



**Municipality of Oliver Paipoonge**  
**Application for Plan of Subdivision or**  
**Condominium Description**  
 Section 51 of the Planning Act &  
 Ontario Regulation 544/06

OFFICE USE ONLY	
Date Stamp - Date Received:  <p style="text-align: center;">December 12, 2022</p>	File Number: <u>SD01-2022</u> Roll Number: <u>5808 080 001 10800</u> Date Received: <u>December 12, 2022</u> Application Fee Paid: <u>N/A (Council Resolution)</u> Application Deemed Complete (Date): _____

1.0 APPLICANT INFORMATION	
Purpose of application: Subdivision <input checked="" type="checkbox"/>	Condominium Description <input type="checkbox"/>
<i>If application is for Condominium, please check the appropriate box indicating the type of Condominium proposal:</i>	
<input type="checkbox"/> Standard	<input type="checkbox"/> Phased
<input type="checkbox"/> Vacant Land	<input type="checkbox"/> Leasehold
<input type="checkbox"/> Common Elements	<input type="checkbox"/> Conversion from Rental to Condominium Status

Subject Property Information				
Civic Address	Street NO.:	Street Name: <b>Cooper Road</b>	Postal Code:	Unit Num.:
Registered Plan Number				
Legal Description	<b>CON 1 &amp; 2 N/P LOT 7</b>			
Reference Plan Number				
Lot NO.(s)/Block NO.(s)				
Concession Number(s)/PT LOT				
Part Numbers(s)	<b>LRO Pin No - 62295-0098</b>			
Tax Roll Number	<b>5808-808-001-10800-0000</b>			
Lot Frontage (Metres)	<b>974 m on Cooper Road extension</b>			
Depth (Metres)	<b>130 m</b>			
Area (Ha.)	<b>12.96 Hectares</b>			

Owner/Applicant Information				
Check Appropriate Box:	<input type="checkbox"/> Person(s)	<input checked="" type="checkbox"/> Company		
Registered Land Owner	Surname: <b>NORTHSTAR HOLDINGS INC.</b>	First Name:		
Mailing Address	Street NO.: <b>655</b>	Street Name: <b>HEWITSON ST</b>	Postal Code: <b>P7B 5E3</b>	Unit Num.:
City	<b>THUNDER BAY</b>		Province	<b>Ontario</b>
Contact Information	Phone: <b>623-1855</b>	Fax:		
Email	<b>silvio@brunoscontarcting.com</b>			

Acquisition Date of Subject Land	approx 1990			
<b>Agent/Solicitor Information</b>				
Company or Firm Name	NORTHERN PLANNING			
Name	Surname: HUZAN	First Name: Stefan		
Mailing Address	Street NO.: 5034	Street Name: DAWSON RD	Postal Code: P7G 0V4	Unit Num.:
City	Murillo		Province: Ontario	
Contact Information	Phone: 767-2458		Fax:	
Email	northernplanning@tbaytel.net			
<b>Mortgages, Encumbrances, Holders of Charges Etc. of Subject Land</b>				
Company				
Contact Person	Surname:		First Name:	
Mailing Address	Street NO.:	Street Name:	Postal Code:	Unit Num.:
Contact Information	Phone:		Fax:	
Email				
<b>2.0 Concurrent Applications Filed</b>				
Please check if you have filed any concurrent applications:				
<input type="checkbox"/>	Official Plan Amendment	<input type="checkbox"/>	Plan of Subdivision or Condominium	
<input type="checkbox"/>	Site Plan Application	<input type="checkbox"/>	Other (Please Specify): _____	
<input type="checkbox"/>	Consent	<input type="checkbox"/>	Zoning By-law Amendment	
<b>Please List the Reports and/or Studies that will Accompany this Application</b>				
Environmental Impact Statement - TBTE - Sept 2022.				
<b>3.0 EASEMENTS</b>				
Are there any easements or restrictive covenants affecting the subject lands? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO				
If Yes, please describe each easement and/or covenant and its effect:				

Reference Plan Number	Instrument Number	Purpose of Easement and/or Covenant (e.g. hydro, utility, etc.)

**4.0 OTHER APPLICATIONS UNDER THE PLANNING ACT**

Has the subject land ever been the subject of an application for approval of any of the following? **NO**

Draft Plan of Subdivision	File No.:	Status:
Condominium Description	File No.:	Status:
Official Plan Amendment	File No.:	Status:
Zoning By-Law Amendment	File No.:	Status:
Minister's Zoning Amendment	File No.:	Status:
Site Plan Application	File No.:	Status:
Consent	File No.:	Status:
Minor Variance	File No.:	Status:
Part Lot Control	File No.:	Status:
Other (please specify)	File No.:	Status:

**5.0 DEVELOPMENT LAYOUT**

PROPOSED USES	Number of Blocks as Labelled on Plan	Number of Lots as Labelled on Plan	Number of Residential Units Proposed	Net Area (Hectares)	Density Proposed (Units per Hectare)	Number of parking Spaces Provided
<b>RESIDENTIAL USES</b>						
Detached Dwellings						
Semi-Detached Dwellings						
Row, Townhouse or Multiple Attached						
Apartment Residential						
Seasonal Residential						
Mobile Home						
Other Residential Uses						
<b>NON-RESIDENTIAL USES</b>						
Commercial						
Industrial		12	0	12.96	n/a	
Institutional (specify in section 6.0)						
Park or Open Space						
Roads						
Other (please specify)						
<b>TOTAL</b>		<b>12</b>		<b>12.96</b>		

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**6.0 CONDOMINIUM APPLICATIONS ONLY**

Number of parking spaces provided for detached and semi-detached residential use: \_\_\_\_\_

Has a site plan for the proposed condominium been approved? \_\_\_\_\_

Has a site plan agreement been entered into? \_\_\_\_\_

Has a building permit for the proposed condominium been issued? \_\_\_\_\_

If yes to the above, indicate the date of completion: \_\_\_\_\_

Is this a conversion of a building containing rental residential units? \_\_\_\_\_

If yes to the above, indicate the number of units to be converted: \_\_\_\_\_

**7.0 DESCRIBE OTHER PROPOSED USES:**

What is the land use designation in the Municipality's Official Plan (2018)?

**INDUSTRIAL and ENVIRONMENTAL PROTECTION**

Does the proposal conform to the Municipality's Official Plan (2018)? Yes  No

Please provide explanation in rationale.

**This area is designated and intended for Industrial uses per Section 4.6 of the OP.**

If No, have you made a concurrent application for an Official Plan Amendment?

Yes  No  File No.: \_\_\_\_\_ Status: \_\_\_\_\_

What is the current zoning designation of the subject property? **Light Industrial**

Does the proposal conform to Zoning By-law No. 01 – 2019 as amended? Yes  No

If No, have you made a concurrent application for a zoning by-law amendment?

Yes  No  File No.: \_\_\_\_\_ Status: \_\_\_\_\_

What is the existing use of the subject land?

**Industrial**

What is the proposed use of the subject land?

**Industrial**

What are the uses of the abutting properties?

**Vacant lands and Industrial.**

How long have existing uses been present?

**Adjacent use have been present for decades.**

Has there ever been an industrial or commercial use on the subject land or adjacent land? If yes, please explain the uses:

**The adjacent property was the site of a former Lumber Mill.**

CONTAMINATION	Yes	No	UNKNOWN
Has the grading of the subject land been changed by adding earth or other material?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Has a commercial, industrial use or a gas station ever been located on the subject land or adjacent land at any time?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Has there been petroleum or other fuel stored on the subject land or adjacent land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there any reason to believe the subject land or adjacent land may have been contaminated by former uses (brownfields, industrial waste etc.)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

What information did you use to determine the answers to the above questions? If an environmental assessment has been performed, please submit it with the application.

Personal knowledge of the Owner.

\*If the answer to any of the above questions from regarding contamination were checked yes or if there was a previous industrial or commercial use, please attach a previous use inventory with this application form showing all former uses of the subject land. A soils investigation study may also be required.

### 8.0 ACCESS

- Municipal Maintained Road     
 Seasonally Maintained Municipal Road     
 Provincial Highway  
 Private Road or Laneway     
 Water     
 Other Public Road

\*An entrance permit or MTO clearance is required if fronting on a provincial highway

\* For municipal roads a detailed road alignment and access will be confirmed when development application is made

\*If access by water only please describe the parking and docking facilities to be used and the approximate distance of these facilities from the land and the nearest public road

### 9.0 WATER SUPPLY

- Municipal Water     
 Private Well     
 Communal Well  
 Lake     
 Other: \_\_\_\_\_

If the plan would permit development of more than five lots or units on privately owned and operated individual communal wells, you are required to provide:

- A servicing options report; and
- A hydrogeological report

### 10.0 SEWAGE DISPOSAL

Municipal Sewer

Private Septic System/Field

Communal Septic System/Field

Privy

Other: \_\_\_\_\_

If the plan would permit development of more than five lots or units on privately owned and operated individual communal wells, you are required to provide:

- A servicing options report; and
- A hydrogeological report

If the plan would permit development of fewer than five lots or units on privately owned and operated individual septic systems, and more than 4500 litres of effluent would be produced per day as a result of the development being completed, you are required to provide:

- A servicing options report; and
- A hydrogeological report

If the plan would permit development of fewer than five lots or units on privately owned and operated individual septic systems, and 4500 litres of effluent or less would be produced per day as a result of the development being completed, you are required to provide:

- A servicing options report; and
- A hydrogeological report

### 11.0 ARCHAEOLOGICAL POTENTIAL

Does the subject land contain any areas of archaeological potential?  Yes  No

If the plan would permit development on lands with known archaeological resources **OR** areas of archaeological potential, you are required to provide:

- An archaeological assessment prepared by a person who holds a license that is effective with respect to the subject land, issued under Part VI (Conservation of Resources Archaeological Value) on the Ontario Heritage Act; and
- A clearance letter from the appropriate ministry indicating that the assessment and any required mitigation plan meets the requirements of the applicable legislation

### 12.0 SPECIES AT RISK OR NATURAL HERITAGE VALUES

Does the subject land include any areas of natural heritage?  Yes  No

Does the subject land include any potential habitat for a species at risk?  Yes  No

\*Reporting will be required if the plan would permit development that affects known habitat OR areas of potential habitat

### 13.0 SUBJECT PROPERTY DRAINAGE

Subject Property Site Drainage is provided by:  Yes  No

Storm Sewers

Swales

Ditches

Other (please explain)

\*A preliminary stormwater management report is recommended and should be prepared concurrent with any hydrogeological reports for submission with the application. A stormwater management plan is required prior to final approval of a plan of subdivision or as a requirement of site plan approval.

**14.0 FOR CONDOMINIUM APPLICATIONS ONLY**

Has a site plan agreement for the proposed condominium been approved? Yes No

Has a site plan agreement been entered into?

Has a building permit for the proposed condominium been approved?

Is the proposed condominium currently under construction or is completed?

If construction has been completed, what was the date of completion? \_\_\_\_\_

Is the proposed condominium a conversion of a building containing residential units (adaptive re-use)?

If yes to the above, please state the number of units to be converted: \_\_\_\_\_

**15.0 SIGNIFICANT FEATURES CHECKLIST**

Check through the following list. Indicate YES, NO or UNKNOWN if a listed feature is on-site or within 500 metres. Indicate under YES, NO or UNKNOWN if a listed development circumstance applies. Be advised of the potential information requirements.

FEATURE OR DEVELOPMENT CIRCUMSTANCE	YES	NO	NOT KNOWN	IF YES, PLEASE SPECIFY DISTANCE IN METRES	POTENTIAL INFORMATION NEEDS
Non-farm development near designated urban areas or rural settlement areas		X			Demonstrate sufficient need within 20 year projections and that proposed development will not hinder efficient expansion of urban areas or rural settlement areas
Class 1 industry <sup>1</sup>		X		n/a	Assess development for residential and other sensitive uses within 70 metres
Class 2 Industry <sup>2</sup>		X		n/a	Assess development for residential and other sensitive uses within 300 metres
Class 3 Industry <sup>3</sup>		X		n/a	Assess development for residential and other sensitive uses within 1000 metres
Land Fill Site		X			Address possible leachate, odour, vermin and other impacts
Sewage Treatment Plant		X			Address the need for a feasibility study for residential and other sensitive land uses
Water Stabilization Pond		X			Assess the need for a feasibility study for residential and other sensitive land uses
Active Railway Line	X			Adjacent to south	Evaluate impacts with 300 metres
Operating Mine Site		X			Will development hinder continuation or expansion of operations?



FEATURE OR DEVELOPMENT CIRCUMSTANCE	YES	NO	NOT KNOWN	IF YES, PLEASE SPECIFY DISTANCE IN METRES	POTENTIAL INFORMATION NEEDS
Non-Operational Mine Site within 1 km of Subject Land		X			Have potential impacts been addressed? Has the mine been rehabilitated so there will be no adverse effects?
Airports where noise exposure forecast (NEF) or noise projection (NEP) is 28 or greater		X			Demonstrate feasibility of development above 28 NEF for sensitive land uses. Above the 35 NEF/NEP contour, development of sensitive land uses is not permitted
Electric Transformer Facility		X			Determine possible impacts within 200 metres
High Voltage Transmission Lines		X			Consult the appropriate electric power service
Transportation and Infrastructure Corridors		X			Will corridor be protected? Noise study prepared?
Agricultural Operations		X			Development to comply with the Minimum Distance Separation Formulae and Official Plan
Mineral Aggregate Resource Area		X			Will development hinder access to the resource or the establishment of new resource operation?
Mineral Aggregate Operations		X			Will development hinder continuation of extraction? Noise and dust study completed?
Existing Pits and Quarries		X			Will development hinder continued operation or expansion? Noise and dust study completed?
Mineral and Petroleum Resources		X			Will development hinder access to the resource or the establishment of new resource operations?
Significant Wetlands or Potentially Significant Wetlands		X			Provide Environmental Impact Study (EIS). Must demonstrate that no negative impacts will occur.
Significant Portions of Habitat of Endangered or Threatened Species		X			Provide Environmental Impact Study (EIS). Must demonstrate that no negative impacts will occur.
Significant Fish Habitat, Wildlife Habitat and Areas of Natural and Scientific Interest		X			Provide Environmental Impact Study (EIS). Must demonstrate that no negative impacts will occur.
Sensitive Groundwater Recharge Areas, Headwaters and Aquifers		X			Demonstrate that groundwater recharge areas, headwaters and aquifers will be protected
Significant Built Heritage Resources and Cultural Heritage Landscapes		X			Development should conserve significant built heritage resources and cultural heritage landscapes

FEATURE OR DEVELOPMENT CIRCUMSTANCE	YES	NO	NOT KNOWN	IF YES, PLEASE SPECIFY DISTANCE IN METRES	POTENTIAL INFORMATION NEEDS
Significant Archaeological Resources		X			Assess development proposed in areas of medium and high potential for significant archaeological resources. These sources are to be studied and preserved or where appropriate, removed. Catalogued and analyzed prior to development
Lands Subject to Flooding and/or Erosion	X			part of site	Development may be permitted. Must demonstrate that hazards can be addressed.
Erosion Hazards		X			Determine feasibility within the 1:100 year erosion limits of ravines, river valleys and streams.
Floodplains	X			part of site	Determine limit of development or where a Special Policy Area (SPA) is in effect, development must meet the Official Plan policies.
Hazardous Sites <sup>4</sup>		X			Slope Study, Flood Line Study. Demonstrate that hazards can be addressed.
Rehabilitated Mine Sites		X			Application for approval from Ministry of Northern Development and Mines should be made concurrently
Contaminated and/or Brownfield Sites		X			Assessment and inventory of previous uses in areas of possible contamination

<sup>1</sup>Class 1 Industry – small scale, self-contained plant, no outside storage, low probability of fugitive emissions and daytime operations only

<sup>2</sup>Class 2 Industry – medium scale processing and manufacturing with outdoor storage, periodic output of emissions, shift operations and daytime truck traffic

<sup>3</sup>Class 3 Industry – indicate if within 1000 metres – processing and manufacturing with frequent and intense off-site impacts and a high probability of fugitive emissions

<sup>4</sup>Hazardous sites – property or lands that could be unsafe for development or alteration due to naturally occurring hazards. These hazards may include unstable soils (sensitive marine clays, organic soils) or unstable bedrock (Karst topography)

### 16.0 Affordable Housing

Unit Type	Number of Units	Unit Size (sq. ft.) and/or Lot Frontage	Estimated Selling Price/Rent
Semi-Attached			
Link/Semi-Attached			
Row Housing or Townhouse			
Apartment Block			
Other			

Please state any additional information regarding this application related to affordable housing:

n/a

### 17.0 IS THE PLAN CONSISTENT WITH POLICY STATEMENTS ISSUED UNDER SUBSECTION 3(1) OF THE PLANNING ACT?

Yes

Please state how this application is consistent with the 2020 Provincial Policy Statement (PPS).

The application is consistent with the PPS-2020, as the plan would support policy 1.1.4.1 f) by “promoting diversification of the economic base and employment opportunities”, and would also support policies 1.3.1 a) to d) and 1.7.1 f) by “promoting the redevelopment of brownfield sites”, while having regard for Natural Hazards, as per the policies of Section 3.1.

#### 18.0 ADDITIONAL INFORMATION

Please provide any additional information that you feel would benefit staff, Council or any potential external agencies that would be providing comments in evaluating this application.

This plan application is being submitted concurrent with the plan application by the adjacent land owner, on the east side of Cooper Road, as both owners have agreed to coordinate and cooperate on the extension of Cooper Road to the south, as well as the linking up to Vibert Rd.

#### 19.0 DIRECTIONS

Please provide directions to the subject property.

Drive west of Thunder Bay on Highway 130 (Arthur St), for approximately 2.8 km to Cooper Rd, turn south on Cooper Road, drive 0.6 km, cross culverts to end of roadway.

#### 20.0 SUBSURFACE RIGHTS

Are the subsurface rights and the surface rights to the property held by the same owner?

YES

NO



If no, who owns the subsurface rights? \_\_\_\_\_

If no, please have the owner complete the following declaration:

**AUTHORIZATION FROM THE OWNER OF THE SUBSURFACE RIGHTS**  
(subsurface rights are different from the owner of the land)

I, \_\_\_\_\_, the Owner of the subsurface rights for the subject property, am aware of this  
(please print)  
application and consent to it.

\_\_\_\_\_  
(signature)

\_\_\_\_\_  
(date)

\_\_\_\_\_  
(address)

\_\_\_\_\_  
(telephone number)

\_\_\_\_\_  
(facsimile number)

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

I/We NORTHSTAR HOLDINGS INC. am/are the owner(s) of the land that is

subject of this application for a plan of subdivision or condominium and I/We hereby authorize

Stefan HUZAN to make this application on my/our behalf and to provide any of my

personal information that will be included in this application or collected during the processing of the application.

March 13/23

Date

*Silvio Di Gregorio*

Silvio DiGregorio  
President

Signature of Owner(s)

22.0 - SWORN DECLARATION OR AFFIDAVIT

I, Stefan Huzan of the Mun. of Oliver-Paipoonge in the province of Ontario, make oath and say (or solemnly declare) that the information required under Ontario Regulation 544/06 (as amended) and provided 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 Municipal office of Oliver Paipoonge in the Municipality of Oliver-Paipoonge, Ontario this 13 day of March in the year 2023

**Kerri Lynn Reid,**  
a Commissioner, etc., Province of Ontario, for the Corporation of the ~~Commissioner of Oaths~~ Municipality of Oliver Paipoonge.  
Expires June 23, 2025.

Stefan HUZAN

Applicant(s)

23.0 - PRIVACY CONSENT/FREEDOM OF INFORMATION DECLARATION

Consent of Owner(s) to the use and disclosure of personal information and to allow site visits to be conducted by Municipal staff and members of Council.

**NORTHSTAR HOLDING INC.**

I/We, \_\_\_\_\_ being the registered owner(s) of the lands subject of this application, and for the purpose of the Freedom of Information and Protection of Privacy Act, hereby authorize and consent to the use by this or the disclosure to any person or public body of any personal information that is collected under the authority of the Planning Act (R.S.O 1990 as amended) for the purposes of processing this application.

I/We also authorize and consent to representatives from the Municipality of Oliver Paipoonge and the persons and public bodies conferred with under the Planning Act (R.S.O. 1990 as amended) entering upon the subject lands of this application for the purpose of conducting any site inspections as may be necessary to assist in the evaluation of the application.

March 13/23

Date

SILVIO DIGREGORIO, President

*Silvio Di Gregorio*

Applicant(s)

PERSONAL INFORMATION CONTAINED ON THIS FORM IS COLLECTED PURSUANT TO THE MUNICIPAL ACT AND WILL BE USED FOR THE PURPOSE OF PROCESSING AND APPROVAL OF THIS APPLICATION AND ASSOCIATED APPLICATIONS.