

Fields marked with an asterisk (*) are mandatory.

1. Application Information
1.1 Owner Information

First Name of Owner 1*	Last Name of Owner 1*
Edward	Taylor
First Name of Owner 2	Last Name of Owner 2

 Company Name (if applicable)
 Taylors Cove (Bear Pass) Ltd.

Home Telephone Number*	Business Telephone Number	Fax Number
807 481-2526		

 Email Address
 taylorscove@yahoo.com

Address			PO Box
Unit Number	Street Number*	Street Name*	Box 7
	82	Taylors Road	
City/Town*	Province*	Postal/Zip Code*	
Fort Frances	Ontario	P9A 0A1	

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	Last Name of Contact Person
Syl	Menic

 Company Name (if applicable)
 Menic Planning Services Inc.

Home Telephone Number	Business Telephone Number	Fax Number
807 473-4702	807 708-1877	

 Email Address
 menicplanning@tbaytel.net

Address			PO Box
Unit Number	Street Number	Street Name	
	2105	Normandy Court	
City/Town	Province	Postal/Zip Code	
Thunder Bay	Ontario	P7K 1C1	

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

First Name	Last Name
Edward	Taylor

2.3 If a lot addition, describe the lands to which the parcel will be added.

Lot 2, Plan SM-250

What is the existing land use of the receiving parcel?

Vacant Land

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

3.1 District Rainy River		Municipality (in an area without municipal organization, select District)* Unorganized		
Former Municipality		Geographic Township in Territory without Municipal Organization Halkirk	Section or Mining Location No	
Concession Number(s) Summer Resort Location SH147		Lot Number(s)	Registered Plan Number SM-250	Lot(s)/Block(s) Lot 1,3 & Blk A
Reference Plan No 48R-2539	Part Number(s) 1 - 6	Property Identification Number	Name of Street/Road Taylors Road	Street Number 82

3.2 Description		Severed	Retained
Frontage (m)		122.00	739.00
Depth (m)		18.00	277.00
Area (ha)		0.18	5.50

3.3 Buildings and Structures		Severed	Retained
Existing (construction date)	vacant shoreline land - storage shed	Tourist Resort (1986)	
Proposed	Seasonal Residential	Tourist Resort	

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.

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

4.1 Name of the official plan
No Official Plan

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?

None

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)	Vacant shoreline property	Tourist Resort
Proposed use(s)	Seasonal residential (cottage)	No change

4.7 What are the surrounding land uses?

East

Rainy Lake

West

Vacant Crown Land

North

Rainy Lake

South

Vacant Crown Land

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.

Used as a Tourist Resort (Taylors Cove).

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?

Information from owners over last 25 years.

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 and Housing prior to submitting this application?

Yes No

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

59-C-183306 which was at the time an application for the creation of a new lot. This application proposes a lot addition only. The application proposes to sever Parts 1 & 2, 48R-2539 and convey the land to the owner of Lot 2, Plan SM250.

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.

N/A

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:

Previous submission was for the creation of a new lot. This application proposes a lot addition of shoreline property from Lot 1 to Lot 2. The application proposes to sever Parts 1 & 2, 48R-2539 and convey the land to the owner of Lot 2, Plan SM250

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

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 Not assigned	ii) Status Easement being reviewed	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.

Consistent with 1.1.6 Territory without Municipal Organization:

1.1.6.1 The focus of development promotes activities related to sustainable management or use of resources and resource based recreational uses on the lots proposed to be developed by consent. The proposed lot addition is intended to allow for access to the shore of Rainy Lake for the existing seasonal residential lot (Lot 2).

1.1.6.2 The proposed development is appropriate to the available infrastructure with no need to expand any infrastructure to support the proposal.

1.1.1c) and 1.6.7.1 No new development is being proposed. The existing private road over Crown land has historically been used and maintained by the owners of the severed and retained lands. This situation will continue so as to allow for a road system to facilitate the movement of people and goods to existing Lots 1 & 2.

- 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 checked="" type="checkbox"/>	Adjacent to Rainy Lake
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 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).

Growth Plan for Northern Ontario - does not conflict with any policies in Plan.

- 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 MSO-MMAH 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.

Existing lot. No new development is being proposed.

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 MMAH 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

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

Crown Land.

ii) Who is responsible for maintenance

Maintained privately by Taylors Cove.

iii) Whether maintenance is seasonal or year round

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 type="checkbox"/> School bussing	
<input type="checkbox"/> Other	

13.3 a) The proposed stormwater drainage would be by:

Natural drainage.

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, Menic, Syl of the City of Thunder Bay
Last Name, First Name* Municipality*
in the province of* Ontario, 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 City of Thunder Bay in the District of Thunder Bay
(lower-tier municipality) (upper-tier municipality)

this* 9th day of* FEBRUARY, *2022.

Sandra Lea Deluca Commissioner of Oaths [Signature] Applicant

**Sandra Lea Deluca, a Commissioner, etc.,
Province of Ontario for
Alan G. Jones Professional Corporation
Barrister and Solicitor
Expires August 23, 2022**

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, Taylor, Edward, am the owner of the land that is the subject of this application for

Last Name, First Name

consent and I authorize Menic, Syl

to make this application on my behalf.

Signature of Owner

Date (yyyy/mm/dd)

* 2022/02/06

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, TAYLOR, EDWARD, 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 MENIC, SYL, 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)

* 2022/02/06

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, TAYLOR, EDWARD, 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)

* 2022/02/06

19. Submission of Application

Date of application to Ministry of Municipal Affairs and Housing (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).