garage (1995)
Proposed		

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.
Hydro-power line easement on east property line. No restrictive covenants.

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

4.1 Name of the official plan
NA

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

NA

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

NA

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

NA

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

NA

4.6 Use of Property	Severed	Retained
Existing use(s)	Residential	Residential
Proposed use(s)	Residential/recreational	

4.7 What are the surrounding land uses?

East

Residential

West

Residential

North

Agricultural

South

Residential

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?

Historic use of land as related to owner by long term resident - Niel Moody.

No evidence of any structures.

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?

NA

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.

NA

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.

60-C-232246

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.

NA

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:

NA

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
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7.4 Plan of Subdivision*

Yes No

i) File Number	ii) Status	iii) OMB File Number	iv) OMB Status
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7.5 Consent*

Yes No

i) File Number	ii) Status	iii) OMB File Number	iv) OMB Status
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7.6 Site Plan*

Yes No

i) File Number	ii) Status	iii) OMB File Number	iv) OMB Status
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7.7 Minor Variance*

Yes No

i) File Number	ii) Status	iii) OMB File Number	iv) OMB Status
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7.8 Zoning By-law Amendment*

Yes No

i) File Number	ii) Status	iii) OMB File Number	iv) OMB Status
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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 - only development that is related to sustainable management or use of resources and resource-based recreation uses shall be permitted. This property is being severed to create a building site for a remote hunting cabin.

- 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"/>	NA
An industrial or commercial use {specify the use(s)}	NA	NA
A landfill site (closed or active)	<input type="checkbox"/> Closed <input type="checkbox"/> Active	NA
A sewage treatment plant or waste stabilization pond	<input type="checkbox"/>	NA
A provincially significant wetland within 120 metres of the subject land	<input type="checkbox"/>	NA
Significant coastal wetlands	<input type="checkbox"/>	NA
Significant wildlife habitat and significant habitat of endangered species and threatened species	<input type="checkbox"/>	NA
Fish habitat	<input type="checkbox"/>	NA
Flood plain	<input type="checkbox"/>	NA
A rehabilitated mine site, abandoned mine site or mine hazards	<input type="checkbox"/>	NA
An operating or a non-operating mine site within 1000 metres of the subject land	<input type="checkbox"/>	NA
An active mine site or aggregates operation site within 1000 metres of the subject land	<input type="checkbox"/>	NA
A contaminated site	<input type="checkbox"/>	NA
Provincial highway	<input type="checkbox"/>	NA
An active railway line	<input type="checkbox"/>	NA
A municipal or federal airport	<input type="checkbox"/>	NA
Utility corridors	<input type="checkbox"/>	hydro along east side
Electricity generating station, hydro transformer, railway yard, etc.	<input type="checkbox"/>	NA
Crown land (identified by the Ministry of Natural Resources and Forestry as being of special interests, such as lake access points)	<input type="checkbox"/>	NA

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).

NA

- 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.

NA

10. Archaeology

10.1 Does the subject land contain any known archaeological resources or areas of archaeological potential?

Yes No Unknown

If yes, does the plan propose to develop lands within the subject lands that contain:

- Known archaeological resources? Yes No
 - Areas of archaeological potential? Yes No
-

10.2 If yes, contact the regional Municipal Services Office-MMA staff to discuss whether any reports may be needed.

11. Servicing

11.1 Indicate in a) and b) the proposed type of servicing for the subject land. Select the appropriate type of servicing from Table B.

11.1 a) Indicate the proposed type of sewage disposal system - whether sewage disposal will be provided to the subject land by a publicly owned and operated sanitary sewage system, a privately owned and operated individual or communal septic system or other means?*

Private Services

11.1 b) Indicate the proposed type of water supply system - whether water will be provided to the subject land by a publicly owned and operated piped water system, a privately owned and operated individual or communal well, a lake or other water body or other means?*

Private Services

11.2 Hauled Sewage

If development is proposed on privately owned and operated individual or communal septic system, provide confirmation that there is adequate reserve sewage treatment capacity for hauled sewage (septage) resulting from the proposed development. See Table B below. **The property would be adequate to establish a septic system consisting of a holding tank and septic field. The effluent would be modest and certainly less than 4500 liters a day. A privy will be used until the septic system is developed. The Privy will be located 50 meters south of the shop. The privy would be a dug one seat unit.**

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. <i>A one seat privy unit. Privy will be located 50m South of the shop</i>
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 <i>Initially the water will be brought in when using the camp</i>
f) Other means	Please describe

Notes:

1. To facilitate review of the application, submit a letter from the municipality to show concurrence (or not) with the recommendations in the servicing options report.
2. Before undertaking a hydrogeological report, consult MMA for advice given the location of the subject land.
3. Where communal services are proposed (water and/or sewage), ownership of these services must be assumed by the municipality or a public body through a signed letter of acceptance.
4. To facilitate review of the application, submit a letter from the local health unit indicating that the site is developable and could accommodate the proposal.
5. A building permit is required for septic systems under Part 8 of the Building Code. See Appendix A.

12. Access

12.1 The proposed road access would be by:

Municipal road maintained all year

Note: (See Appendix A for information on MTO Access Permits)
Certain type of development is not permitted on seasonally maintained roads.
Early consultation with your regional MSO is recommended.

12.2 Additional details on "other public road" and "right-of-way"

Would proposed road access be by:

Crown road Local roads board Private road

12.3 If access to the subject land is by "other public road" or "right-of-way", or private road, indicate:

i) The owner of the land or road

NA

ii) Who is responsible for maintenance

NA

iii) Whether maintenance is seasonal or year round

NA

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

12.4 Is water access ONLY proposed?*

Yes No

If yes, on a separate page, describe i) the parking and ii) docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road access.

Attached

You may be required to provide a letter from the owner(s) of a commercially operated parking and docking facility indicating that capacity is available to accommodate your specific proposal.

13. Proposal Waste Disposal

13.1 Garbage disposal is proposed to be by:

Garbage collection Municipal dump Crown landfill Other

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

Services	Provider
<input checked="" type="checkbox"/> Electricity	Hydro One
<input type="checkbox"/> School bussing	NA
<input type="checkbox"/> Other	NA

13.3 a) The proposed stormwater drainage would be by:

Established ditches.

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

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

- The boundaries and dimensions of the subject land, the part that is intended to be severed and the part that is intended to be retained;
 - The location, size and type of all existing and proposed buildings and structures on the subject land, including their setback from the front yard, rear yard, side yard and opposite side yard;
 - The boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land;
 - The approximate distance between the subject land and the nearest township lot line or landmark, such as a railway crossing or bridge;
 - The location of all lands previously severed from the parcel originally acquired by the current owner of the subject land;
 - The approximate location of all natural and artificial features on the subject land and adjacent lands that, in the opinion of the applicant, may affect the application, such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks;
 - The current use(s) on land that is adjacent to the subject land;
 - The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
 - If access to the subject land is by water only, the location of the parking and boat docking facilities to be used;
 - The location and nature of any easement affecting the subject land;
 - The severed parcel, the date of transfer, the name of the transferee and the use of the land.
-

15. Other Information

15.1 Is there any other information that may be useful to the ministry in reviewing this application (e.g., information relating to the requirements and policies in the municipal official plan or efforts made to resolve outstanding objections or concerns by area resident(s), the municipality, other)?

If so, explain below or attach a separate page with this information.

NA

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.

NA

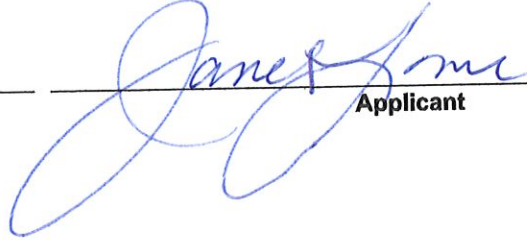
15.3 Where applicable and relevant information is available in a planning report submitted to council, or in a technical study/report(s) prepared for the proposal, please provide the name, section and page number if you have referenced the study/report(s) in any of the questions above.

NA

16. Affidavit or Sworn Declaration

I, lane, Janet of the Wainwright
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 Drayden in the District of Kenora
(lower-tier municipality) (upper-tier municipality)
this* 16 day of* June, *20 23.


Commissioner of Oaths


Applicant

**A Commissioner of Oaths
in and for the District of Kenora,
in the Province of Ontario
Ex Officio-A Municipal Clerk
Allyson J. Euler**

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

Signature of Owner _____ Date (yyyy/mm/dd) _____

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, _____, 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 _____, 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) _____

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, Lane, Janet, 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) _____

June 16, 2023

19. Submission of Application

Date of application to Ministry of Municipal Affairs (yyyy/mm/dd)*
2023/05/16

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).

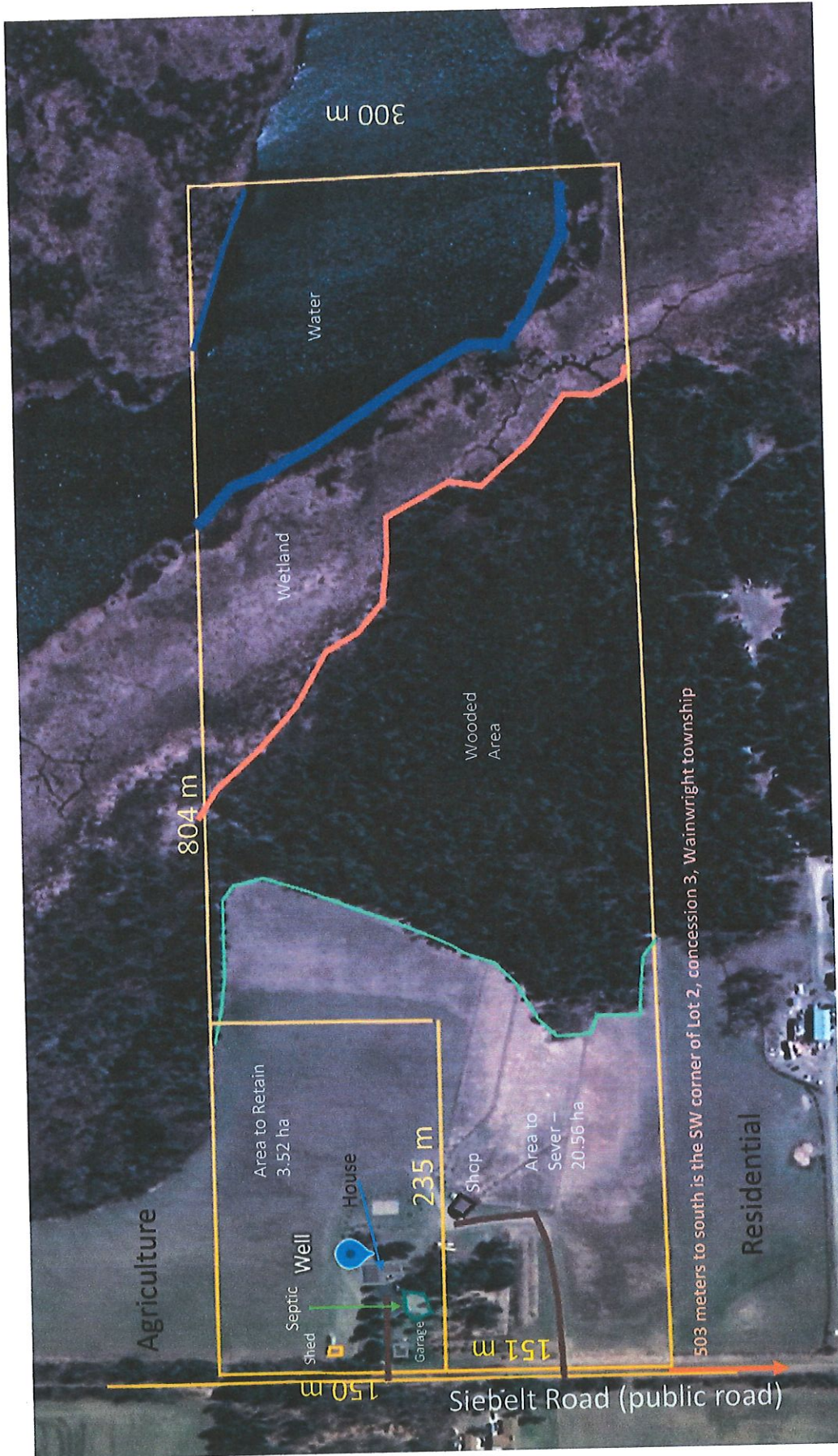
21. Sketch Sheet

- ▶ Sketch Accompanying Application
(Please use metric units and refer to section 14 for details.)

Key Plan

N





Ministry of
Municipal Affairs
and Housing

Ministère des
Affaires municipales
et du Logement



Municipal Services Office
North (Thunder Bay)

Bureau des services aux municipalités
du Nord (Thunder Bay)

435 James Street South, Suite 223
Thunder Bay ON P7E 6S7
Telephone: 807 475-1651
Toll-Free: 1 800 465-5027
Facsimile: 807 475-1196

435, rue James Sud, bureau 223
Thunder Bay ON P7E 6S7
Téléphone : 807 475-1651
Sans frais : 1 800 465-5027
Télécopieur : 807 475-1196

April 13, 2023

VIA EMAIL ONLY

Robin & Janet Lane
143 Siebelt Road
RR#3, Site 318 Box 30
Dryden, ON P8N 3G2
j.lane.rpf@gmail.com

Subject: Early-Consultation Consent Application
MMAH File: **60-C-232246**
Owner: Robin and Janet Lane
Location: PIN 42069-0514, PCL 4701 SEC DKF; S1/2 LT 2 CON 3 EXCEPT PT 1,
23R6081; unorganized Township of Wainwright, District of Kenora

Dear Robin and Jane,

The Ministry of Municipal Affairs and Housing has completed a preliminary review of your proposal.

The purpose of this pre-consultation application is to create one new resource-based recreational lot from the property described as PIN 42069-0514 with the intent to construct a hunting cabin to be serviced by a drilled well and sewage system. The proposed new lot currently contains an existing garage/ shop and will have approximately 300 metres of lakeside frontage, a depth of 800 metres, 150 metres of road frontage and an area of 51 hectares. The retained lot has an existing residential dwelling, garage, shed, and is serviced by a well and a septic field.

The subject lands are located within the unorganized Township of Wainwright, approximately 4.5 kilometres north of the municipal boundary of the City of Dryden. Access to the subject land is by Local Roads Board Siebelt Road which can be accessed by Highway 601 or Highway 665.

The Ministry and all other planning approval authorities are required to be consistent with the Provincial Policy Statement, 2020 (PPS) issued under Section 3 of the Planning Act. The PPS can be downloaded here: [Provincial Policy Statement, 2020 - Under the Planning Act \(ontario.ca\)](#).

We note that the sketch of the property includes the areas as 51 acres for the new lot and 8.7 acres for the retained property, but the application says 51 hectares and 8.7 hectares. Please clarify the lot sizes in any formal application.

Territory Without Municipal Organization

Section 2(p) of the *Planning Act* states that the Minister in carrying out their responsibilities under the *Planning Act* shall have regard to, the appropriate location of growth and

development. Section 1.1.6.4 of the PPS states that in areas adjacent to and surrounding municipalities, only development that is related to the sustainable management or use of resources and resource-based recreational uses (including recreational dwellings) shall be permitted.

This application is proposing to create a new lot for a hunting camp for recreational use. The distance from the City of Dryden is less than 10 km from the subject property, it is easily accessible, and there is a fair amount of permanent year-round population located nearby, including the retained property; therefore, there is a concern that the property could be converted to permanent year-round residential use, which is not consistent with Section 1.1.6 of the PPS.

Please note that a Consent Agreement registered on the Title of the new property restricting the use to recreational only would be required as a condition of any approval.

Servicing

Hauled Sewage

In order to address the requirements of Section 1.6.6.6 of the PPS, any decision to approve this application should include a condition requiring written confirmation of adequate capacity to dispose of hauled sewage generated by the proposed new lot.

In order to be consistent with Section 1.6.6.4 of the PPS, a letter/report will be required from the Northwestern Health Unit ||^{OS (1)} with a formal application to ensure that existing systems are adequate and meet standards.

Currently there is one (1) well and one (1) septic field for the entire property and the intention is to add another well and septic field to the new lot.

If a formal application is received, Section 11 of the application needs to be completed in full detail, and a sketch be provided indicating the locations of the existing septic field and well, and the proposed new well and septic field.

Water Quality

No assessment has been undertaken for groundwater quality or quantity. Groundwater supplies may not be adequate to support the use of individual private wells, should this source of water be used in the future on either the retained or severed lot. Should wells be considered as drinking water sources, they must be constructed in accordance with Regulation 903 – Wells, under the *Ontario Water Resources Act*. Water from any water bodies on or near the lot should not be used for human consumption unless it is disinfected and/or treated to meet the Ontario Drinking Water Quality Standards, as stipulated in O. Reg. 169/03 of the *Safe Drinking Water Act*.

The Ministry of the Environment, Conservation and Parks (MECP) note a few Best Management Practices for reducing any potential effects of development along the shoreline on water quality:

- Avoid development next to the shoreline for a minimum of 30 metres;
- Maintain or add vegetation along the shore and around the property to maintain the natural shoreline;

Additional Best Management Practices are explained in the Lakeshore Capacity Assessment Handbook, available at: <http://www.ontario.ca/environment-and-energy/lakeshore-capacity-assessment-handbook-protecting-water-quality-inland-lakes>.

Archaeology

Section 2.6.2 of the PPS states that development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.

The application was circulated to Ministry of Citizenship and Multiculturalism (MCM) who noted that the subject property meets the provincial criteria for archaeological potential because it is within 300m of a body of water. An archaeological assessment of the severed lot is required to support a formal application. The assessment shall be undertaken by an archaeologist licensed under the Ontario Heritage Act, who will submit the report directly to MCM for review as per the terms and conditions of their licence.

In addition, please be advised that a marine archaeological assessment would need to be undertaken in the case of future alterations to the property such as shoreline alterations or the construction of docks.

For further information on archaeological assessments, including a list of licensed archaeologists in Ontario, please visit our ministry's website:

- <https://www.ontario.ca/page/archaeologists-licensed-ontario>
- <https://www.ontario.ca/page/archaeological-assessments>

Species at Risk

If activities subsequent to a severance or other administrative activity that could impact species at risk or their habitat are proposed (e.g. building a cottage), then it would need to be determined if an *Endangered Species Act* (ESA) authorization is required before the development is undertaken.

Agriculture

Section 2.3.1 of the PPS states that prime agricultural areas shall be protected for long-term use for agriculture. Prime agricultural areas are areas where prime agricultural lands predominate. Specialty crop areas shall be given the highest priority for protection, followed by Canada Land Inventory Class 1, 2, and 3 lands, and any associated Class 4 through 7 lands within the prime agricultural area, in this order of priority.

Section 2.3.3.3 of the PPS states that new land uses, including the creation of lots, and new or expanding livestock facilities shall comply with the minimum distance separation formulae.

Severance applications such as this are considered a Type A land use (less sensitive), as it would not result in the creation of a cluster of four or more lots for development near one another. MDS Implementation Guideline #6 recommends a 750-metre investigation distance for Type A land uses to determine if there are livestock facilities which warrant an MDS setback. Setbacks are required for livestock facilities that could result in a land use conflict, including livestock facilities that are on the subject property but will be severed from an existing dwelling or a new buildable lot.

Confirmation that MDS will be met is required. To support MDS implementation, the Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed the Minimum Distance Separation Document – Publication 853, which can be accessed here: <http://www.omafra.gov.on.ca/english/landuse/mds.htm>. This webpage also provides a link to access AgriSuite, which is an online program used to complete MDS calculations.

Conclusion

Review of a formal application would take the above-noted considerations into account. If you choose to submit a formal application, please do so with the requested information above along with a certified cheque or money order payable to the Minister of Finance (Current fees for 2023 are \$938). Please ensure that all questions on the form are answered, and if not applicable, please indicate N/A.

Please note that a more thorough review with our partner ministries will be required and other concerns could be identified as a result. Applications can be found at the following link:
<https://www.ontario.ca/page/applying-changes-land-use#section-2>

If you have any questions, please call me directly at (807) 475-1665. I may also be reached by email at randall.dykstra@ontario.ca.

Kind Regards,

A handwritten signature in black ink on a light-colored rectangular background. The signature appears to read "Randy Dykstra" with a stylized flourish at the end.

Randy Dykstra
A/Planner
Municipal Services Office-North (Thunder Bay)

Copy: MCM, MECP, MNRF
Robin and Janet Lane

MDS I

General information

Application date Apr 19, 2023	Municipal file number Lane Severance Application	Proposed application Lot creation for a residence surplus to a farming operation (i.e. surplus dwelling severance)
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Applicant contact information

Janet Lane
RR#3 site 318 Box 30
143 Siebelt rd, RR3 site
DRYDEN, ON
P8N 3G2
807-221-7418
j.lane.rpf@gmail.com

Location of subject lands 

District of Kenora
Roll number: # 6096 520 003 0680

Notes

Con 3 S PT Lot 2 PCL 4701, Wainwright Township Unable to enter with pull down menu.

Calculations

Lane Severance

Farm contact information

Janet Lane
RR#3 site 318 Box 30
143 Siebelt rd, RR3 site
DRYDEN, ON
P8N 3G2
807-221-7418
j.lane.rpf@gmail.com

Location of existing livestock facility or
anaerobic digester 

District of Kenora
Roll number: 6096 520 003 06800

Total lot size
59 ac

Notes

Barn is on adjacent property - used for horses

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
No livestock/manure				

Setback summary

Existing manure storage	NA			
Design capacity	0 NU			
Potential design capacity	0 NU			
Factor A (odour potential)	NA		Factor B (design capacity)	NA
Factor D (manure type)	NA		Factor E (encroaching land use)	1.1
Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)				NA
Actual distance from livestock barn				NA
Storage base distance 'S' (minimum distance from manure storage)				No existing manure storage

Actual distance from manure storage

NA

Preparer signoff & disclaimer

Preparer contact information

Janet Lane
RR#3 site 318 Box 30
143 Siebelt rd, RR3 site
DRYDEN, ON
P8N 3G2
807-221-7418
j.lane.rpf@gmail.com

Signature of preparer

Janet Lane

Date (mmm-dd-yyyy)

Note to the user

The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.

Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes A Checklist for the Non-Specialist

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

- if a property(ies) or project area:
 - is a recognized heritage property
 - may be of cultural heritage value
- it includes all areas that may be impacted by project activities, including – but not limited to:
 - the main project area
 - temporary storage
 - staging and working areas
 - temporary roads and detours

Processes covered under this checklist, such as:

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

Cultural Heritage Evaluation Report (CHER)

If you are not sure how to answer one or more of the questions on the checklist, you may want to hire a qualified person(s) (see page 5 for definitions) to undertake a cultural heritage evaluation report (CHER).

The CHER will help you:

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

Other checklists

Please use a separate checklist for your project, if:

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

Please refer to the Instructions pages for more detailed information and when completing this form.

Project or Property Name
Lane Property Severance

Project or Property Location (upper and lower or single tier municipality)
Con 3 S PT Lot 2 PCL 4701, Wainwright Township

Proponent Name
Robin and Janet Lane

Proponent Contact Information
807 221 7418 or j.lane.rpf@gmail.com

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.

Part A: Screening for known (or recognized) Cultural Heritage Value

2. Has the property (or project area) been evaluated before and found **not** to be of cultural heritage value?

Yes No

If Yes, do **not** complete the rest of the checklist.

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

- summarize the previous evaluation and
- add this checklist to the project file, with the appropriate documents that demonstrate a cultural heritage evaluation was undertaken

The summary and appropriate documentation may be:

- submitted as part of a report requirement
- maintained by the property owner, proponent or approval authority

If No, continue to Question 3.

3. Is the property (or project area):

Yes No

- a. identified, designated or otherwise protected under the *Ontario Heritage Act* as being of cultural heritage value?
- b. a National Historic Site (or part of)?
- c. designated under the *Heritage Railway Stations Protection Act*?
- d. designated under the *Heritage Lighthouse Protection Act*?
- e. identified as a Federal Heritage Building by the Federal Heritage Buildings Review Office (FHBRO)?
- f. located within a United Nations Educational, Scientific and Cultural Organization (UNESCO) World Heritage Site?

If Yes to any of the above questions, you need to hire a qualified person(s) to undertake:

- a Cultural Heritage Evaluation Report, if a Statement of Cultural Heritage Value has not previously been prepared or the statement needs to be updated

If a Statement of Cultural Heritage Value has been prepared previously and if alterations or development are proposed, you need to hire a qualified person(s) to undertake:

- a Heritage Impact Assessment (HIA) – the report will assess and avoid, eliminate or mitigate impacts

If No, continue to Question 4.

Part B: Screening for Potential Cultural Heritage Value

	Yes	No
4. Does the property (or project area) contain a parcel of land that:		
a. is the subject of a municipal, provincial or federal commemorative or interpretive plaque?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. has or is adjacent to a known burial site and/or cemetery?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. is in a Canadian Heritage River watershed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. contains buildings or structures that are 40 or more years old?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Part C: Other Considerations

	Yes	No
5. Is there local or Aboriginal knowledge or accessible documentation suggesting that the property (or project area):		
a. is considered a landmark in the local community or contains any structures or sites that are important in defining the character of the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. has a special association with a community, person or historical event?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. contains or is part of a cultural heritage landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If Yes to one or more of the above questions (Part B and C), there is potential for cultural heritage resources on the property or within the project area.

You need to hire a qualified person(s) to undertake:

- a Cultural Heritage Evaluation Report (CHER)

If the property is determined to be of cultural heritage value and alterations or development is proposed, you need to hire a qualified person(s) to undertake:

- a Heritage Impact Assessment (HIA) – the report will assess and avoid, eliminate or mitigate impacts

If No to all of the above questions, there is low potential for built heritage or cultural heritage landscape on the property.

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

Instructions

Please have the following available, when requesting information related to the screening questions below:

- a clear map showing the location and boundary of the property or project area
 - large scale and small scale showing nearby township names for context purposes
- the municipal addresses of all properties within the project area
- the lot(s), concession(s), and parcel number(s) of all properties within a project area

For more information, see the Ministry of Tourism, Culture and Sport's [Ontario Heritage Toolkit](#) or [Standards and Guidelines for Conservation of Provincial Heritage Properties](#).

In this context, the following definitions apply:

- **qualified person(s)** means individuals – professional engineers, architects, archaeologists, etc. – having relevant, recent experience in the conservation of cultural heritage resources.
- **proponent** means a person, agency, group or organization that carries out or proposes to carry out an undertaking or is the owner or person having charge, management or control of an undertaking.

1. Is there a pre-approved screening checklist, methodology or process in place?

An existing checklist, methodology or process may already be in place for identifying potential cultural heritage resources, including:

- one endorsed by a municipality
- an environmental assessment process e.g. screening checklist for municipal bridges
- one that is approved by the Ministry of Tourism, Culture and Sport (MTCS) under the Ontario government's [Standards & Guidelines for Conservation of Provincial Heritage Properties](#) [s.B.2.]

Part A: Screening for known (or recognized) Cultural Heritage Value

2. Has the property (or project area) been evaluated before and found not to be of cultural heritage value?

Respond 'yes' to this question, if all of the following are true:

A property can be considered not to be of cultural heritage value if:

- a Cultural Heritage Evaluation Report (CHER) - or equivalent - has been prepared for the property with the advice of a qualified person and it has been determined not to be of cultural heritage value and/or
- the municipal heritage committee has evaluated the property for its cultural heritage value or interest and determined that the property is not of cultural heritage value or interest

A property may need to be re-evaluated, if:

- there is evidence that its heritage attributes may have changed
- new information is available
- the existing Statement of Cultural Heritage Value does not provide the information necessary to manage the property
- the evaluation took place after 2005 and did not use the criteria in Regulations 9/06 and 10/06

Note: Ontario government ministries and public bodies [prescribed under Regulation 157/10] may continue to use their existing evaluation processes, until the evaluation process required under section B.2 of the Standards & Guidelines for Conservation of Provincial Heritage Properties has been developed and approved by MTCS.

To determine if your property or project area has been evaluated, contact:

- the approval authority
- the proponent
- the Ministry of Tourism, Culture and Sport

3a. Is the property (or project area) identified, designated or otherwise protected under the *Ontario Heritage Act* as being of cultural heritage value e.g.:

- i. designated under the *Ontario Heritage Act*
 - individual designation (Part IV)
 - part of a heritage conservation district (Part V)

v. included in the Ministry of Tourism, Culture and Sport's list of provincial heritage properties

Provincial heritage properties are properties the Government of Ontario owns or controls that have cultural heritage value or interest.

The Ministry of Tourism, Culture and Sport (MTCS) maintains a list of all provincial heritage properties based on information provided by ministries and prescribed public bodies. As they are identified, MTCS adds properties to the list of provincial heritage properties.

For more information, contact the MTCS Registrar at registrar@ontario.ca.

3b. Is the property (or project area) a National Historic Site (or part of)?

National Historic Sites are properties or districts of national historic significance that are designated by the Federal Minister of the Environment, under the *Canada National Parks Act*, based on the advice of the Historic Sites and Monuments Board of Canada.

For more information, see the [National Historic Sites website](#).

3c. Is the property (or project area) designated under the *Heritage Railway Stations Protection Act*?

The *Heritage Railway Stations Protection Act* protects heritage railway stations that are owned by a railway company under federal jurisdiction. Designated railway stations that pass from federal ownership may continue to have cultural heritage value.

For more information, see the [Directory of Designated Heritage Railway Stations](#).

3d. Is the property (or project area) designated under the *Heritage Lighthouse Protection Act*?

The *Heritage Lighthouse Protection Act* helps preserve historically significant Canadian lighthouses. The Act sets up a public nomination process and includes heritage building conservation standards for lighthouses which are officially designated.

For more information, see the [Heritage Lighthouses of Canada](#) website.

3e. Is the property (or project area) identified as a Federal Heritage Building by the Federal Heritage Buildings Review Office?

The role of the Federal Heritage Buildings Review Office (FHBRO) is to help the federal government protect the heritage buildings it owns. The policy applies to all federal government departments that administer real property, but not to federal Crown Corporations.

For more information, contact the [Federal Heritage Buildings Review Office](#).

See a [directory of all federal heritage designations](#).

3f. Is the property (or project area) located within a United Nations Educational, Scientific and Cultural Organization (UNESCO) World Heritage Site?

A UNESCO World Heritage Site is a place listed by UNESCO as having outstanding universal value to humanity under the Convention Concerning the Protection of the World Cultural and Natural Heritage. In order to retain the status of a World Heritage Site, each site must maintain its character defining features.

Currently, the Rideau Canal is the only World Heritage Site in Ontario.

For more information, see Parks Canada – [World Heritage Site website](#).

Part B: Screening for potential Cultural Heritage Value

4a. Does the property (or project area) contain a parcel of land that has a municipal, provincial or federal commemorative or interpretive plaque?

Heritage resources are often recognized with formal plaques or markers.

Plaques are prepared by:

- municipalities
- provincial ministries or agencies
- federal ministries or agencies
- local non-government or non-profit organizations

For more information, contact:

- [municipal heritage committees](#) or local heritage organizations – for information on the location of plaques in their community
- Ontario Historical Society's [Heritage directory](#) – for a list of historical societies and heritage organizations
- Ontario Heritage Trust – for a [list of plaques](#) commemorating Ontario's history
- Historic Sites and Monuments Board of Canada – for a [list of plaques](#) commemorating Canada's history

4b. Does the property (or project area) contain a parcel of land that has or is adjacent to a known burial site and/or cemetery?

For more information on known cemeteries and/or burial sites, see:

- Cemeteries Regulations, Ontario Ministry of Consumer Services – for a [database of registered cemeteries](#)
- Ontario Genealogical Society (OGS) – to [locate records of Ontario cemeteries](#), both currently and no longer in existence; cairns, family plots and burial registers
- Canadian County Atlas Digital Project – to [locate early cemeteries](#)

In this context, adjacent means contiguous or as otherwise defined in a municipal official plan.

4c. Does the property (or project area) contain a parcel of land that is in a Canadian Heritage River watershed?

The Canadian Heritage River System is a national river conservation program that promotes, protects and enhances the best examples of Canada's river heritage.

Canadian Heritage Rivers must have, and maintain, outstanding natural, cultural and/or recreational values, and a high level of public support.

For more information, contact the [Canadian Heritage River System](#).

If you have questions regarding the boundaries of a watershed, please contact:

- your conservation authority
- municipal staff

4d. Does the property (or project area) contain a parcel of land that contains buildings or structures that are 40 or more years old?

A 40 year 'rule of thumb' is typically used to indicate the potential of a site to be of cultural heritage value. The approximate age of buildings and/or structures may be estimated based on:

- history of the development of the area
- fire insurance maps
- architectural style
- building methods

Property owners may have information on the age of any buildings or structures on their property. The municipality, local land registry office or library may also have background information on the property.

Note: 40+ year old buildings or structure do not necessarily hold cultural heritage value or interest; their age simply indicates a higher potential.

A building or structure can include:

- residential structure
- farm building or outbuilding
- industrial, commercial, or institutional building
- remnant or ruin
- engineering work such as a bridge, canal, dams, etc.

For more information on researching the age of buildings or properties, see the Ontario Heritage Tool Kit Guide [Heritage Property Evaluation](#).

5a. Is there local or Aboriginal knowledge or accessible documentation suggesting that the property (or project area) is considered a landmark in the local community or contains any structures or sites that are important to defining the character of the area?

Local or Aboriginal knowledge may reveal that the project location is situated on a parcel of land that has potential landmarks or defining structures and sites, for instance:

- buildings or landscape features accessible to the public or readily noticeable and widely known
- complexes of buildings
- monuments
- ruins

5b. Is there local or Aboriginal knowledge or accessible documentation suggesting that the property (or project area) has a special association with a community, person or historical event?

Local or Aboriginal knowledge may reveal that the project location is situated on a parcel of land that has a special association with a community, person or event of historic interest, for instance:

- Aboriginal sacred site
- traditional-use area
- battlefield
- birthplace of an individual of importance to the community

5c. Is there local or Aboriginal knowledge or accessible documentation suggesting that the property (or project area) contains or is part of a cultural heritage landscape?

Landscapes (which may include a combination of archaeological resources, built heritage resources and landscape elements) may be of cultural heritage value or interest to a community.

For example, an Aboriginal trail, historic road or rail corridor may have been established as a key transportation or trade route and may have been important to the early settlement of an area. Parks, designed gardens or unique landforms such as waterfalls, rock faces, caverns, or mounds are areas that may have connections to a particular event, group or belief.

For more information on Questions 5.a., 5.b. and 5.c., contact:

- Elders in Aboriginal Communities or community researchers who may have information on potential cultural heritage resources. Please note that Aboriginal traditional knowledge may be considered sensitive.
- [municipal heritage committees](#) or local heritage organizations
- Ontario Historical Society's "[Heritage Directory](#)" - for a list of historical societies and heritage organizations in the province

An internet search may find helpful resources, including:

- historical maps
- historical walking tours
- municipal heritage management plans
- cultural heritage landscape studies
- municipal cultural plans

Information specific to trails may be obtained through [Ontario Trails](#).

LIST for application

1. Submit a formal application along with the fee (\$938)
2. Submit early consultation letter from Randy Dykstra, A/Planner Ministry of Municipal Affairs and Housing
3. Change the units on the map/application to match.
4. Ensure all not applicable items on the form are filled out NA
5. The archeological report – 021-0500E checklist filled out.
[http://www.forms.ssb.gov.on.ca/mbs/ssb/forms/ssbforms.nsf/GetFileAttach/021-0500E~1/\\$File/0500E.pdf](http://www.forms.ssb.gov.on.ca/mbs/ssb/forms/ssbforms.nsf/GetFileAttach/021-0500E~1/$File/0500E.pdf)
6. MDS online calculations will accompany the application to confirm MDS is met.
7. Fill out section 11 details.
8. Sign and notarize application