



Application for Consent
Under Section 53 of the *Planning Act*

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

1. Application Information

1.1 Owner Information

First Name of Owner 1*		Last Name of Owner 1*	
Mark		Klein	
First Name of Owner 2		Last Name of Owner 2	
Coral-Lea		Klein	
Company Name (if applicable)			
n/a			
Home Telephone Number*	Business Telephone Number	Fax Number	
807-627-1396	807-627-1694		
Email Address			
coral_klein@lakeheadschoools.ca			

Address

Unit Number	Street Number*	Street Name*	PO Box
	230	Sheridan Crescent	
City/Town*		Province*	Postal/Zip Code*
Thunder Bay		Ontario	P7C 5M4

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	
n/a			
Company Name (if applicable)			
Home Telephone Number	Business Telephone Number	Fax Number	
Email Address			

Address

Unit Number	Street Number	Street Name	PO Box
City/Town		Province	Postal/Zip Code

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

First Name	Last Name
n/a	

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
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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
n/a	

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

n/a

What is the existing land use of the receiving parcel?

n/a

What is the purpose of the lot addition request?

n/a

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

3.1 District Thunder Bay		Municipality (in an area without municipal organization, select District)* Township of Upsala		
Former Municipality		Geographic Township in Territory without Municipal Organization		Section or Mining Location No.
Concession Number(s) Concession 1		Lot Number(s) Bkn Lot 12	Registered Plan Number Plan 55M-632	Lot(s)/Block(s)
Reference Plan No.	Part Number(s)	Property Identification Number 62345-0254	Name of Street/Road Kwasny Drive	Street Number

3.2 Description			
	Severed	Retained	Lot Addition (if applicable)
Frontage (m)	64.08	158.32	
Depth (m)	158.49		
Area (ha)	1.01	32.34	

3.3 Buildings and Structures		
	Severed	Retained
Existing (construction date)	n/a	
Proposed	n/a	

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.

n/a

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

4.1 Name of the official plan
Plan 55M-632

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

n/a

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

n/a

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

4.5 If the land is covered by a Minister's Zoning Order (MZO), what uses are permitted by the order?
On April 28, 2022, Robert Eady (from MMAH) verbally confirmed that the property is not subject to any Ministry zoning orders.

4.6 Use of Property	Severed	Retained
Existing use(s)	n/a (raw and undeveloped land)	n/a (raw and undeveloped land)
Proposed use(s)	recreational property	recreational property

4.7 What are the surrounding land uses?

East
Tomlinson Lake

West
Private Land

North
Private Land

South
Private 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.

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?

Visually inspected the property. It is raw, undeveloped and unoccupied land.

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?

n/a

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

7.4 Plan of Subdivision*

Yes No

i) File Number	ii) Status	iii) OMB File Number	iv) OMB Status

7.5 Consent*

Yes No

i) File Number	ii) Status	iii) OMB File Number	iv) OMB Status

7.6 Site Plan*

Yes No

i) File Number	ii) Status	iii) OMB File Number	iv) OMB Status

7.7 Minor Variance*

Yes No

i) File Number	ii) Status	iii) OMB File Number	iv) OMB Status

7.8 Zoning By-law Amendment*

Yes No

i) File Number	ii) Status	iii) OMB File Number	iv) OMB Status

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.

Land use will be "recreational" only (for camp dwellings/RVs). These types of properties enhance the quality of life for Ontarians. This proposal follows an "orderly progression of development" as the proposed lots are comparable in size to existing ones. "Population density" will remain low in the area. The "natural environment" will be protected as the majority of our property will remain uninhabited and untouched. With respect to "infrastructure," a road has been constructed for lot access, but water and sewage facilities will be private. There will be a positive "economic impact" on the town of Upsala as this will bring new part-time residents to the area.

- 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).

n/a

- 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.

n/a

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

AN ARCHEOLOGICAL ASSESSMENT
WAS COMPLETED ON SEPT. 7/22.
THE REPORT IS FORTHCOMING.
(FROM WOODLAND HERITAGE
NORTHWEST).

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. At this time, the intention is to create a Class 1 Sewage Treatment System - Pit Privy (Outhouse). Contact has been made with the Thunder Bay Health Unit regarding this system and all construction recommendations and guidelines will be followed. While full septic systems are not being considered at this time, the proposed lot sizes are suitable for such systems in the future. The Health Unit will inspect our property following formal approval.

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

Mark and Coral Klein

ii) Who is responsible for maintenance

Mark and Coral Klein

iii) Whether maintenance is seasonal or year round

Seasonal maintenance at this time. If circumstances warrant year round maintenance in the future (ie. snow removal), we will provide that.

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 type="checkbox"/> Electricity	n/a
<input type="checkbox"/> School bussing	n/a
<input type="checkbox"/> Other	

13.3 a) The proposed stormwater drainage would be by:

We will make grading and landscaping decisions that slow storm water run off. No unnecessary impervious surfaces (like roads) will be constructed. We will maintain as much natural vegetation as possible, respect the natural shoreline vegetation and use dock access for the lake. Culvert(s) will be installed where necessary.

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.

A copy of a tax bill is attached to prove "proof of ownership."

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, Klein, Mark J Corac of the 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* Sept, *2022.


Commissioner of Oaths


Applicant

BOBBI-LEE KLOOSTERHUIS
A COMMISSIONER, IN THE CITY OF
THUNDER BAY, ONTARIO UNDER
DELEGATED AUTHORITY OF THE CITY
CLERK OF THUNDER BAY IN ACCORDANCE
WITH SECTION 228 OF THE MUNICIPAL ACT.

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, Klein, Mark and Coral, 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)



2022/09/12

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? CONTACT WAS MADE WITH HEALTH UNIT, BUT THEY WILL NOT INSPECT THE PROPERTY UNTIL FORMAL APPROVAL TO SEWER HAS BEEN GRANTED.

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).

We purchased 84.92 acres of property in an Unorganized Township on and near Tomlinson Lake in Upsala, ON. The red outline shown in Illustration A is an aerial view of our approximate land boundaries. Our property has 939.92 feet (286.49 meters) of lake frontage. Our hope is to sever 2 lakefront lots (as indicated on Illustration B) and retain the rest of the land for ourselves. Each of the severed lots would be comparable in size to existing properties in the area (that is, a minimum of 1 hectare in size with approximately 200 feet (60.96 meters) of lake frontage).

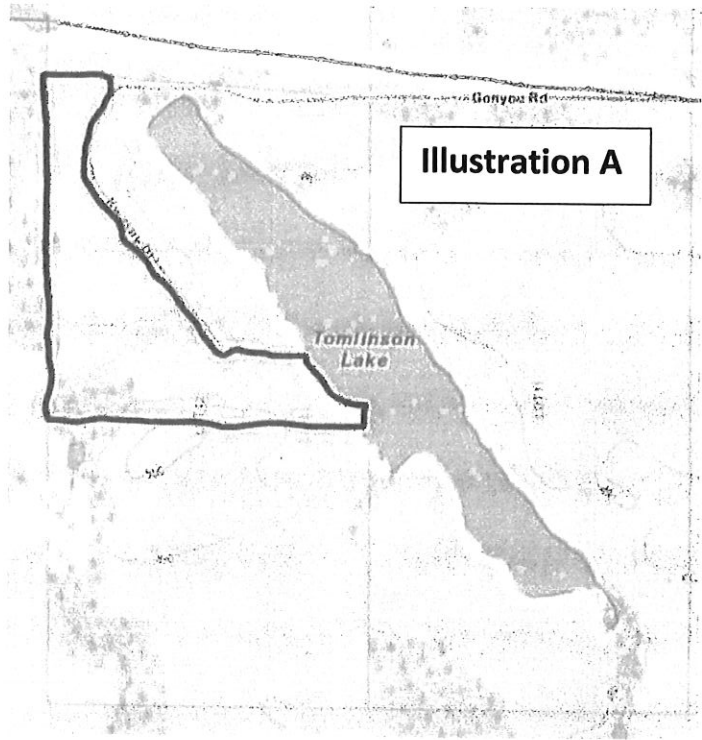


Illustration A

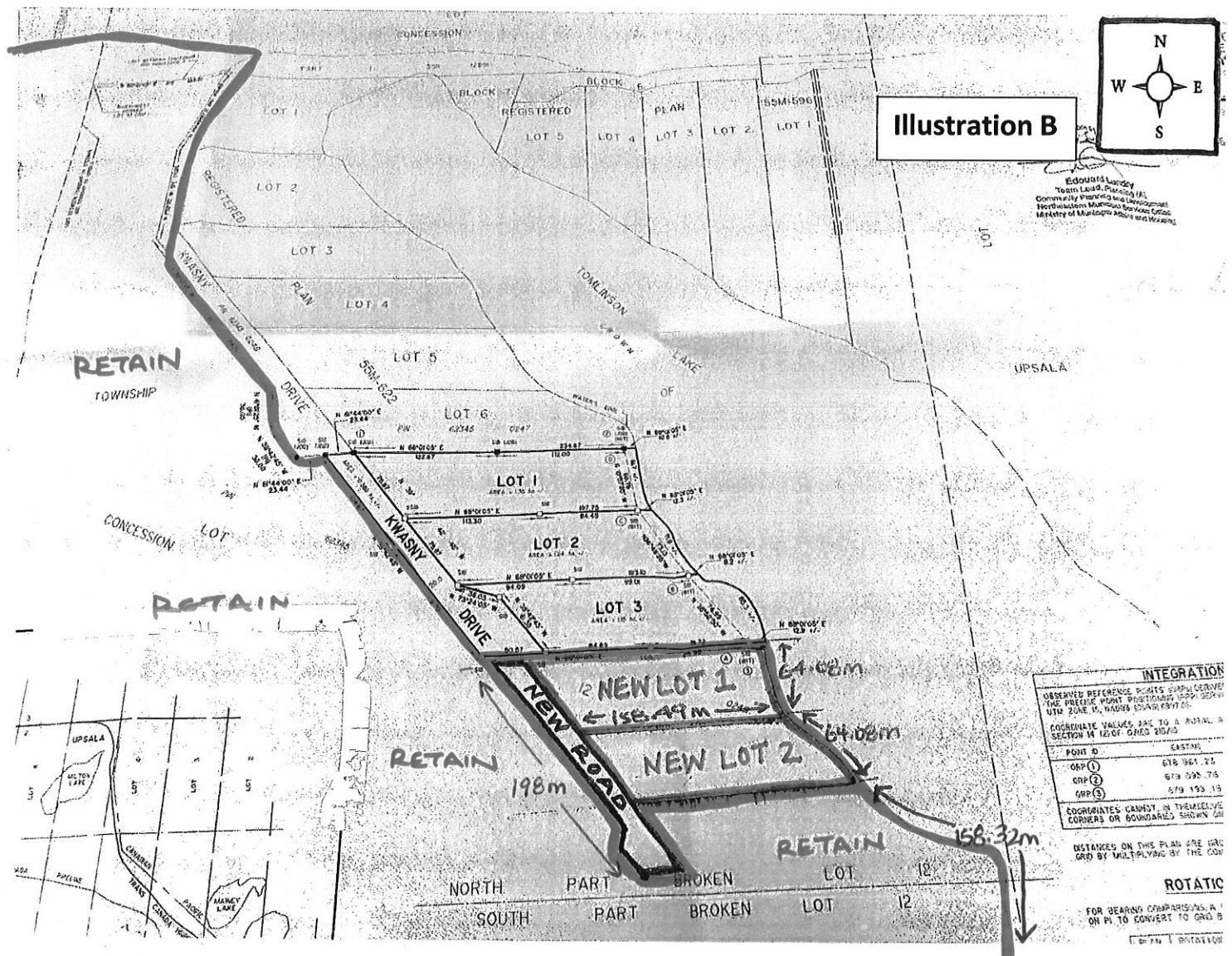


Illustration B



Ministry of Finance
 Ministère des Finances
 PO BOX / CP 58
 Thunder Bay ON P7C 0A5
 1 866 400-2122
 1 888 321-6774 TTY / ATS

Tax Bill

Facture d'impôt

Final 2022 Tax Bill Facture finale d'impôt pour 2022
Billing Date / Date de facturation July/Juillet 6, 2022
Roll No. / N° du rôle 5897 000 000 04308 0000

036251

KLEIN MARK STERLING
 KLEIN CORAL-LEA DAWN
 230 SHERIDAN CRES
 THUNDER BAY ON P7C 5M4

Mortgage No. / N° de l'hypothèque



Property Description / Description foncière

KLEIN MARK STERLING
 KLEIN CORAL-LEA DAWN
 0 GONYOU RD
 UPSALA CON 1 N PT BKN LOT 12
 PCL 6331 DFWF TOMLINSON LAKE
 IRREG

Assessment / Évaluation	Value / Valeur	Taxes / Levies / Impôts / Prélèvements	Tax Rate / Taux d'imposition	Amount / Montant
PLT	84,000	Provincial Land Tax (PLT) / Impôt foncier provincial (IFP)	.00250000	210.00
	84,000	Education Tax / Impôt foncier aux fins scolaires	.00153000	128.52
	84,000	Upsala Local Service Board Service Description / Description du service: Fire/Incend., Rec./loisirs, Admin./admin. Contact / Personne-ressource: Mary Gonyou (807)986-1845	.00287491	241.49
	84,000	Upsala Local Roads Area Board Contact / Personne-ressource: Mary Gonyou (807)629-3212	.00227104	190.77

Subtotal / Total partiel \$770.78

Messages

Account is paid by a mortgage company or pre-authorized
 This Tax Bill is for Information Only.

Le compte est réglé par une société de prêts hypothécaires
 pré-autorisé : La présente facture d'impôt ne
 est envoyée au titre informatif.

Tax Levy Subtotal (PLT and Education) Total partiel du prélèvement d'impôt (IFP et impôts fonciers aux fins scolaires)	\$338.52
2022 Education Tax Cap Adjustment Redressement d'impôts fonciers aux fins scolaires	\$0.00