

**RAMSAY LAW OFFICE**  
Professional Corporation

Bill Ramsay  
Dave Bennett  
Todd Lever  
*Barristers, Solicitors & Notaries Public*



May 17, 2023

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

Re: Early Consultation Comments  
**MMAH File: 54-C-226012**

Dear Ms. Carmichael:

This letter is provided in response to your letter dated March 21, 2023 providing early consultation comments on the above application for Consent. Please see our responses to specific requirements in your letter:

**1) If a formal application can demonstrate that the severed lot would be used for agricultural purposes, an assurance will be required through an agreement registered on title to ensure that the new lot may only be used for agricultural purposes, and will not be used for residential purposes.**

First, thank you for clarifying in our telephone conversation on March 27, 2023 that in the paragraph on page two starting with "If a formal application...." where it says 'severed lot.' It should say 'retained lot' and the 'new lot' is referring to the agricultural lot. For consistency with the early consultation application and considering that the property owner is retaining the larger agricultural property and proposing to sever the smaller residential parcel, I will continue to refer to the agricultural lot as the retained.

The owner's family has farmed in Cane township for 13 years and he intends to continue to do so and is willing to enter into an agreement on title to this effect.

2) Should you choose to submit a formal application, in order to demonstrate consistency with section 1.6.6.4 of the PPS, confirmation from the Timiskaming Health Unit should be provided indicating that both proposed severed and retained lands can accommodate a properly functioning septic system and leaching bed, and that any existing systems are functioning satisfactorily/have been inspected.

Please see the attached letter from the Timiskaming Health Unit addressing this requirement.

3) If any new structures or buildings are proposed for the proposed severed lands, an archaeological assessment on the entire property, completed by a licensed archaeologist, would be required.

Should a formal application be submitted, it should indicate whether or not there are any proposed new buildings on the severed lands. If there are no plans to construct any buildings or structures, should the ministry choose to draft approve the application, an agreement on title would be required as a condition of approval stating there would be no new buildings or structures on the subject lands without an archaeological assessment.

There are no new buildings proposed in connection with this application. The owner is willing to enter into an agreement on title stating there would be no new structures or buildings without an archeological assessment.

#### 4) Access

##### Severed Lot:

- **The owner should apply for an MTO residential entrance (change of ownership) permit in order to legally register their entrance. This will come at no charge to the client.** The current owner of the property will endeavour to pass this information on to the new owner.
- **Any future proposed development will require further review from MTO (i.e. any construction or paving) and may require the submission of technical documents for review. Acknowledged.**

- Placement of any buildings or structures within 45 meters of the Hwy 65 right-of-way or 185 meters of the center point of the intersection of Hwy 65 and Cane Rd 4 will require an MTO building/land use permit.

Acknowledged.

#### **Retained Lot:**

- The owner can apply for an MTO entrance permit. MTO will subsequently review the proposed location and use and issue a permit accordingly. The owner has made application to MTO for an entrance permit for the existing access to the agricultural lot. The application number is 2023=00002702
- Any future proposed development will require further review from MTO (i.e. any construction or paving) and may require the submission of technical documents for review. Acknowledged.
- Any future proposed development will require further review from MTO (i.e. any construction or paving) and may require the submission of technical document for review. Acknowledged.

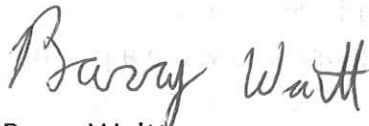
#### **Abutting Lot (Same Owner):**

- No new access to Hwy 65 shall be permitted. The lot must remain accessed from Cane Road 4. Acknowledged
- MTO policy is to not allow direct access to highway where access from a public/private road is available. Acknowledged
- Any future proposed development will require further review from MTO (i.e. any construction or paving) and may require the submission of technical documents for internal review. Acknowledged
- Placement of any buildings or structures within 45 meters of the Hwy 65 right-of-way or 18 meters of the center point of the intersection of Hwy 655 and Cane Rd 4 will require an MTO building/land use permit. Acknowledged

If you require any further information or clarification, please feel free to contact me.

Thank you

Sincerely,

A handwritten signature in cursive script that reads "Barry Waitt".

Barry Waitt  
Planning Clerk  
Ramsay Law Office.

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

**1. Application Information**

**1.1 Owner Information**

First Name of Owner 1*	Scott	Last Name of Owner 1*	Desmit
First Name of Owner 2	Carrie	Last Name of Owner 2	Desmit
Company Name (if applicable)			

Home Telephone Number*	Business Telephone Number	Fax Number
705-492-3188		

Email Address  
scottdesmit@hotmail.com

**Address**

Unit Number	Street Number*	Street Name*	PO Box
	Lot 6	Concession 4	
City/Town*	Province*	Postal/Zip Code*	
Kenabeek	Ontario	P0J 1M0	

**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
Barry	Waitt
Company Name (if applicable)	
Ramsay Law Office	

Home Telephone Number	Business Telephone Number	Fax Number
867-689-1412	705-647-4010	705-647-4341

Email Address  
barry.ramsaylaw@gmail.com

**Address**

Unit Number	Street Number	Street Name	PO Box
	18	Armstrong Street	160
City/Town	Province	Postal/Zip Code	
New Liskeard	Ontario	P0J 1P0	

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

First Name	Last Name

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

2.1 Is this application for:\*

Transfer Creation of a new lot	Other Purpose
--------------------------------	---------------

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

First Name	Last Name

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

What is the existing land use of the receiving parcel?

What is the purpose of the lot addition request?

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

3.1 District Timiskaming		Municipality (in an area without municipal organization, select District)*		
Former Municipality		Geographic Township in Territory without Municipal Organization Cane		Section or Mining Location No.
Concession Number(s) 4 Cane except Unit 21		Lot Number(s) 6	Registered Plan Number	Lot(s)/Block(s)
Reference Plan No.	Part Number(s)	Property Identification Number 61316-0180	Name of Street/Road Concession 4	Street Number

3.2 Description			
	Severed	Retained	Lot Addition (if applicable)
Frontage (m)	188.00	212.00	
Depth (m)	92.00	800.00	
Area (ha)	1.70	30.30	

3.3 Buildings and Structures		
	Severed	Retained
Existing (construction date)	House and barn, dates unknown	None
Proposed	None	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  
Unincorporated township - No Official Plan

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

N/A

4.3 What is the present zoning, if any, of the subject land?  
Unincorporated township - No zoning

4.4 If the land is covered by a Minister's Zoning Order (MZO), what is the regulation number?  
No

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

Use of Property	Severed	Retained
Existing use(s)	Residential	Agricultural
Proposed use(s)	Residential	Agricultural

4.7 What are the surrounding land uses?

East  
Undeveloped / bush

West  
Undeveloped / bush

North  
Fields

South  
Undeveloped / bush

### 5. Former Uses of Site and Adjacent Land (History)

5.1 Has there been an industrial or commercial use, or an orchard, on the subject land or adjacent lands?

Yes  No  Unknown

If yes, specify the uses.

5.2 Has the grading of the subject land been changed by adding earth or other material(s)?

Yes  No  Unknown

5.3 Has a gas station been located on the subject land or adjacent land at any time?

Yes  No  Unknown

Has there been petroleum or other fuel stored on the subject land or adjacent land?

Yes  No  Unknown

5.4 Is there reason to believe the subject land may have been contaminated by former uses on the site or adjacent site?

Yes  No  Unknown

5.5 What information did you use to determine the answers to the above questions on former uses?  
Information from owner and site visit

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.

~~This is submitted for early consultation~~

MMAH File: 54-C-226012

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.

N/A

---

**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.

With respect to Section 1.1.6, Territory Without Municipal Organization:

- There is no development involved with this application.
- There is no expansion of infrastructure involved or needed in relation to this application.
- Continuing use of an existing residence on the proposed severed property, combined with the continued agricultural use of the retained parcel is considered a sustainable use of resources.

- 8.3 **Table A** is a checklist (not a substitute for the Provincial Policy Statement) to assist in identifying areas of provincial interest that may apply to your application.  
Please fill in the appropriate rows in **Table A**, if any apply.

**Table A - Features Checklist**

Use or Feature	On the Subject Land	Within 500 Metres of subject land, unless otherwise specified (indicate approximate distance)
An agricultural operation including livestock facility or stockyard	<input type="checkbox"/>	
An industrial or commercial use (specify the use(s))		
A landfill site (closed or active)	<input type="checkbox"/> Closed <input type="checkbox"/> Active	
A sewage treatment plant or waste stabilization pond	<input type="checkbox"/>	
A provincially significant wetland within 120 metres of the subject land	<input type="checkbox"/>	
Significant coastal wetlands	<input type="checkbox"/>	
Significant wildlife habitat and significant habitat of endangered species and threatened species	<input type="checkbox"/>	
Fish habitat	<input type="checkbox"/>	
Flood plain	<input type="checkbox"/>	
A rehabilitated mine site, abandoned mine site or mine hazards	<input type="checkbox"/>	
An operating or a non-operating mine site within 1000 metres of the subject land	<input type="checkbox"/>	
An active mine site or aggregates operation site within 1000 metres of the subject land	<input type="checkbox"/>	
A contaminated site	<input type="checkbox"/>	
Provincial highway	<input checked="" type="checkbox"/>	Abutting the site
An active railway line	<input type="checkbox"/>	
A municipal or federal airport	<input type="checkbox"/>	
Utility corridors	<input type="checkbox"/>	
Electricity generating station, hydro transformer, railway yard, etc.	<input type="checkbox"/>	
Crown land (identified by the Ministry of Natural Resources and Forestry as being of special interests, such as lake access points)	<input type="checkbox"/>	

**9. Provincial Plans**

- 9.1 Is the subject land for the proposed development located within an area of land designated in any provincial plan?<sup>\*</sup>  
 Yes  No

9.2 If yes, identify which provincial plan(s) and explain the current designation(s) of the subject land(s).

- 9.3 If yes, does the proposal conform/not conflict with the policies contained in the provincial plan(s)?<sup>\*</sup>  
 Yes  No

If yes, please explain. Attach a separate page, if necessary. Submit a copy of the planning report, if applicable.

---

## 10. Archaeology

---

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

Yes  No  Unknown

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

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

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

---

## 11. Servicing

---

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

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

Private Services

---

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

Private Services

---

11.2 Hauled Sewage

If development is proposed on privately owned and operated individual or communal septic system, provide confirmation that there is adequate reserve sewage treatment capacity for hauled sewage (septage) resulting from the proposed development. See Table B below. There is no development proposed.

**Table B - Sewage Disposal and Water Supply**

	Type of Servicing	Reports/Information Needed
<b>Sewage Disposal</b>	a) Publicly owned and operated sanitary sewage system	Applicants must provide evidence in their application that there is municipal confirmation of sufficient uncommitted reserve sewage system capacity to service the development at the time of conditional consent.
	b) Public communal septic	Development generating effluent of more than 4,500 litres per day may need a servicing options study and hydrogeological report.
	c) Privately owned and operated individual septic system	If the requested change would permit development on individual or communal septic system and more than 4,500 litres of effluent would be produced per day as a result of the development being completed, a servicing options report and a hydrogeological report may be needed.  If proposal would produce effluent less than 4,500 litres per day, a hydrogeological report may be needed.
	d) Privately owned and operated communal septic system	If the requested change would permit development on individual or communal septic system and more than 4,500 litres of effluent would be produced per day as a result of the development being completed, a servicing options report and a hydrogeological report may be needed.  If proposal would produce effluent less than 4,500 litres per day, a hydrogeological report may be needed.
	e) Privy	Provide details on location and size of out-houses.
	f) Other	Please describe
<b>Hauled Sewage</b>		If development is proposed on privately owned and operated individual or communal septic systems, applicant must provide evidence in the application showing either:  i) municipal confirmation of sufficient uncommitted reserve sewage system capacity for treatment of septage resulting from the proposed development; OR  ii) confirmation (i.e., letter) from a commercial enterprise (private provider) for hauled sewage (septage) indicating that capacity is available to accommodate the specific proposal.
<b>Water Supply</b>	a) Publicly owned and operated piped water system	Applicants must provide evidence in their application that there is municipal confirmation of sufficient reserve water system capacity to service the development at the time of conditional consent.
	b) Privately owned and operated individual well	Development on communal or individual well system may need a servicing options report and a hydrogeological report.  Non-residential development on communal well system may need a hydrogeological report.
	c) Privately owned and operated communal well	Development on communal or individual well system may need a servicing options report and a hydrogeological report.  Non-residential development on communal well system may need a hydrogeological report.
	d) Lake	A Permit to Take Water may be required. Contact your regional Municipal Services Office and the Ministry of the Environment and Climate Change office for guidance.
	e) Other water body	Please describe
	f) Other means	Please describe

**Notes:**

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

**12. Access**

12.1 The proposed road access would be by:

Provincial highway

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

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

Would proposed road access be by:

Crown road  Local roads board  Private road

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

i) The owner of the land or road

ii) Who is responsible for maintenance

iii) Whether maintenance is seasonal or year round

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

12.4 Is water access ONLY proposed?\*

Yes  No

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

Attached

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

**13. Proposal Waste Disposal**

13.1 Garbage disposal is proposed to be by:

Garbage collection  Municipal dump  Crown landfill  Other

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

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

13.3 a) The proposed stormwater drainage would be by:  
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.

---

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, Woitf Barry of the Timiskaming Shores  
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 Timiskaming Shores in the District of Timiskaming  
(lower-tier municipality) (upper-tier municipality)

this\* 18<sup>th</sup> day of\* May, \*20 23.

Tammy Edwards  
Commissioner of Oaths

Barry Waitt  
Applicant

**TAMMY MARION EDWARDS,**  
a Commissioner, etc., Province of Ontario,  
for RAMSAY LAW OFFICE  
PROFESSIONAL CORPORATION.  
Expires October 5, 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, de Smit Scott de Smit Carrie, am the owner of the land that is the subject of this application for  
Last Name, First Name

consent and I authorize Barry Waitt, Ramsay Law Office  
to make this application on my behalf.

Signature of Owner

Date (yyyy/mm/dd)

Carrie de Smit

2023/May/18

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, de Smit Scott de Smit Carrie 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 Waitt, Barry, 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)

Carrie de Smit

2023/May/18

**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, de Smit Scott de Smit, 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)

Carrie de Smit

2023/May/18

**19. Submission of Application**

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

**20. Applicant's Checklist**

i) Have you remembered to attach the following:

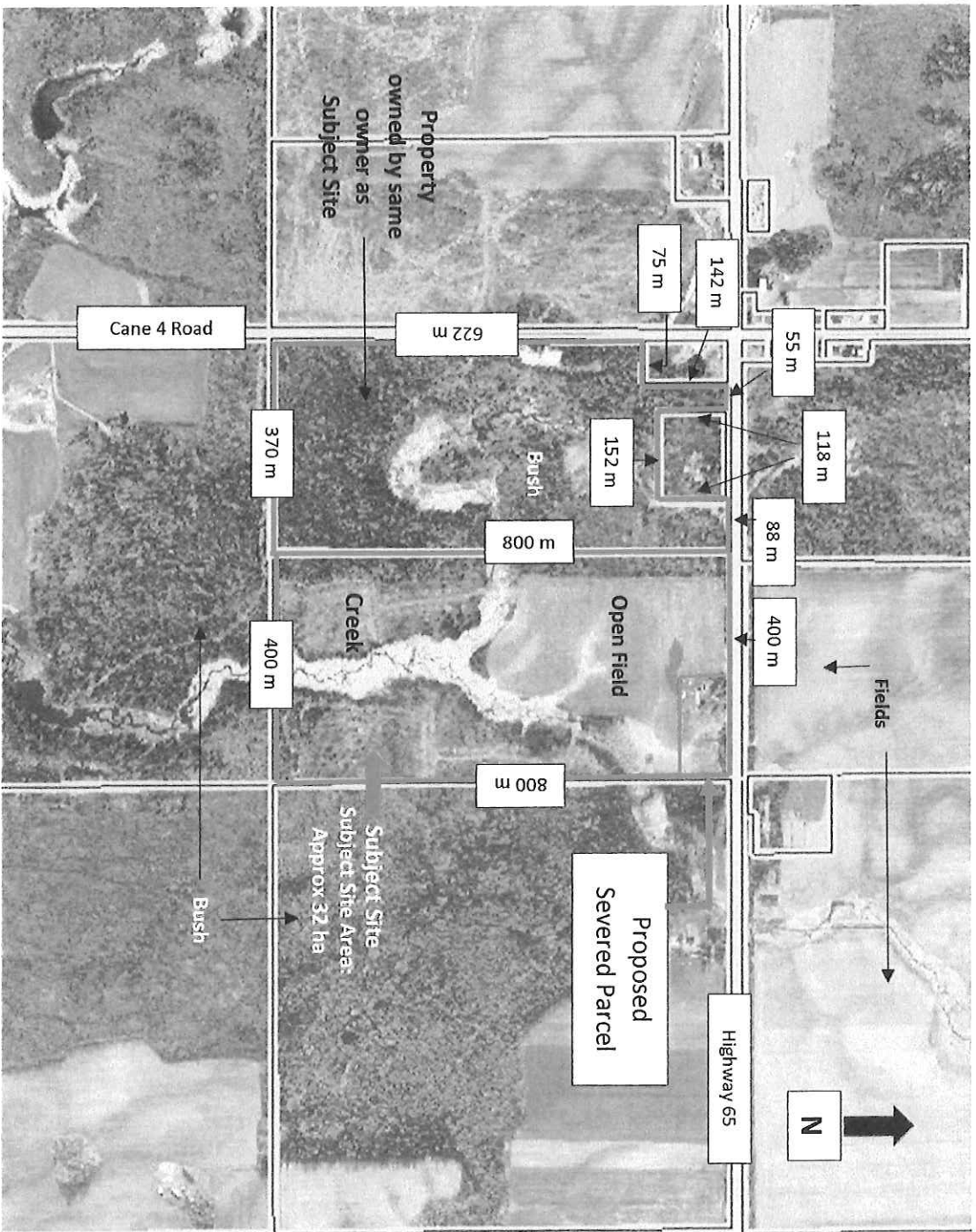
- One original and one copy of the completed application form (ensure you have a copy for yourself), including the sketch, key plan and any reports indicated in the application form?
- The required fee, either a certified cheque or money order, payable to the Minister of Finance?
- A copy of the letter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



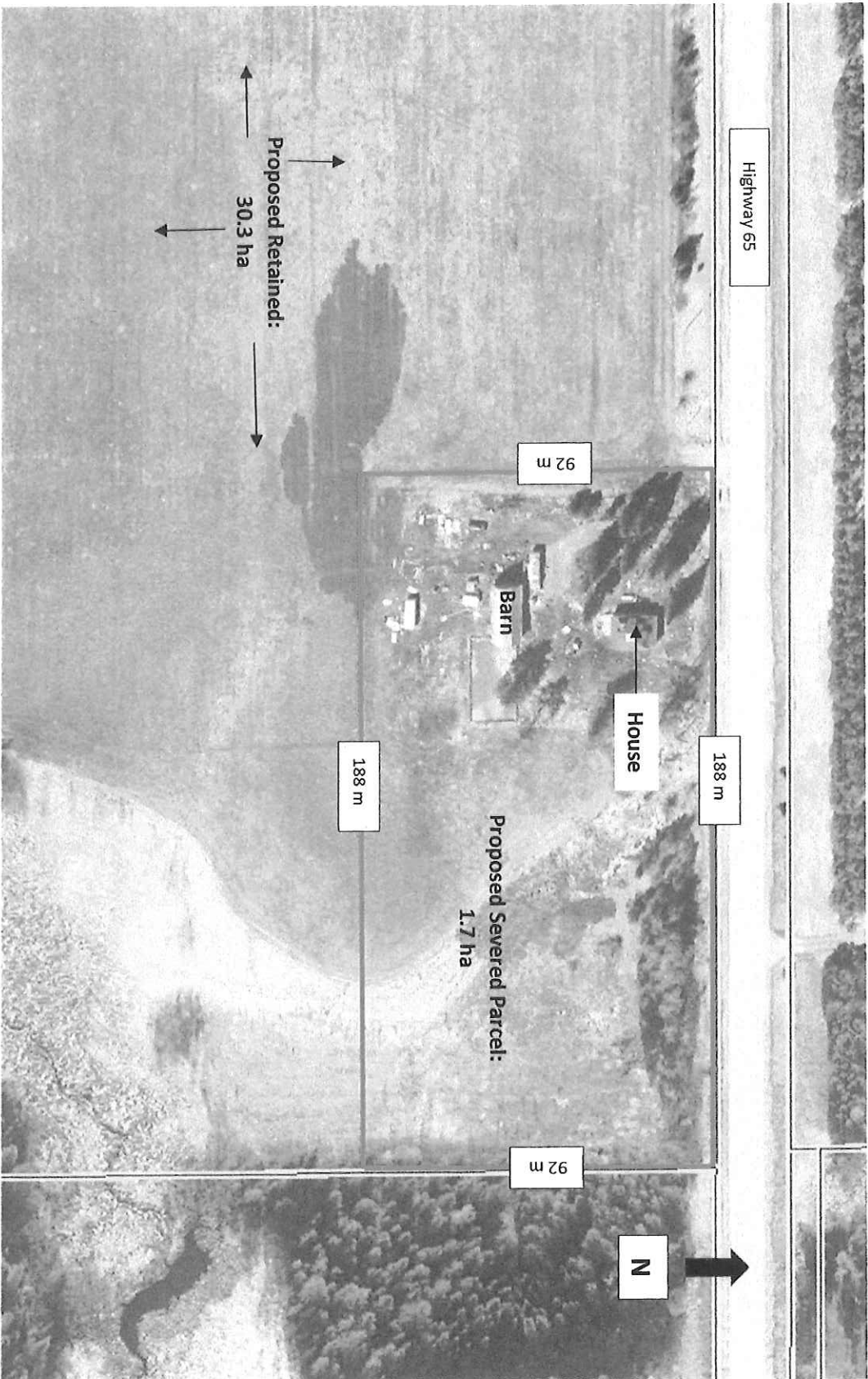
\* All measurements are approximate.



**RAMSAY LAW OFFICE**  
Professional Corporation  
18 Armstrong Street, Box 150  
New Liskeard, ON P0J 1P0  
705.647.4010

**Map Notes:**  
This map is a representation of a specific property and does not represent a survey by an Ontario Land Surveyor.  
Aerial Image taken from Ministry of Agriculture, Food and Rural Affairs (AgMaps).

**Application for Consent**  
PIN: 61316-0180  
NAME: Desmit  
Date: (November 2022)  
Sketch Plan



\* All measurements are approximate.

\* Setbacks not provided as there are no zoning bylaw requirements to adhere to

**Map Notes:**

This map is a representation of a specific property and does not represent a survey by an Ontario Land Surveyor.  
Aerial image taken from Ministry of Agriculture, Food and Rural Affairs (AgMaps).

**Application for Consent**

PIN: 61316-0180  
NAME: Desmit  
Date: (November 2022)

Sketch Plan



Services de santé du  
**TIMISKAMING**  
Health Unit  
*Enhancing your health in so many ways.*

**Head Office:**

247 Whitewood Avenue, Unit 43  
PO Box 1090  
New Liskeard, ON P0J 1P0  
Tel.: 705-647-4305 Fax: 705-647-5779

**Branch Offices:**

Dymond Tel.: 705-647-8305 Fax: 705-647-8315  
Englehart Tel.: 705-544-2221 Fax: 705-544-8698  
Kirkland Lake Tel.: 705-567-9355 Fax: 705-567-5476

[www.timiskaminghu.com](http://www.timiskaminghu.com)

April 26, 2023

Barry Waitt, Planning Clerk  
Ramsay Law Office  
18 Armstrong Street  
NEW LISKEARD, ON P0J 1P0  
[Barry.ramsaylaw@gmail.com](mailto:Barry.ramsaylaw@gmail.com)

**RE: PROPOSED EARLY CONSENT FOR SCOTT AND CARRIE DESMIT, MMAH FILE: 54-C-226012, LOC 61316-010, LOT 6, CON 4, PCL 6042 SST, ROLL: 5490 080 000 09400, CANE TWP, TIMISKAMING DISTRICT**

---

Dear Mr. Waitt:

An inspection of the above property was conducted by the undersigned in the presence of Mr. Scott Desmit on April 26<sup>th</sup>, 2023.

The home on the parcel to be severed, approximately, 1.70 hectares is serviced by a raised Class 4 sewage system installed under permit number 06-39914. This system consists of 4500 litre precast tank and 53.6 meters of 36 inch infiltrator distribution pipes. This system appeared to be functioning satisfactorily at the time of inspection.

The parcel to be retained, approximately 30.30 hectares in size is being used for agricultural purposes. This parcel has clay soils but with the addition of suitable fill material, could be made suitable to support a Class 4 septic system.

The Land Control Division of the Timiskaming Health Unit has no objection to this proposed consent.

Should you have any questions or concerns regarding the above, please do not hesitate to contact me.

Sincerely,

John Dickinson  
Chief Building Officer

JD/kl

Pc Scott Desmit, RR#2, Kenabeek, ON P0J 1M0

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

March 21, 2023

Barry Waitt  
Ramsay Law Office  
18 Armstrong Street  
New Liskeard ON POJ 1P0  
Email: [barry.ramsaylaw@gmail.com](mailto:barry.ramsaylaw@gmail.com)

via email only

**Subject:** Early Consultation Comments  
**Location:** PIN 61316-0180, Lot 6 Concession 4, Cane Unincorporated Township,  
Timiskaming District.  
**Owners:** Scott and Carrie Desmit  
**MMAH File:** 54-C-226012

Dear Barry Waitt:

Thank you for providing the Ministry of Municipal Affairs and Housing (MMAH) with the opportunity to undertake a preliminary review of the above noted file. 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 application is to sever a lot containing an existing dwelling from land which would be retained for agricultural use. The proposed severed lot would be approximately 1.70 hectares in size, with 188 metres of frontage on Highway 65, for continued residential purposes. The proposed lot contains a house, and barn and is serviced by individual on-site water and sewage services. Access is from Highway 65.

The proposed retained lot would be approximately 30.30 hectares in size, with approximately 212 metres of frontage on Highway 65. The lands are proposed to continue to be used for agricultural purposes. It is unknown whether an additional access from Highway 65 exists. No new buildings or structures are proposed as a result of this application.

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*. The draft application was circulated to the Ministry of