

October 26, 2023

Megan Grant
Team Lead, Community Planning and Development
Ministry of Municipal Affairs and Housing
Municipal Services Office North (Sudbury)
159 Cedar Street, Suite 401
Sudbury, Ontario
P3E-6A5

Re: Application for Consent: File# 54-C-234876; Application for Severance

Ms. Grant,

Further to our recent conversation regarding the a/n subject, please find enclosed our Formal Application for Consent to sever 1.0 ha +/- of surplus recreational land from our farm property in Henwood Township, District of Timiskaming. I have also included an application & supporting documentation to register a 20m x 325m Easement on the private road (on our retained land) accessing the proposed severed parcel/cabin.

As per the application and supporting documentation, this parcel includes a 45 sq M cabin that was constructed by our Brother-in-law in 2007 who has since passed away December 29/22. The intent is to transfer this parcel of land to his son Andrew Waugh who has used this cabin for recreational purposes (snowmobiling, ATVing etc) since it's construction in 2007.

Supporting documentation is listed as follows:

1. Site diagram: prepared by applicants.
2. Site diagram: prepared by land surveyor (Surveyors on Site Inc)
3. Letter from Timiskaming Health Unit: regarding site suitability for a Class 4 Septic System.
4. Certificate of Approval: Timiskaming Health Unit- re: Class 2 Sewage System.
5. Letter from "Phippen Waste Management"- re: hauled sewage capacity.
6. Property Tax Bill

The subject parcel of land consists of bush with rock out-cropping's rendering it un-usable for agricultural purposes. It is not located on or near any water bodies, environmentally sensitive areas or developed residential areas. It is accessed by a seasonally maintained (Municipal Roads Board) road & subsequent private road and by snowmobile during periods when the road is not maintained.

There is no intention of using this property for other than it's current/historical recreational usage therefore there is not anticipated to be any undue strain being placed on public facilities and infrastructure provided by adjacent municipalities, regions and/or the Province.

If you require additional information regarding this application, please contact me.

Sincerely,

A handwritten signature in black ink, appearing to be 'Dalton Potter', written over a horizontal line.

Dalton Potter

Box 175

Temagami, Ontario

P0H-2H0

705-563-8373

djpotter45@gmail.com

Fields marked with an asterisk (*) are required under Ontario Regulation 197/96.

1. Application Information

1.1 Owner/Chargee/Purchaser Information *

Owner Chargee Purchaser

First Name of Owner/Chargee/Purchaser 1 *	Last Name of Owner/Chargee/Purchaser 1 *
Dalton	Potter

First Name of Owner/Chargee/Purchaser 2	Last Name of Owner/Chargee/Purchaser 2
Joanne	Potter

Company Name (if applicable)

Home Telephone Number *	Business Telephone Number	CRA Business Number
705-563-8373	Same	701283095

Email Address
djpotter45@gmail.com

Address

Unit Number	Street Number *	Street Name *	PO Box
	307	Fox Run Road	175
City/Town *	Province *	Postal/Zip Code *	
Temagami	Ontario	P0H2H0	

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

First Name of Contact Person	Last Name of Contact Person

Company Name (if applicable)

Home Telephone Number	Business Telephone Number	CRA Business 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).

Note: Sub-surface rights can be found by contacting the Ontario Land Registry Office and the Provincial Recording Office.

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
Andrew	Wauch

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 What is the Property Identification Number (PIN)?
(If PIN number is not available please complete section 3.2)

3.2 District / Upper Tier Timiskaming	Municipality / Geographic Township (in an area without municipal organization, select District) * Henwood Township
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Legal Description
Pt S1/2 Lot 2, Conc 2 Henwood Township PIN 613315-0158

Name of Street/Road Henwood Concession Road 2	Street Number
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3.3 Description

	Severed	Retained	Lot Addition (if applicable)
Frontage (m)	20		
Depth (m)	305		
Area (ha)	1	128.5	

3.4 Buildings and Structures

	Severed	Retained
Existing (construction date)	2007	nil
Proposed	nil	nil

3.5 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

4.1 Name of the official plan

N/A

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

N/A

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

N/A

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

N/A

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

N/A

5. Current and Proposed Land Use

5.1 Use of Property	Severed	Retained
Existing use(s)	Resource based recreation	Agricultural
Proposed use(s)	Resource based recreation	Agricultural

5.2 What are the surrounding land uses?

East Agricultural

South Agricultural

West Recreational

North Recreational

6. Former Uses of Site and Adjacent Land (History)

6.1 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.

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

Yes No Unknown

6.3 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

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

Yes No Unknown

6.5 What information did you use to determine the answers to the above questions on former uses?
- We have owned the subject property since 1998 and have seen no evidence nor are aware of any contamination on this property during this time. The previous owners used the land for agricultural for aprox. 30+ years prior to 1998. Discussions with neighboring property owners revealed no land use concerns.

6.6 If yes to any of (6.1), (6.2), (6.3) or (6.4) 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?

N/A

6.7 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.

N/A

7. Consultation with the Planning Approval Authority (Check boxes where applicable)

7.1 Has there been consultation with the Ministry of Municipal Affairs and Housing prior to submitting this application? *

Yes No

If yes, and if known, indicate the file number and/or the name of the person discussed this with.

File# 54-C-234876 Megan Grant

7.2 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

7.3 Have you included any materials identified in the official plan as submission requirements for development applications with this application?

Yes No

7.4 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.

8. Status of Current and Other Applications under the Planning Act

8.1 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.

- Application re-submitted with additional documentation, fees etc to facilitate further evaluation as per "Early-Consultation Review" report dated August 18,2023 File #54-C-234876.

8.2 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

Add item (+)

Other Planning Applications

Has the subject land ever been the subject of any other planning application, including applications before the Ontario Land Tribunal (OLT) or any of its predecessors, for approval of either:

(For each if yes and if known, indicate i) file number ii) status of the application iii) OLT file number, if applicable and iv) OLT status).

8.3 Official Plan Amendment *

Yes No

i) File Number	ii) Status	iii) OLT File Number	iv) OLT Status

8.4 Plan of Subdivision *

Yes No

i) File Number	ii) Status	iii) OLT File Number	iv) OLT Status

8.5 Consent *

Yes No

i) File Number	ii) Status	iii) OLT File Number	iv) OLT Status
54-C-234876	Ongoing		

8.6 Site Plan *

Yes No

i) File Number	ii) Status	iii) OLT File Number	iv) OLT Status

8.7 Minor Variance *

Yes No

i) File Number	ii) Status	iii) OLT File Number	iv) OLT Status

8.8 Zoning By-law Amendment *

Yes No

i) File Number	ii) Status	iii) OLT File Number	iv) OLT Status

8.9 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.

9. Provincial Policy

9.1 Is the proposal consistent with the **Provincial Policy Statement (PPS)** issued under subsection 3(1) of the Planning Act (see Appendix A for more details)? *

Yes No

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

- Section 1.1.6.4: The previous and future use of this property is for resource-based recreational uses. The dwelling on the property is a 45 sq. M cabin constructed in 2007. It's sole purpose is a base camp for snowmobiling, ATV riding, hiking etc.
- There has not been nor is there intention to place undue strain on the public facilities and infrastructure provided by adjacent municipalities, regions and/or the Province.
- This land is deemed surplus to current and future agricultural usage.

9.3 **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 checked="" type="checkbox"/>	Crop land within 300 metres and summer livestock pasture within 50 meters of subject land.
An industrial or commercial use {specify the use(s)}		
A landfill site (closed or active)	<input type="checkbox"/> Closed <input type="checkbox"/> Active	
A sewage treatment plant or waste stabilization pond	<input type="checkbox"/>	
A provincially significant wetland within 120 metres of the subject land	<input type="checkbox"/>	
Significant coastal wetlands	<input type="checkbox"/>	
Significant wildlife habitat and significant habitat of endangered species and threatened species	<input type="checkbox"/>	
Fish habitat	<input type="checkbox"/>	
Flood plain	<input type="checkbox"/>	
A rehabilitated mine site, abandoned mine site or mine hazards	<input type="checkbox"/>	
An operating or a non-operating mine site within 1000 metres of the subject land	<input type="checkbox"/>	
An active mine site or aggregates operation site within 1000 metres of the subject land	<input type="checkbox"/>	
A contaminated site	<input type="checkbox"/>	
Provincial highway	<input type="checkbox"/>	
An active railway line	<input type="checkbox"/>	

If development is proposed on privately owned and operated individual or communal septic system, provide confirmation that there is adequate reserve sewage treatment capacity for hauled sewage (septage) resulting from the proposed development. See Table B below.

e) Privy - 1.5 sq m out house located 14 meters north of cabin.

f) Letter (included with this application) from "Phippen Waist Management": commercial enterprise (private provider) for hauled sewage (septage) indicating that capacity is available to accommodate this specific proposal.

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.
Sewage Disposal	b) Public communal septic	Development generating effluent of more than 4,500 litres per day may need a servicing options study and hydrogeological report.
Sewage Disposal	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.
Sewage Disposal	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.
Sewage Disposal Sewage	e) Privy	Provide details on location and size of out-houses.
Sewage Disposal Sewage	f) Other	Please describe.
Disposal 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.
Water Supply	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.
Water Supply	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.
Water Supply	d) Lake	A Permit to Take Water may be required. Contact your regional Municipal Services Office and the Ministry of Environment, Conservation and Parks office for guidance.
Water Supply	e) Other water body	Please describe.
Water Supply	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 MMAH 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 seasonally

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

Dalton Potter Joanne Potter - easement pending approval for use of private road to the cabin.

ii) Who is responsible for maintenance

Dalton and Joanne Potter

iii) Whether maintenance is seasonal or year round

Seasonal

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

12.4 Is water access ONLY proposed? *

Yes No

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

Attached

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

13. Proposal Waste Disposal

13.1 Garbage disposal is proposed to be by:

Garbage collection Municipal dump Crown landfill Other

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

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

- 13.3 a) The proposed stormwater drainage would be by:
Drainage ditch on the east perimeter of the severed lands.

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.

- Refer to attached separate page for more 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.

15.4 Include a copy of the agreement of purchase and sale for the proposed severed lands and a statement from a lawyer certifying that there are no abutting lands.

Application for Consent (under Section 53 of the Planning Act)

Section 15. Other Information

15.1

- The cabin situated on this property was constructed by my brother-in-law in 2007 to be used as an outpost camp for his family during visits from cities in Southern Ontario.
- It is located on the western perimeter of our farm on land that has no agricultural value due to shallow top soil etc.
- The cabin has been used for day/over night stays for snowmobiling, ATViing, hiking etc.
- It has no running water and an out-house provided toiletry services.
- Cabin lighting is provided by solar power with generator and propane back up. Heating is provided by an airtight wood stove.
- My brother-in-law passed away December 29/22 and it is our intent to sever and transfer this property to his son, Andrew Waugh as part of our family legacy.

16. Affidavit or Sworn Declaration

I, Potter, Dalton & Potter, Joanne

Last Name, First Name *

of the Town of Temagami

in the province of * Ontario

Municipality *

make oath and say (or solemnly declare) that the information required under Schedule 1 to Ontario Regulation 197/96, and provided by the applicant in this application is accurate, and that the information contained in the documents that accompany this application is accurate.

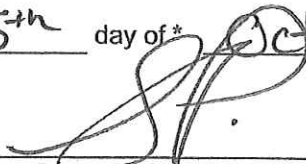
Sworn (or declared) before me at the

Municipality of Temagami in the
(lower-tier municipality)

Nipissing
District of Timiskaming

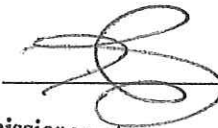
(upper-tier municipality)

this * 25th day of * October, * 20 23.



Commissioner of Oaths

Sabrina Pandolfo, A Commissioner, etc.,
Deputy Treasurer of the
Municipality of Temagami



Joanne Potter
Applicant

17. Authorizations

If the applicant is not the owner/chargee/purchaser 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/chargee/purchaser for Agent to Make the Application

I, _____
Last Name, First Name

am the owner/chargee/purchaser of the land that is the subject of this application for 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/chargee/purchaser 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/chargee/purchaser for Agent to Provide Personal Information

I, _____
Last Name, First Name

am the owner/chargee/purchaser of the land that is the subject of this application for consent and for the purposes of the **Freedom of Information and Protection of Privacy Act**.

I authorize _____
Last Name, First Name

as my agent for this application, to provide any of my 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/Chargee/Purchaser

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

18.1 Consent of the Owner/chargee/purchaser to the Use and Disclosure of Personal Information

I, Potter, Dalton & Potter, Joanne

Last Name, First Name

am the owner/chargee/purchaser of the land that is the subject of this application for 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

 Joanne Potter

Date (yyyy/mm/dd)

2023/10/25

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?

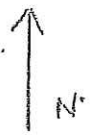
Note: Applicants will be also required to cover the ministry's cost for providing public notice (e.g., advertising).

Building sizes

- 1) Cabin: 45 m²
- 2) Woodshed: 7.4 m²
- 3) Seaman: 14.9 m²
- 4) Compost out house: 1.5 m²

Building distance from Perimeters

- 1) East perimeter: 29 m
North perimeter: 23 m
West perimeter: 29 m
- 2) East perimeter: 38 m
West perimeter: 24 m
North perimeter: 29 m
- 3) East perimeter: 12 m
West perimeter: 21 m
- 4) East perimeter: 35 m
West perimeter: 30 m
North perimeter: 15 m

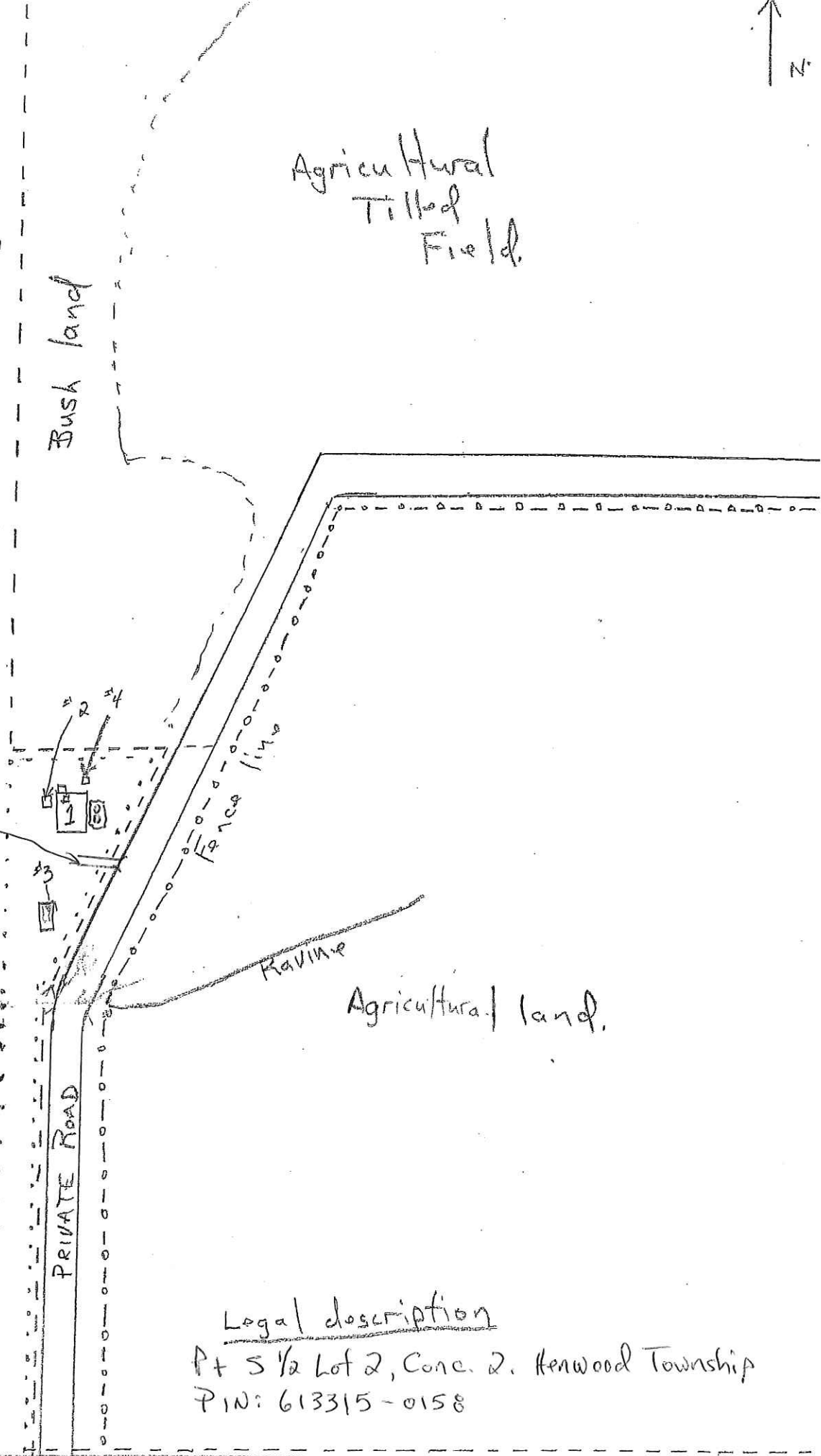


Agricultural Tilled Field.

Bush land

Bush land

Entrance from private road



Area to be covered
1.0 ha
2.42 ac

Area Grantor's Holdings
128.5 ha
317.5 ac

Proposed 20m easement

Legal description

Pt 5 1/2 Lot 2, Conc. 2. Kenwood Township
PIN: 613315-0158

Kenwood Concession Road 2

SKETCH SHOWING PROPOSED SEVERANCE
 PART OF THE SOUTH 1/2 OF LOT 2
 CONCESSION 2

GEOGRAPHIC TOWNSHIP OF HENWOOD
 DISTRICT OF TIMISKAMING

SCALE 1 : 1000 METRES



' farmland '

PROPOSED 128.5 HECTARES +/- RETAINED -- SEE SKETCH #2

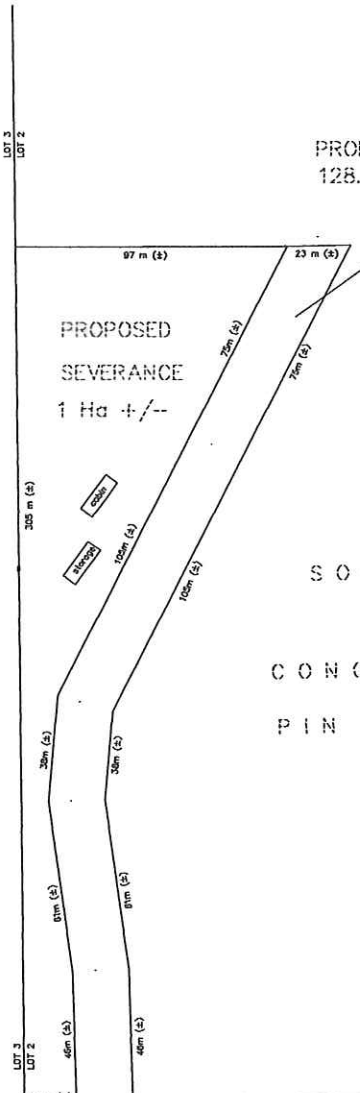
PROPOSED 20 M EASEMENT

PROPOSED SEVERANCE
 1 Ha +/-

' bush '

SOUTH 1/2 OF
 LOT 3
 CONCESSION 2
 (CROWN)

SOUTH 1/2 OF
 LOT 2
 CONCESSION 2
 PIN 61315 - 0158 (LT)



TRAVELLED ROAD

(HENWOOD CONCESSION 2 ROAD)

CONCESSION 2
 CONCESSION 1

CONCESSION 2
 CONCESSION 1

' farmland '



NEW LISKEARD, ON, P.O. BOX 1599
 50 WHITEWOOD AVENUE
 705-622-0872
 www.surveyorsonsite.com

DRAWN BY: RWS

CHECKED BY: RWS

DATE: OCTOBER 16, 2023

FILE: NL2023-155

POTTER - SKETCH 2





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:

Englehart Tel.: 705-544-2221 Fax: 705-544-8698
Kirkland Lake Tel.: 705-567-9355 Fax: 705-567-5476

www.timiskaminghu.com

September 21, 2023

Dalton Potter
307 Fox Run Road
P.O. Box 175
Temagami, Ontario
POH 2H0

Re: Proposed consent 54-C-234876, Pt S ½ Lot 2, Conc 2, Henwood Unincorporated Township, District of Timiskaming, PIN 61315-0158

Dear Mr. Potter

An inspection of the above property was conducted by the undersigned on September 19, 2023. A test hole on the parcel to be retained approximately 129 hectares. It revealed a clay sandstone mix however with the addition of suitable fill material areas could be made suitable for a class 4 septic system.

The proposed severed portion approximately 0.8 hectares has a 45m² cabin that is supported with a class one and a class two septic. The class 2 system is under permit no. 23-380271 and seemed to be functioning satisfactorily at the time of inspection.

The land central of the THU has no objection to this proposed consent.

Sincerely,

John Dickinson,
Chief Building Officer

JD/jr



Certificate No.: 23-380271

CERTIFICATE OF APPROVAL

for
Construction, Installation, Establishment, Enlargement
Extension or Alteration of a Sewage System

Under The Building Code Act, 1997 and the Regulations and subject to the limitations thereof, this Certificate is issued to:

Dalton & Joanne Potter for the construction of a Class 2 Sewage System

on the property of Dalton & Joanne Potter as described as follows:

District: Timiskaming Township/Municipality: Henwood Twp Lot #: S Pt Lot 2

Twp. Con#: 2 Plan #: — Sublot #: — Parcel #: PCL 3617SST Other: Roll # 5490 070 000 02500 and is related to the Site Inspection Report dated September 19, 2023

This Certificate expires on the 21 day of September, 2024 .

Dated this 21 day of September, 2023

Director

Appointment



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

August 24, 2023

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

To Whom It May Concern,

Applicant – Dalton and Joanne Potter (File #54-C-234876)

Please be advised that the septic systems located at S1/2 Lot 2, Conc. 2 Henwood Twp., District of Temiskaming will be serviced upon request by Phippen Waste Management Limited under the license for hauled sewage No. A920195.

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

Yours truly,

A handwritten signature in cursive script that reads "Lois Phippen".

Lois Phippen



Ministry of Finance
 Ministère des Finances
 PO BOX / CP 58
 Thunder Bay ON P7C 0A5
 1 866 400-2122
 1 888 321-6774 TTY / ATS

Tax Bill

Facture d'impôt

Interim 2023 Bill Facture provisoire d'impôt pour 2023	
Billing Date/Date de facturation	March/Mars 1, 2023
Roll No./N° du rôle	5490 070 000 02500 0000

016577

POTTER JOANNE LYNE
 POTTER DALTON JOHN
 PO BOX 175
 TEMAGAMI ON POH 2H0

Mortgage No. / N° de l'hypothèque

Property Description/ Description foncière

POTTER JOANNE LYNE
 POTTER DALTON JOHN

HENWOOD CON 2 S PT LOT 2 PCL
 3617SST
 IRREG



Assessment / Évaluation		Taxes/Levies / Impôts/Prélèvements	
Tax Class Catégorie d'imposition	Value Valeur	Taxes/Levies Impôts/Prélèvements	Amount Montant
		2022 Taxes \$294.08 Impôts de 2022 en \$294.08	
		50% of 2022 (before Tax cap/clawback adjustment, if applicable) 50 % de 2022 (avant rajustement du plafonnement/recouvrement, le cas échéant)	\$147.04

Messages	Summary / Sommaire
If your account is paid by a mortgage company or pre-authorized payment: This Tax Bill is for information only. Si votre compte est réglé par une société de prêts hypothécaires ou par paiement pré-autorisé : La présente facture de taxes ne vous est envoyée qu'à titre informatif.	Tax Levy Subtotal Total partiel du prélèvement d'impôt \$147.04
Information related to property tax relief programs is available at https://www.fin.gov.on.ca/en/consultations/landtaxreform/index.html#tax-relief-programs Des renseignements sur les programmes d'allègement de l'impôt foncier sont disponibles à : https://www.fin.gov.on.ca/fr/consultations/landtaxreform/index.html	2023 Interim Tax cap/clawback adjustment (50% of 2022 Tax cap/clawback) Rajustement du plafonnement/recouvrement provisoire pour 2023 (50% du plafonnement/recouvrement de 2022) \$0.00
	2023 Interim Taxes (50% of 2022 billed amount s) Impôts provisoires 2023 (50% des montants facturés en 2022) \$147.04
	Past Due/Credit (as of FEB 22, 2023) Arriérés/Crédit (en date du FÉV 22, 2023) \$3.19
Penalty Rate / Pénalités pour paiement en retard 1.25% Added 1st day of default and 1st day of each month thereafter. NSF cheques are subject to a \$35 fee.	Total Amount Due Montant total dû \$150.23

Des pénalités sont imposées le lendemain de la date d'échéance et le premier jour de chaque mois subséquent. Des frais de 35 \$ seront exigés pour tout chèque sans provision.

LC # 600320
6/23
225.13