

boundary between the two iron bars (IB), iron bar 35 on one side and iron bar 16 on the other. One end of the base of the triangle will be at the edge of our property before the reserve and other end will be 100 meters toward iron bar 16. The piece of land would not include the 66' of reserve road land by the water. Also, it will not include any lake frontage.

- **Buildings Descriptions** (both Main cottage and approximately 50% of bunk house/garage are on the Kruger's property). The main cottage is approximately 672 sq. ft. The single garage is 12' x 20' and attached to a the rear is a guest cottage (12.5' x 24.5'). The main cottage was built around 1975 and other cottage was built in the 80s.
- **Summary of the history:**
 - The land was purchased in 1970 and the main cottage was built by my father-in-law in 1973. At this time, the Kruger land was not developed and I believe was still owned by Mrs. Kramer.
 - Our cottage was built on same footprint as another old shack and the previous owner (Mrs. Kramer), who developed and sold all these lots, indicated the main cottage could be built on this same location as the old shack.
 - The Kruger's property was owned by two separate owners prior to the Kruger's buying the property in 2003 dating back to the early 70's.
 - The original 1950 survey indicates 230' of frontage (Also, the Ontario Land Registry does as well).
 - My wife, Monique Marcker, and I were going to buy the cottage in 2018.
 - Prior to buying it, I wanted to get a land survey. In this survey, it was discovered the cottages were on the Kruger's property based on this new survey.
 - The iron bars on either side on this boundary now indicated we have lost a part of our land as now we now only have approximately 180' of frontage. I will forward Eric Rody's email describing the situation. If we could use the 1950 Survey and the bearings, the cottages would be on our property but the monuments seem to govern based on case law.
 - The Kruger's have agreed to sell us the land of interest allowing us to keep our cottages on the property.
 - The angle of the boundary line changed at iron bar 16 on Eric's 2018 Survey. The boundary on the survey plan has an angle of N 1.51° E, however, originally in 1950 survey, it was N 2.49° W (a change of 4 degrees). Note: The 1950 survey has an angle of N 4°W, but I believe, was restated as N 2.49° W, in Eric Rody's plan (to convert to UTM bearings).
- I have included some pictures of the main cottage and the guest cottage/attached garage (south of the main cottage).
 - The main cottage. The compete cottage is on the Kruger land. The property line crosses diagonally over the deck (it crosses the right corner of the cottage at about a 45 degree angle).



Edmonds, Danica (MMAH)

From: John Balkwill <consult2@shaw.ca>
Sent: April 7, 2021 4:13 PM
To: Edmonds, Danica (MMAH)
Subject: Re: Acknowledgement for Application for Consent - MMAH File # 60-C-214694 - Clearwater Bay, Lake of the Woods, Kenora District

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

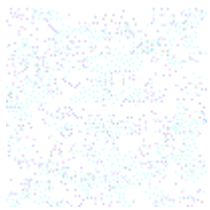
Hi :
I just saw your note request for the first page of the attachment.
I just sent page 2 for the photo and did not think page one was necessary for the submission.

Please advise once this Preliminary Submission has been circulated and look forward to all comments.

Thank you.
"Stay Safe"

John Balkwill
LakeLand Consulting Services
Kelowna BC
April 7, 2021

From: "Danica Edmonds, MAH" <Danica.Edmonds@ontario.ca>
To: "consult2" <consult2@shaw.ca>
Cc: "Mackay, Neil (MMAH)" <Neil.Mackay@ontario.ca>
Sent: Tuesday, March 16, 2021 1:16:56 PM
Subject: Acknowledgement for Application for Consent - MMAH File # 60-C-214694 - Clearwater Bay, Lake of the Woods, Kenora District



Via email only

Subject: *Early Consultation for Application for Consent – lot addition*
Applicants/Owners: Logan and Sue Krugar/Bill MacMillan
Agent: John Balkwill, LakeLand Consulting
Location: Lot 3, RP228, PIN 42150-2091, Clearwater Bay, Lake of the Woods, south of Pellatt Twp, Unincorporated Territory, District of Kenora
MMAH File #: 60-C-214694

This is to notify you that the above *draft* application for early consultation has been received by the Thunder Bay office of the Ministry of Municipal Affairs and Housing.

The planner assigned to your file is: