

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 *
Darcy

Last Name of Owner/Chargee/Purchaser 1 *
Dorrell

First Name of Owner/Chargee/Purchaser 2

Last Name of Owner/Chargee/Purchaser 2

Company Name (if applicable)

Home Telephone Number *
705-544-3411

Business Telephone Number

CRA Business Number

Email Address
laura.dorrell@gmail.com

Address

Unit Number
RR 1

Street Number *
289439

Street Name *
Long Lake Road

PO Box

City/Town *
Charlton

Province *
Ontario

Postal/Zip Code *
P0J 1B0

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
Barry

Last Name of Contact Person
Waitt

Company Name (if applicable)
Ramsay Law Office

Home Telephone Number

Business Telephone Number
867-689-1412

CRA Business Number
82304167818

Email Address
barry.ramsaylaw@gmail.com

Address

Unit Number

Street Number
18

Street Name
Armstrong Street

PO Box

City/Town
New Liskeard

Province
Ontario

Postal/Zip Code
P0J 1P0

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

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

Beaver Creek Land & Cattle Co.

Last Name

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

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)? **612850060**
(If PIN number is not available please complete section 3.2)

3.2 District / Upper Tier **see Appendix A** Municipality / Geographic Township (in an area without municipal organization, select District) *

Legal Description
see Appendix A

Name of Street/Road

Street Number

3.3 Description

	Severed	Retained	Lot Addition (if applicable)
Frontage (m)	804.00	580.90	
Depth (m)	775.00	804.70	
Area (ha)	62.32	41.14	

3.4 Buildings and Structures

	Severed	Retained
Existing (construction date)	none	none
Proposed	none	none

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.

For PIN 61285-0062 and the W 1/2 of the N PT of PIN 61285-0063, certain interest to the Timiskaming and Northern Ontario Railway Commission, we set out the original patent from the Crown (NP3964), have been reserved.

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?

No

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)	Agricultural and vacant	Agricultural and vacant
Proposed use(s)	Agricultural and vacant	Agricultural and vacant

5.2 What are the surrounding land uses?

East Agricultural and vacant

South Waterfront (Long Lake - unpatented land)

West Agricultural and vacant

North Agricultural and vacant

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?
[Historical Title / patent search and information from owner / applicant.](#)

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.

[MMAH 54-C-215406, 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.

[As this is an unorganized township, there is no official plan or municipality / planning board.](#)

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.

MMAH 54-C-215406 was given provisional consent on October 13, 2021 and was receipted at the Land Title Office on November 4, 2022. On November 15, 2023, it was discovered that the Consent was registered without the stamp verifying compliance with the Planning Act.

As this was past the two year period to complete a Consent, there appears to be no other recourse than to submit a new application.

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

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

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.
 Please see the attached letter for a more detailed explanation regarding the mapping error that forms the basis of this severance request. This proposed request is consistent with provincial interests as detailed in section 1.1.6 of the PPS as well as land use planning for rural Northern Ontario; with this severance there will be no change in the current land use of the lands in question nor will it create any unjustified or uneconomical expansion of any roadway related infrastructure.

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"/>	see Annex C
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"/>	Long Lake abuts parcel #1
Flood plain	<input type="checkbox"/>	
A rehabilitated mine site, abandoned mine site or mine hazards	<input type="checkbox"/>	
An operating or a non-operating mine site within 1000 metres of the subject land	<input type="checkbox"/>	
An active mine site or aggregates operation site within 1000 metres of the subject land	<input type="checkbox"/>	
A contaminated site	<input type="checkbox"/>	
Provincial highway	<input type="checkbox"/>	
An active railway line	<input type="checkbox"/>	
A municipal or federal airport	<input type="checkbox"/>	
Utility corridors	<input type="checkbox"/>	

Use or Feature	On the Subject Land	Within 500 Metres of subject land, unless otherwise specified (indicate approximate distance)
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"/>	Long Lake abuts parcel #1
Known Archaeological Resources	<input type="checkbox"/>	
Areas of Archaeological Potential	<input type="checkbox"/>	

10. Provincial Plans

10.1 Is the subject land for the proposed development located within an area of land designated in any provincial plan? *

Yes No

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

The subject lands are within the area covered by the Growth Plan for Northern Ontario.

10.3 If yes, does the proposal conform/not conflict with the policies contained in the provincial plan(s)? *

Yes No

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

The proposed severance is consistent with provincial interests as detailed in section 1.1.6 of the PPS as well as land use planning for rural Northern Ontario; with this proposed severance there will be no change in the current land use of the lands in question nor will it create any unjustified and / or uneconomical expansion of any roadway related infrastructure.

11. Servicing

11.1 Subject Lands

Indicate in a) and b) the proposed type of servicing for the subject land. Select the appropriate type of servicing from Table B. If servicing is private, please indicate the type of private servicing.

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 Retained Lands

Indicate in a) and b) the proposed type of servicing for the retained lands. Select the appropriate type of servicing from Table B. If servicing is private, please indicate the type of private servicing.

11.2 a) Indicate the proposed type of sewage disposal system – whether sewage disposal will be provided to the retained 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

11.2 b) Indicate the proposed type of water supply system – whether water will be provided to the retained 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

11.3 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.

No building development is proposed.

Table B – Sewage Disposal and Water Supply

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

Other public road

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

Township of Robillard

ii) Who is responsible for maintenance

Robillard and Area Local Roads Board

iii) Whether maintenance is seasonal or year round

Maintenance is 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 checked="" type="checkbox"/> Electricity	Hydro One
<input checked="" type="checkbox"/> School bussing	North East Tri-Board Student Transportation, Bus Planner
<input type="checkbox"/> Other	

- 13.3 a) The proposed stormwater drainage would be by:
Municipal ditch

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.

See accompanying, Appendix, letter and Annexes

This exact application was given provisional consent on October 13, 2021 and subsequently deposited at the Land Registry Office, but must be re-submitted due to a clerical error.

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.

N / A

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.

16. Affidavit or Sworn Declaration

I, Dorrell, Darcy

Last Name, First Name *

of the Charlton and Dack

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 Temiskaming Shores

(lower-tier municipality)

in the District of Timiskaming Shores

(upper-tier municipality)

this * 12th day of * January, * 20 24.

TAMMY MARION EDWARDS,
a Commissioner, etc., Province of Ontario,
for RAMSAY LAW OFFICE
PROFESSIONAL CORPORATION.
Expires October 5, 2024.

Commissioner of Oaths

Darcy Dorrell

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, Dorrell, Darcy

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

Darcy Dorrell

Date (yyyy/mm/dd)

2024/01/12

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, Dorrell, Darcy

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 Waitt, Barry

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

Darcy Dorrell

Date (yyyy/mm/dd)

2024/01/12

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, Dorrell, Darcy

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



Date (yyyy/mm/dd)

2024/01/12

19. Submission of Application

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

2024/01/12

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).

APPLICATION FOR CONSENT

DORRELL

ATTACHMENTS AND NOTES

1. Please find attached the parcel registry for PIN 61285-0060 (the retained lot) and PINs 61285-0062 and 61285-0063 (the proposed severed lots).
2. See the attached letter from the Local Roads Board, which was attached to the first application.
3. See the attached letter for a more detailed explanation regarding the mapping error that forms the basis for this severance request.
4. See attached Annex A and C, representing sketches of the proposal.
5. This is a re-submission of an application which was given provisional consent on October 13, 2021. The minimum distance calculations were submitted and approved by John O'Neil.

Proposed Retained

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTITIES

LAND
REGISTER
OFFICE #54

61265-0060 (L1)

PAGE 1 OF 1
PREPARED FOR saradra01
ON 2024/01/10 AT 13:52:50

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION:

PCL 22915 SEC SST; PT OF S FT LT 6 CON 3 ROBILLARD CONM AT A POINT ON THE WESTERN BOUNDARY OF SAID LT DISTANT 2153.25 FT FROM THE HW ANGLE OF SAID LT MEASURED S ASTRONOMICALLY ALONG SAID WESTERN BOUNDARY; THENCE E ASTRONOMICALLY 6 PARALLEL TO THE N BOUNDARY OF SAID LT 2640 FT MORE OR LESS TO THE EASTERN BOUNDARY OF SAID LT; THENCE S ASTRONOMICALLY ALONG SAID EASTERN BOUNDARY 1592.91 FT MORE OR LESS TO A POINT DISTANT 1533.84 FT FROM THE SE ANGLE OF SAID LT MEASURED N ASTRONOMICALLY ALONG SAID EASTERN BOUNDARY; THENCE S 86 DEGREES 34 MINUTES W, 59.96 FT; THENCE S 68 DEGREES 51 MINUTES W 266.70 FT; THENCE S 82 DEGREES 57 MINUTES W 207.97 FT; THENCE N 6 DEGREES 11 MINUTES S 156.97 FT; THENCE N 74 DEGREES 23 MINUTES W 461.47 FT; THENCE S 67 DEGREES 5 MINUTES W 194.56 FT; THENCE S 15 DEGREES 17 MINUTES E 88.44 FT; THENCE S 55 DEGREES 8 MINUTES W 124.41 FT; THENCE S 87 DEGREES 25 MINUTES W 369.60 FT; THENCE N 69 DEGREES 3 MINUTES W 531.50 FT; THENCE S 71 DEGREES 15 MINUTES W 210.08 FT; THENCE S 48 DEGREES 43 MINUTES W 231 FT; THENCE N 86 DEGREES 42 MINUTES W 131.01 FT TO A POINT ON THE WESTERN BOUNDARY OF SAID LT DISTANT 1221 FT FROM THE SW ANGLE OF SAID LT MEASURED N ASTRONOMICALLY ALONG SAID WESTERN BOUNDARY; THENCE N ASTRONOMICALLY ALONG SAID WESTERN BOUNDARY 1005.75 FT MORE OR LESS TO THE POB; DISTRICT OF TIMISKAMING; DISTRICT OF TIMISKAMING

PROPERTY BEHARS:

CROWN GRANT SEE T98934.

ESTATE/QUALIFIER:

FEE SIMPLE
ABSOLUTE

RECENTLY:
FIRST CONVERSION FROM BOOK

PLN CREATION DATE:
2005/04/25

OWNERS' NAMES

DORRELL, DARCY BRIAN
DORRELL, LAURA LYNNE

CAPACITY SHARE
TEN TEN

REG. NDA.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHRD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2005/04/22 **						
LT316633	2001/12/11	TRANSFER	*** DELETED AGAINST THIS PROPERTY ***		DORRELL, DARCY BRIAN	
LT319338	2002/08/13	NOTICE				C
DT84939	2022/11/04	TRANSFER		DORRELL, DARCY BRIAN	DORRELL, DARCY BRIAN DORRELL, LAURA LYNNE	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICHED THEM ALL UP.



Ontario ServiceOntario

Proposed Severed

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND REGISTRY OFFICE #54

61285-0063 (LT)

PAGE 1 OF 1
PREPARED FOR SARDA01
ON 2024/01/10 AT 13:54:05

PROPERTY DESCRIPTION: PCL 9577 SEC 5ST; N PT OF L1 S CON 3 REGULAR AS IN NR394 EXCEPT THE N 1/2 OF THE N PP RESERVING CERTAIN INTERESTS TO THE TIMISKAMING AND NORTHERN ONTARIO RAILWAY COMMISSION AS SET OUT IN THE ORIGINAL PATENT FROM THE CROWN; DISTRICT OF TIMISKAMING ; DISTRICT OF TIMISKAMING

PROPERTY REMARKS: CROWN GRANT SEE NR3964.

ESTATE/QUALIFIER: THE STIPUL ABSOLUTE

OWNERS' NAMES: DORRELL, DARCY BRIAN

RECENTLY: FIRST CONVERSION FROM BOOK CAPACITY SHARE

PIN CREATION DATE: 2005/04/25

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2005-04-22 **						
NOTE: THE NO DEALINGS INDICATOR IS IN EFFECT ON THIS PROPERTY						
LT316634	2001/12/11	TRANSFER	\$30,000		DORRELL, DARCY BRIAN	C
LT319338	2002/08/13	NOTICE				C
DR65131	2022/11/21	CAUTION-LAND			BEAVER CREEK LAND & CATTLE COMPANY LTD.	C
		REMARKS: EXPIRES 60 DAYS FROM 2022/11/21	\$2	DORRELL, DARCY BRIAN		C
DR66025	2023/02/07	CAU AGE PUR & SALE	\$2	DORRELL, DARCY BRIAN	BEAVER CREEK LAND & CATTLE COMPANY LTD.	C
		REMARKS: EXPIRES 60 DAYS FROM 2023/10/13				C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.



Proposed Severed

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND REGISTRY OFFICE #54
61285-0052 (LT)
PAGE 1 OF 1
PREPARED FOR SARDIS01
ON 2024/01/10 AT 13:52:48

PROPERTY DESCRIPTION: PCL 6941 SEC 5ST; W 1/2 OF N PT 1/2 CON 3 MOBILIZED RESERVING CERTAIN INTERESTS TO THE TIMSKAMING AND NORTHERN ONTARIO RAILWAY COMMISSION AS SET OUT IN THE ORIGINAL PATENT FROM THE CROWN; DISTRICT OF TIMSKAMING ; DISTRICT OF TIMSKAMING

PROPERTY REMARKS: CROWN GRANT SEE NP3964.
REGARTE/COMPLETERS: RECENTLY FIRST CONVERSION FROM BOOK PIN CREATION DATE: 2005/04/25
ABSOLUTE CAPACITY SHARE

OWNERS' NAMES
DORRELL, DARCY BRIAN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHRD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2005/01/22 **						
NOTE: THE NO DEALINGS INDICATOR IS IN EFFECT ON THIS PROPERTY						
LT316634	2001/12/11	TRANSFER	\$30,000		DORRELL, DARCY BRIAN	C
LT319338	2002/06/13	NOTICE				C
LT333781	2005/09/19	CAUTION-LAND				
REMARKS: PROVINCIAL LAND TAX ACT *** COMPLETELY DELETED *** PROVINCIAL LAND TAX COLLECTOR						
DT875	2006/03/30	WITHDRAWAL CAUTION				
REMARKS: RE: LT333781 *** COMPLETELY DELETED *** PROVINCIAL LAND TAX COLLECTOR						
DT95131	2022/11/21	CAUTION-LAND	\$2		DORRELL, DARCY BRIAN	C
REMARKS: EXPIRES 60 DAYS FROM 2022/11/21 BEVER CREEK LAND & CATTLE COMPANY LTD.						
DT96025	2023/02/07	CAU AGR PUR & SALE	\$2		DORRELL, DARCY BRIAN	C
REMARKS: EXPIRES 60 DAYS FROM 2023/10/13 BEVER CREEK LAND & CATTLE COMPANY LTD.						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PLOTTED THEM ALL OF.

Robillard and Area Local Roads Board **Annex B**

c/o J.H. (Jim) McLaren
509362 Hough Lake Road, Charlton, Ontario, P0J 1B0
Phone: 705.544.2033
E-mail: mclaren@xplornet.com

May 31, 2021

Ramsay Law Office
New Liskeard, Ont.

Attention: Danielle Belanger-Corbin

Danielle,

In response to your e-mail of Mar 25, 2021, requesting information on Gravel Pit Road (Robillard Conc. 3) and a section of Bear Road running generally south from Gravel Pit Road.

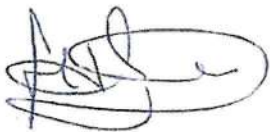
Bear Road running south from Gravel Pit Road, and Gravel Pit Road have been designated by the RLRB as seasonally maintained roads. This means that the roads receive minimal summer maintenance and no winter maintenance.

Gravel pit road is seasonally maintained approximately 1.1 Km east from Bear Road. Bear Road is seasonally maintained approximately 1 Km south from Gravel Pit Road and 1.6 km north.

The Robillard LRB does not have any concerns regarding the increased number of agricultural lots fronting on Gravel Pit Road (Robillard Concession Road 3) and Bear Road, as a result of this proposed severance

I trust this will answer your questions. If you require any further clarification please feel free to contact me.

Regards,



Jim McLaren

Secretary/Treasurer
Robillard Local Roads Board

Cc file

RAMSAY LAW OFFICE

PROFESSIONAL CORPORATION

FILE COPY

June 15th, 2021

Ministry of Municipal Affairs and Housing
c/o Michelle Lawrence, A/ Assistant Planner (via email only)
Municipal Services Office North (Sudbury)
159 Cedar Street, 4th floor
Sudbury, ON P3E 6A5
michelle.lawrence@ontario.ca

Re: MMAH File 54-C-207750, our matter # 24652

Dear Ms. Lawrence,

Thank you for providing us with your early consultation commenting letter and preliminary review of the draft application to above noted proposal

The following addresses some of the concerns you raised in that correspondence and should be read in conjunction with the applicant's severance applications. Since these are to be treated as two separate severances, as per your early consultation commenting letter, the severance of Parcel #2 will be identified as MMAH File 54-C-207750-A and the severance of Parcel #3 will be identified as MMAH File 54-C-207750-B.

In order to avoid confusion with the concession lots and the new lots that we are proposing to create through the severance, we have renamed these as parcels as follows:

Parcel #1: PIN 61285-0060 LT -- parcel to be retained by the Applicant (your referenced Lot 1)

Parcel #2: PIN 61285-0059 LT -- parcel to be severed (your referenced Lot 2)

Parcel #3: PIN 61285-0062 LT & 61285-0063 LT -- parcel to be severed and sold to Beaver Creek Land & Cattle Co. (your referenced Lot 3)

The comments below pertain to both severances unless otherwise stated and the required sketch map at section 14 of the Application for Consent, can be found at Annex A.

With regards to the severance pertaining to MMAH File 54-C-207750-B, it is important to note that this severance application stems from a mapping discrepancy; when the Applicant purchased the parcels in question back in 2001, maps showed that parcels 61285-0060 and 61285-0062 did not abut. Had the Applicant been aware of the abutment

issue, title would have been held in a different manner in order to avoid the merging of these parcels.

The reality is that parcel 61285-0060 shares a section approximately 118m in length along the south-westerly boundary of parcel 61285-0062. This was confirmed after examining the Crown grant survey of the North and South halves of Lot 6, Con 3, for parcel 61285-0060. We noted that the North half of Lot 6, being PIN 61285-0059 (parcel #2) and 61285-0061 (not owned by the Applicant) is indicated to be 32.62 ½ chains in length. The Crown grant for parcel #3 (61285-0062 and 61285-0063) also contains a metes and bounds description, wherein the North part of Lot 5 is described as being "thirty-eight chains fifty links". Therefore, the Southerly boundary of Parcel #3 is not level with the Southerly boundary of the adjacent property to the West (61285-0061) as there is a discrepancy of approximately 5.88 chains or 118m, in which Parcel #1 (61285-0060) abuts parcel #3 (61285-0062, 61285-0063). Please see the updated maps for clarification, which can be found at Annex A.

Access/Transportation

In accordance with Section 1.1.6.2. of the 2020 Provincial Policy Statement (PPS), this severance will not create any unjustified and/or uneconomical expansion of any roadway-related infrastructure. Robillard Concession Road 3 is currently seasonally maintained year-round by the Robillard Local Roads Board (LRB). The road known as Bear Road, which runs North-South perpendicular to Robillard Concession Road 3, is also maintained seasonally. The Robillard LRB does not have any concerns about an increased number of agricultural lots fronting on those roads.

Please see the attached letter by the Robillard LRB, as requested, at Annex B.

Territory without Municipal Organization

We have advised the Applicant and will be informing Counsel for the proposed purchaser of Parcel #3 - Beaver Creek Land and Cattle Co. of the possibility that this formal application be given provisional consent that would limit the use of the parcels in question and that there may be a requirement to register on title that the severed and retained parcels are to be used only for agricultural uses and not for permanent residential use.

Water Servicing

We have advised the Applicant and will be informing Counsel for the proposed purchaser of Parcel #3 - Beaver Creek Land and Cattle Co. that any well would have to be constructed in accordance with Regulation 903 - Wells, under the Ontario Water Resources Act. Furthermore, the Applicant is aware that the water of Long Lake should not be used for human consumption unless it is disinfected and/or treated to meet the

Englehart River Fine Sand Plain and Waterway Provincial Park

We are aware that the bed of Long Lake is a regulated provincial park and have advised the Applicant and will be informing Counsel for the proposed purchaser of Parcel #3 - Beaver Creek Land and Cattle Co. that any work that would affect the lake bed would require prior approval from Ontario Parks and that said approval would not be guaranteed and would be subject to review under the Class Environmental Assessment for Provincial Parks and Conservation Reserves. The coordinates for the Protected Area Lands Technical Specialist (Northeast Zone Ontario Parks), Ms. Louisa Whitehead (Louisa.Whitehead@ontario.ca), have been shared with the Applicant and will be shared with Counsel for the proposed purchaser of Parcel #3 - Beaver Creek Land and Cattle Co.

Agriculture

As per your early consultation commenting letter, we have revised section 8.2 of the application form, since the lands in question are not considered to be prime agricultural lands.

The proposed severance does not propose any land development but rather, as previously stated, is a corrective measure to fix an abutment issue that was overlooked at the time of the initial land purchase by the Applicant in 2001. As such, it will not place any undue strain on public service facilities and infrastructure of the township or any surrounding municipalities.

This application is consistent with the PPS and reflects the planning principles embodied in the *Planning Act* and the *Growth Plan for Northern Ontario*. Since the impact will be minimal, the planning analysis should support the granting of a consent.

Minimum Distance of Separation

Parcel #2 (61285-0059) - to be severed: There are no livestock facilities or anaerobic digesters within 1 kilometre of this parcel. This lot would continue to be used in an agricultural capacity.

Parcel #3 (61285-0062 & 61285-0063) - to be severed: The south boundary of parcel #3 is within 1km of a small hobby farm where the owner has 4-5 horses and a small barn. This is not a commercial operation and is separated from the parcel by Long Lake. Please see the section marked as B on the map at Annex C. This lot would continue to be used in an agricultural capacity

Parcel #1 (61285-0060) - to be retained: The parcel to be retained by the Applicant is within 1 km of the small hobby farm (listed above at B) as well as an Amish farm (see A on map). According to the Applicant, the Amish owners (the Shetlers) appear to have 4-5 horses and a few heads of cattle. This is not a commercial operation and the barn is

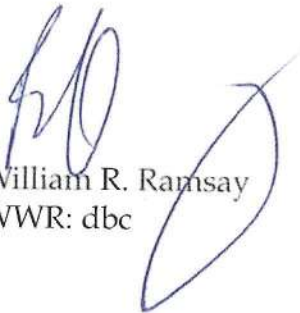
separated from parcel #1 by Long Lake as well as Highway 560. Please see the section marked as A on the map at Annex C.

Cultural Heritage and Archaeology

There are no plans to develop further or alter any of the parcels in question. The Applicant has stated that in the 50 years period where he has farmed and accessed this property, there have been neither signs of cultural relics or any other archeological findings.

We have advised the Applicant and will be informing Counsel for the proposed purchaser of Parcel #3 - Beaver Creek Land and Cattle Co. that if development were to be proposed on the subject lands in the future, an archeological assessment of the subject property may be required. We have also relayed the importance of informing the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) of any findings of deeply buried cultural relics, should future construction activities ever be undertaken.

Yours truly,



William R. Ramsay
WWR: dbc

Annex A

Lot 7
Con 4

Lot 6
Con 4

Gravel Pit Road (Robillard Con Rd 3 - 20.1m) Con 4

Lot 5
Con 4

Bear
Road
20.1m

Lot 6
Con 3

Lot 7
Con 3

Parcel
Lot 6
Con 3

580.9m

Retained
0060
41.14ha

Abutting
issue
(118m)

485.5m

804.7m

Approx 810m irregular

Agricultural

775m

0062
To be severed
31.16ha
Con 3

775m

0063
To be severed
31.16ha
Con 3

402m

402m

Lot 5
Con 3

Lot 4
Con 3



Long Lake

Google

Annex C

Parcel #2 Lot 6 Con 3 To be severed 26.41ha	0062 31.16ha to be severed	0063 31.16ha to be severed
Parcel #3 Lot 5 Con 3 To be severed 61.32ha		

Parcel #1
Lot 6
Con 3
00600
Retained
41.14ha



Route 560

560

