

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

1. Application Information
1.1 Owner Information

First Name of Owner 1*

Attached in Additional Information

Last Name of Owner 1*

Attached in Additional Information

First Name of Owner 2

Last Name of Owner 2

Company Name (if applicable)

Home Telephone Number*

807-276-6132

Business Telephone Number

Fax Number

Email Address

Address

Unit Number

Street Number*

RR#1

Street Name*

Site 101-9 Oakwood Road

PO Box

City/Town*

Fort Frances ON

Province*

Ontario

Postal/Zip Code*

P9A 3M2

1.2 Agent/Applicant: Name of the person who is to be contacted about the application, if different than the owner.

(This may be a person or firm acting on behalf of the owner.)

First Name of Contact Person

Peter

Last Name of Contact Person

Moen

Company Name (if applicable)

Home Telephone Number

807-274-0449

Business Telephone Number

807-276-3373

Fax Number

Email Address

petermoen30@hotmail.com

Address

Unit Number

Street Number

RR#1

Street Name

Site 101-9 Oakwood Road

PO Box

City/Town

Fort Frances

Province

Ontario

Postal/Zip Code

P9A 3M2

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

First Name

Last Name

2. Type and Purpose of Application/Transaction (highlight appropriate dropdown box)
2.1 Is this application for:*

Transfer Creation of a new lot

Other Purpose

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

First Name

Attached in additional information

Last Name

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

Attached in additional information

What is the existing land use of the receiving parcel?
Lakeside Residential/ Seasonal residential

What is the purpose of the lot addition request?

The land formed part of a Estate trust, between the five children as tenant in common Trustees and they have now transferred to themselves as tenants in common freehold owners absolutely. This application is to provide each of the (5) tenants their own lot to enjoy, prior to more beneficiaries enter the dynamic, as the family does not get along to put it mildly.

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

3.1 District Rainy River		Municipality (in an area without municipal organization, select District)* District of Rainy River		
Former Municipality		Geographic Township in Territory without Municipal Organization Watten		Section or Mining Location No.
Concession Number(s)		Lot Number(s) 39 & 40		Registered Plan Number
Reference Plan No.	Part Number(s)	Property Identification Number	Name of Street/Road	Street Number

3.2 Description

	Severed	Retained	Lot Addition (if applicable)
Frontage (m)			
Depth (m)			
Area (ha)			

3.3 Buildings and Structures

	Severed	Retained
Existing (construction date)		
Proposed		

3.4 Are there any easements or restrictive covenants affecting the subject land?*

☒ Yes ☐ No

If yes, describe each easement or covenant and its effect. Use a separate page, if necessary.

Property is subject to a Right-of-Way over Parts 2 and 3 on Reference Plan 48R-2132, This Right of Way provides access to Property held in separate ownership, which is identified as Part 1 on 48R-2132. The property is owned by Larry Armstrong. The rights provided from Instrument A28721 as follows: -Please see additional information sheet.

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

4.1 Name of the official plan
None

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

None

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

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

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

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

4.7 What are the surrounding land uses?

East

Lakeside Residential

West

Lakeside Residential

North

Lakeside Residential

South

Lakeside Residential

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

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

☐ Yes ☒ No ☐ Unknown

If yes, specify the uses.

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

☐ Yes ☒ No ☐ Unknown

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

☐ Yes ☒ No ☐ Unknown

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

☐ Yes ☒ No ☐ Unknown

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

☐ Yes ☒ No ☐ Unknown

5.5 What information did you use to determine the answers to the above questions on former uses?

Historical knowledge of the property.

5.6 If yes to any of (5.1), (5.2), (5.3) or (5.4) an inventory of previous uses of the subject land or, if appropriate, of the adjacent land(s), is needed.

Is the inventory of previous uses attached?

☐ Yes ☐ No

If the inventory is not attached, why not?

- 5.7 If yes to any of (5.1), (5.2), (5.3) or (5.4) was an Environmental Site Assessment (ESA) conducted under the *Environmental Assessment Act* or has a Record of Site Condition (RSC) been filed? Refer to Appendix A

☐ Yes ☐ No ☐ Unknown

If no, why not? Explain on a separate page, if necessary.

6. Consultation with the Planning Approval Authority (check boxes where applicable)

- 6.1 Has there been consultation with the Ministry of Municipal Affairs prior to submitting this application?

☒ Yes ☐ No

If yes, and if known, indicate the file number.

- 6.2 Have you consulted with the municipality/planning board on the application's conformity to the official plan?

☐ Yes ☒ No

If yes, attach a letter/documentation from the municipality/planning board on the proposal's conformity to the official plan.

☐ Attached

- 6.3 Have you discussed with the municipality/planning board the official plan submission requirements for a consent?

☒ Yes ☐ No

- 6.4 Have you provided with this application a list, accompanied by the related materials, identified in the official plan as submission requirements for development applications?

☐ Yes ☒ No ☐ Attached

If no, why not? Please explain.

This is an early application submission.

Note: All materials required in the official plan for complete application must be provided at the time of submitting an application.

7. Status of Current and Other Applications under the *Planning Act*

7.1 Current

Is this application a re-submission of a previous consent application?

☐ Yes ☒ No ☐ Unknown

If yes, and if known, describe how it has been changed from the original application:

7.2 Has the subject land ever been severed from the parcel originally acquired by the owner of the subject land?*

☒ Yes ☐ No ☐ Unknown

If yes, provide (below) the date of transfer, the name of the transferee and the land use. (for multiple transfers attach a separate sheet)

Severed parcel	Date of transfer (yyyy/mm/dd)	Name of transferee	Use of severed parcel
Part 5	1968/01/01		Lakeside Residential
Part 6	1967/01/01		Lakeside Residential
Part 1	1978/01/01		Lakeside Residential
Part 4	1980/01/01		Lakeside Residential
Part 1	1984/01/01	Larry Armstrong	Lakeside Residential

Other Planning Applications

Has the subject land ever been the subject of any other planning application, including applications before the Ontario Municipal Board (OMB), for approval of either:

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

7.3 Official Plan Amendment*

☐ Yes ☒ No

i) File Number	ii) Status	iii) OMB File Number	iv) OMB Status
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7.4 Plan of Subdivision*

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

i) File Number	ii) Status	iii) OMB File Number	iv) OMB Status
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7.9 Minister's Zoning Order Amendment*

☐ Yes ☒ No

If yes and if known, what is the Ontario Regulation number? _____

Note: Please provide list(s) of the relevant applications on a separate page and attach to this form

8. Provincial Policy

8.1 Is the proposal consistent with the **Provincial Policy Statement (PPS)** issued under subsection 3(1) of the *Planning Act*?*

☒ Yes ☐ No

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

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

Table A - Features Checklist

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

9. Provincial Plans

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

☐ Yes ☒ No

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

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

☐ Yes ☐ No

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

10. Archaeology

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

☐ Yes ☒ No ☐ Unknown

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

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

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

11. Servicing

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

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

Private Services

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

Private Services

11.2 Hauled Sewage

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

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 the Environment and Climate Change office for guidance.
	e) Other water body	Please describe
	f) Other means	Please describe

Notes:

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

12. Access

12.1 The proposed road access would be by:

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

The road to the subject property is by public road.

ii) Who is responsible for maintenance

Local roads board is responsible for the maintenance.

iii) Whether maintenance is seasonal or year round

Maintenance is year round.

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

12.4 Is water access ONLY proposed?*

☐ Yes ☒ No

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

☐ Attached

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

13. Proposal Waste Disposal

13.1 Garbage disposal is proposed to be by:

☐ Garbage collection ☒ Municipal dump ☐ Crown landfill ☐ Other

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

Services	Provider
<input checked="" type="checkbox"/> Electricity	Hydro One
<input checked="" type="checkbox"/> School bussing	Rainy River District School Board
<input type="checkbox"/> Other	

13.3 a) The proposed stormwater drainage would be by:

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

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

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

15. Other Information

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

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

15.2 The original or certified copy of any other information and materials, as required by the official plan of the municipality/planning board, must be provided with this application.

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

16. Affidavit or Sworn Declaration

I, _____ of the _____
Last Name, First Name* Municipality*
in the province of* _____, 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 _____ in the _____
(lower-tier municipality) (upper-tier municipality)
this* _____ day of* _____, *20 _____.

Commissioner of Oaths

Applicant

17. Authorizations

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

17.1 Authorization of Owner for Agent to Make the Application

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

Signature of Owner

Date (yyyy/mm/dd)

If the applicant is not the owner of the land that is the subject of this application, complete the authorization of the owner concerning personal information set out below.

17.2 Authorization of Owner for Agent to Provide Personal Information

I, _____, am the owner of the land that is the subject of this application for
Last Name, First Name
application for consent and for the purposes of the ***Freedom of Information and Protection of Privacy Act***.

I authorize _____, as my agent for this application, to provide any of my
Last Name, First Name
personal information that will be included in this application or collected during the processing of the application

Signature of Owner

Date (yyyy/mm/dd)

18. Consent of the Owner

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

18.1 Consent of the Owner to the Use and Disclosure of Personal Information

I, _____, am the owner of the land that is the subject of this application for
Last Name, First Name
application and for consent and for the purposes of the ***Freedom of Information and Protection of Privacy Act***.

I authorize and consent to the use by, or the disclosure to, any person or public body of any personal information that is collected under the authority of the *Planning Act* for the purposes of processing this application.

Signature of Owner

Date (yyyy/mm/dd)

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:

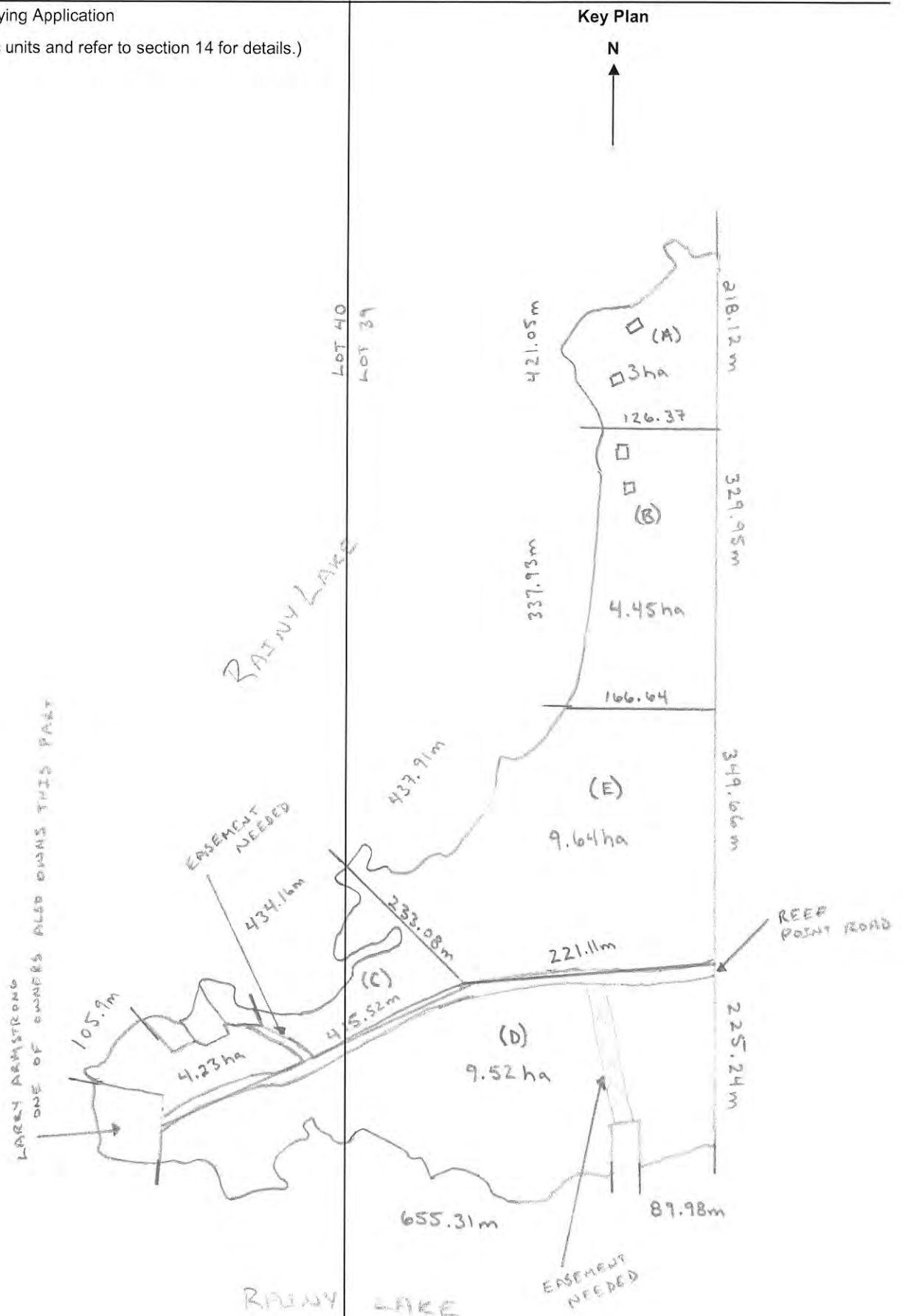
- ☐ One original and one copy of the completed application form (ensure you have a copy for yourself), including the sketch, key plan and any reports indicated in the application form?
- ☐ The required fee, either a certified cheque or money order, payable to the Minister of Finance?
- ☐ A copy of the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

21. Sketch Sheet

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



Application for Consent

Additional Information

1.

1.1

The five parties representing tenants in common as freehold owners absolutely are:

Faith Moen

(807) 276-6132

armstrong_faith@hotmail.com

RR#1 Site 101-9 Oakwood Road, Fort Frances, Ontario, P9A 3M2

James Armstrong and Trinady Walls

(612) 308-3327 (James)

(612) 308-2902 (Trinady)

jarmstrong333@yahoo.com

trinadywalls@gmail.com

5837 Bayberry Dr, White Bear Lake, MN, 55110 (James)

1927 Buchanan St NE, Minneapolis, MN, 55418 (Trinady)

Lorraine Elliott

(218) 341-3401

wele64@yahoo.com

527 Twin Pines, Duluth, MN, 55811

Larry Armstrong

(807)275-9900

army1@shaw.ca

735 Reef Point Rd, Fort Frances, Ontario, P9A 3M3

Kathie Armstrong

(952)210-3587

kathie@kathiesbakery.com

6506 West Broadway Ave, Brooklyn Park, MN, 55428

2.2

Land to be transferred to each of the five parties above

- Top North Lot (referenced as A) to: Lorraine Elliot
 - o Would be considered as severed
- 2nd Lot from North (referenced as B) to: Kathie Armstrong
 - o Would be considered as severed
- Furthest West Lot (Referenced as C) to: Larry Armstrong
 - o Would be considered as severed
 - o Larry Armstrong owns an adjoining lot to Property (C)
 - Noted on map 5 & 6
- Lot with Frontage facing South (referenced as D) to: James Armstrong and Trinady Walls
 - o Would be considered as severed
- Central Lot (referenced as E) to: Faith Moen
 - o Should be considered as existing

2.3

Surface Rights only of Lot 39, Concession 2, North Range, Township of Watten, except SLT68723 and Part 1, 48R-1485, Subject to Right of Way over Part 3, 48R-2132, as in A28721; District of Rainy River.
Property Index No. 56013-0813

And

Surface rights only of Lot 40, Concession 2, North Range, Township of Watten, Except SLT6873, Parts 4 to 6, RR-324, Part 1, 48R-1311 and Part 1, 48R-2132, Subject to Right of Way over Part 2, 48R-2132, as in A28721; District of Rainy River.
Property Index No. 56013-0814

3

3.1

District: Rainy River

Municipality (in area without municipal organization, select District): District of Rainy River

Geographic Township in Territory without Municipal Organization: Watten Township

Concession Number(s): 2 North Range

Lot Number(s): Lot 39 and Lot 40

Reference Plan No.: 48R-2132

Property Identification Number: 56013-0813 and 56013-0814

3.2

Description:

Top North Lot (A)	Severed
Frontage (m)	~421.05
Depth (m)	~ 126.37
Area (ha)	~3

2nd Lot from North (B)	Severed
Frontage (m)	~337.93
Depth (m)	~126.37 & ~166.64
Area (ha)	~4.45

Furthest to West Lot (C)	Severed
Frontage (m)	~434.16 + ~105.90 = ~540.06
Depth (m)	~233.08 & ~84.01
Area (ha)	~4.23

Lot with Frontage facing South (D)	Severed
Frontage (m)	~655.31 + ~89.98 = ~745.29
Depth (m)	~225.24 & ~39.58
Area (ha)	~9.52

Central Lot (E)	Retained
Frontage (m)	~437.91
Depth (m)	~166.64 & ~233.08
Area (ha)	~9.64

3.3

Buildings and Structures:

	Severed
Existing (construction date)	(A-1) 1950's updated in 2001
Existing (construction date)	(A-2) 1970's
Existing (construction date)	(B-1) 1970's
Existing (construction date)	(B-2) 1970's

Building A-1

Area: 352 m²

Distance to Shoreline: 28.3 m

Distance to Back of Property: 114.71 m

Distance to Proposed Split: 108.64 m

Building A-2

Area: 72 m²

Distance to Shoreline: 26.58 m

Distance to back of Property: 98 m

Distance to Proposed Split: 20.91 m

Distance to building (A-1): 76 m

Building B-1

Area: 89 m²

Distance to Shoreline: 10 m

Distance to back of Property: 109.2 m

Distance to Proposed Split: 23.24 m

Distance to Proposed Split: 297m

Building B-2

Area: 52 m²

Distance to Shoreline: 26.46 m

Distance to back of Property: 96.35 m

Distance to Proposed Split: 241 m

Distance to building (B-1): 49.59 m

3.4

....."Together with a Right of Way of the purposes of ingress and egress over Parts 2 and 3 as shown on Reference Plan 48R-2132 in favour of the transferee, his heirs, assigns and agents."

8.2

Explain how the application is consistent with the PPS.

Regarding 1.1.6 Territory without Municipal Organization

The proposed uses fall within those described in 1.1.6.1 recreational dwellings. There would be no need to expand the current infrastructure. This proposal is not for a new town site.

Site conditions would be suitable for the long term provision of individual on-site sewage services and on-site water services. There is public road access to the property, and it would not interfere with any corridors. The proposed site is away from all airports, rail lines, and marine facilities. Waste would be disposed at the Municipal site in Fort Frances. Existing power lines run along the property.

The Property does not contain any significant wetlands. There would be minimal development only that of seasonal residential properties. The site does not have any agricultural lands in its proximity nor is it ideal agricultural land. There would be little to no impact on existing wildlife and no known endangered or threatened species that would habitat the property.

Water source would be from Rainy Lake and each residence would utilize less than 50,000 liters of water per day.

To the best of my knowledge there are no known concerns in Section 3 Protecting Public Health and Safety that would be impactful to the application.