

**Applicant:** 1495573 Ontario Inc.  
**File No.:** 60-C-202619  
**Municipality/Twp.:** Unincorporated Territory, District of Kenora  
**Subject Lands:** PIN 42150-3237, Part of Lot 4 and PIN 42150-3238, Part of Lot 5 of Plan 23M-972, on Anglican Island, Lake of the Woods, in unincorporated Territory, in the District of Kenora

**Date of Decision:** December 22, 2020  
**Date of Notice:** December 22, 2020  
**Last Date of Appeal:** January 11, 2021

---

# NOTICE OF DECISION

## On Application for Consent Subsection 53(17) of the Planning Act

---

On **the above noted date**, the Minister of Municipal Affairs and Housing (MMAH) gave a provisional consent to Application No. **60-C-202619** for an easement in unincorporated Territory, in the District of Kenora. A copy of the decision is attached.

### When and How to File a Notice of Appeal

Notice to appeal the decision to the Local Planning Appeal Tribunal must be filed with the Minister of Municipal Affairs and Housing on or before the last date of appeal as noted above.

The notice of appeal should be sent to the attention of Sylvie Oulton, Senior Planner, at the address shown below and it must,

- (1) set out the reasons for the appeal, and
- (2) be accompanied by the fee prescribed under the Local Planning Appeal Tribunal Act in the amount of \$400.00, payable to the Minister of Finance, Province of Ontario.

### Who Can File a Notice of Appeal

Only individuals, corporations or public bodies may appeal decisions in respect of applications for consent to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group.

### How to Receive Notice of Changed Conditions

The conditions of a provisional consent may be changed at any time before the consent is given.

You will be entitled to receive notice of any changes to the conditions of the provisional consent if you make a written request to be notified of changes to the conditions of approval of the provisional consent.

### Other Related Applications

N/A

### Getting Additional Information

Additional information about the application is available for public inspection during regular office hours at the address shown below.

### Mail Address for Notice of Appeal

Ministry of Municipal Affairs and Housing  
Municipal Services Office North  
435 James Street South, Suite 223  
Thunder Bay ON P7E 6S7  
Attention: Sylvie Oulton, Senior Planner  
Telephone: (807) 630-3486

  
Victoria Kosny, Manager  
Community Planning & Development  
Municipal Services Office – North (Thunder Bay)

**Applicant:** 1495573 Ontario Inc.  
**File No.:** 60-C-202619  
**Municipality/Twp.:** Unincorporated Territory, District of Kenora  
**Subject Lands:** PIN 42150-3237, Part of Lot 4 and PIN 42150-3238, Part of Lot 5 of Plan 23M-972, on Anglican Island, Lake of the Woods, in unincorporated Territory, in the District of Kenora

**Date of Decision:** December 22, 2020  
**Date of Notice:** December 22, 2020  
**Last Date of Appeal:** January 11, 2021

The Minister's conditions to the granting of consent for this transaction, **which must be fulfilled within one year from the date of this letter**, are set out below. These conditions must be fulfilled prior to the granting of consent.

---

No.	Conditions
-----	------------

---

1. That this approval applies to permit the creation of an easement over PINs 42150-3237 and PIN 42150-3238, also described as part of Lots 4 and 5 of Plan 23M-972 to replace an existing easement on Part 1 of 23R-14688, for the purpose of access in favour of Lots 1 to 24 of Plan 23M-972 as applied for in the above-noted location on Anglican Island, on Lake of the Woods in Unincorporated Territory, in the District of Kenora.
2. That the following documents be provided for the transaction described in Condition 1:
  - a) A copy of the application to transfer documents;
  - b) A schedule to application to transfer on which is set out the entire legal description of the parcel(s) in question. This Schedule must also contain the names of the parties indicated on application to transfer; and
  - c) A reference plan of survey, which bears the Land Registry Office registration number and signature as evidence of its deposit therein, illustrating the parcel(s) to which the consent approval relates.
3. That the application to transfer noted in Condition 2 shall not identify the transferors and the transferees as the same person.
4. That the easement be registered and shown on the title for PINs 42150-3237 and 42150-3238 in favour of Lots 1 to 24 of Plan 23M-972.

The following NOTES are for your information:

NOTES:

1. The required Transfer/Deed of Land form and Schedule page shall contain a complete and accurate legal description. The Minister's certificate of consent will be affixed to the completed Schedule page. For this reason, the names of

**Applicant:** 1495573 Ontario Inc.  
**File No.:** 60-C-202619  
**Municipality/Twp.:** Unincorporated Territory, District of Kenora  
**Subject Lands:** PIN 42150-3237, Part of Lot 4 and PIN 42150-3238, Part of Lot 5 of Plan 23M-972, on Anglican Island, Lake of the Woods, in unincorporated Territory, in the District of Kenora

**Date of Decision:** December 22, 2020  
**Date of Notice:** December 22, 2020  
**Last Date of Appeal:** January 11, 2021

the parties also must be set out on the Schedule page, so that the consent may be properly related to the intended conveyance.

Inaccuracies or omissions with regard to the legal description in the Transfer/Deed of Land form, the Schedule page or the survey plan will result in the documents being returned without consent.

2. All Buildings, including those in unorganized territories, have been required to comply with the Ontario Building Code since December 31, 1975.

At this time in unorganized territory, building permits and the payment of permit fees are not required. Inquiries about the Building Code should be made to:

Ontario's Building Code  
Ministry of Municipal Affairs and Housing  
777 Bay St.  
Toronto, ON M5G 2E5  
Telephone: (416) 585-7000

3. Domestic waste must be appropriately handled and disposed of at an approved waste disposal facility.
4. It is the applicant's and/or agent's responsibility to fulfill the conditions of consent approval within one year of the date of this letter pursuant to Section 53(41) of the Planning Act. **We will issue no further notice or warning of the expiration of the one-year period.**

If the conditions to consent approval are not fulfilled within one year of the date of this letter and the applicant is still interested in pursuing the proposal, a new application will be required. All documentation required for final approval should be provided to the Ministry of Municipal Affairs & Housing a minimum of one month prior to the lapsing date.