

Applicant: Syl Menic (Menic Planning Services Inc.)
File No.: 58-C-215876
Subject Lands: PIN 62327-0380, Part of Summer Resort
Location PP 641; Pt 3 & Pt 4, Plan M-99;
Part of Location TW 215; Two Island
Lake, Unincorporated Township of
Jacques, District of Thunder Bay.

Date of Decision: July 30, 2021
Date of Notice: July 30, 2021
Last Date of Appeal: August 19, 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 gave a provisional consent for an easement to Application No. **58-C-215876** in respect of land described as PIN 62327-0380 on Two Island Lake, Unincorporated Township of Jacques, District of Thunder Bay. A copy of the decision is attached.

When and How to File a Notice of Appeal

Notice to appeal the decision to the Ontario Land 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 Neil MacKay, Assistant Planner, at the address shown below and it must,

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

Who Can File a Notice of Appeal

Only individuals, corporations or public bodies may appeal decisions of the Ministry of Municipal Affairs and Housing 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 (Thunder Bay)
435 James Street South, Suite 223
Thunder Bay ON P7E 6S7

Submit notice of appeal to the attention of:
Neil MacKay, Assistant Planner
Municipal Services Office North (Thunder Bay)
Telephone: (807) 630-8442

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

Applicant: Syl Menic (Menic Planning Services Inc.) **Date of Decision:** July 30, 2021
File No.: 58-C-215876 **Date of Notice:** July 30, 2021
Subject Lands: PIN 62327-0380, Part of Summer Resort **Last Date of Appeal:** August 19, 2021
Location PP 641; Pt 3 & Pt 4, Plan M-99;
Part of Location TW 215; Two Island
Lake, Unincorporated Township of
Jacques, District of Thunder Bay.

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 on PIN 62327-0380 for the purpose of access in favour of the lands described as PIN 62327-0381 as applied for in the above-noted location on Two Island Lake in Unincorporated Township of Jacques, District of Thunder Bay.
2.	That the following documents be provided for the transaction described in Condition 1: <ul style="list-style-type: none">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; andc. 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 identify the property and ownership which the easement favours and the purpose of the easement.
4.	That the easement be registered and shown on the title for PIN 62327-0380 and 62327-0381.
5.	That prior to final approval, this Ministry is to be advised in writing by the transferor that the Offer of Purchase and Sale agreement, or alternatively, an acknowledgement by the transferor and transferees if the transaction is between family members, contains the following clause: <ul style="list-style-type: none">o There have been confirmed cyanobacteria blooms in the Hawkeye Lake Watershed in the last few years, including a reported bloom on Two Island Lake in June 2021. As such, a precautionary approach to any additional development within this lake's watershed is needed to prevent further water quality deterioration in Hawkeye Lake, as well as other lakes in the watershed.

The following NOTES are for your information:

Applicant: Syl Menic (Menic Planning Services Inc.) **Date of Decision:** July 30, 2021
File No.: 58-C-215876 **Date of Notice:** July 30, 2021
Subject Lands: PIN 62327-0380, Part of Summer Resort **Last Date of Appeal:** August 19, 2021
Location PP 641; Pt 3 & Pt 4, Plan M-99;
Part of Location TW 215; Two Island
Lake, Unincorporated Township of
Jacques, District of Thunder Bay.

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 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 Buildings Branch
Ministry of Municipal Affairs
12th Floor, 777 Bay St.
Toronto, ON M5G 2E5
Telephone: (416) 585-6666

3. Owners and prospective buyers should contact the Thunder Bay District Health Unit at 999 Balmoral St, Thunder Bay, ON P7B 6E7 Tel: 1-807-625-7990 for all sewage systems that require a permit, including greywater systems but excluding pit privies. The importation of suitable fill may be required to construct sewage treatment systems to the satisfaction of the Thunder Bay District Health Unit. The Health Unit can also provide information on construction requirements, including minimum distances required between sewage systems and sources of potable water.
4. The Ministry of the Environment, Conservation and Parks (MECP), has identified Two Island Lake, part of the Hawkeye watershed, as a lake on or approaching capacity. The lake was last modelled by MECP in late 2011 and appeared to be nearing capacity at that time. Recent water quality sampling, including spring phosphorus monitoring, has taken place within the Hawkeye watershed (2012 through 2019) and it suggests that there is little development capacity remaining on the lake. Further, MECP obtained recent information from samples taken on June 29, 2021, that cyanobacteria bloom (blue green algae) was confirmed on the lake and on Hawkeye Lake located upstream, as well as other lakes in the watershed. Some forms of blue green algae produce toxins which can be harmful to human and animal health.

Owners and prospective purchasers are encouraged to implement Shoreline Best Management Practices (BMPs) in the attached guidance document to prevent further impacts to the water quality of Two Island Lake from development of and on any lot.

Applicant: Syl Menic (Menic Planning Services Inc.)
File No.: 58-C-215876
Subject Lands: PIN 62327-0380, Part of Summer Resort
Location PP 641; Pt 3 & Pt 4, Plan M-99;
Part of Location TW 215; Two Island
Lake, Unincorporated Township of
Jacques, District of Thunder Bay.

Date of Decision: July 30, 2021
Date of Notice: July 30, 2021
Last Date of Appeal: August 19, 2021

Natural shoreline vegetation should be maintained. Lot grading and clearing and the creation of impervious surfaces should be minimized. The use of fertilizers should be avoided.

5. New wells must be installed in accordance with the requirements of Ontario Regulation 903 (Wells). Water quality and quantity testing should be completed for each new lot in accordance with MECP's "Technical Guideline for Private Wells" (1996) and conducted by a qualified professional. If water from test wells exhibit values for health and aesthetic parameters that are above the Ontario Drinking Water Standards, the water must be treated prior to consumption. Upon well installation, a qualified professional should also demonstrate that there is an adequate quantity of groundwater available to meet the requirements of the residence without interference to adjacent properties.
6. Please notify The Ministry of Heritage, Sport, Tourism, and Culture Industries (MHSTCI) (at archaeology@ontario.ca or 416-314-7620) if archaeological resources are impacted by any ground disturbing work. All activities impacting archaeological resources must cease immediately, and a licensed archaeologist is required to carry out an archaeological assessment in accordance with the Ontario Heritage Act and the Standards and Guidelines for Consultant Archaeologists.

If human remains are encountered, all activities must cease immediately and the local police as well as the Registrar, Burials of the Ministry of Government and Consumer Services (416-326-8800) must be contacted. In situations where human remains are associated with archaeological resources, MHSTCI should also be notified to ensure that the site is not subject to unlicensed alterations which would be a contravention of the Ontario Heritage Act.

7. Additional resources regarding shoreline Best Management Practices are listed in Appendix B of the Lakeshore Capacity Assessment Handbook, 2010, available at: <http://www.ontario.ca/environment-and-energy/lakeshore-capacity-assessmenthandbook-protecting-water-quality-inland-lakes>.
8. Owners and prospective buyers should look to minimize the risk of Wildland Fire to a low to moderate rating by referring to the Ministry of Northern Development, Mines, Natural Resources and Forestry's (MNDMNR) Wildland Fire Risk Assessment and Mitigation reference manual, found at <https://www.ontario.ca/page/wildland-fire-risk-assessment-and-mitigation-reference-manual>.
9. 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

Applicant: Syl Menic (Menic Planning Services Inc.) **Date of Decision:** July 30, 2021
File No.: 58-C-215876 **Date of Notice:** July 30, 2021
Subject Lands: PIN 62327-0380, Part of Summer Resort **Last Date of Appeal:** August 19, 2021
Location PP 641; Pt 3 & Pt 4, Plan M-99;
Part of Location TW 215; Two Island
Lake, Unincorporated Township of
Jacques, District of Thunder Bay.

be required. All documentation required for final approval should be provided to the Ministry of Municipal Affairs and Housing a minimum of one month prior to the lapsing date.