

**Applicant:** Ian Bodnar & Valerie Wesselius  
**File No.:** 58-C-219313  
**Subject Lands:** PIN 62315-0176 (LT); Mining Loc TB 2385, Lower Shebandowan Lake, Unincorporated Township of Conacher, District of Thunder Bay

**Date of Decision:** February 7, 2023  
**Date of Notice:** February 7, 2023  
**Last Date of Appeal:** February 27, 2023

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# NOTICE OF CHANGES

## On Application for Consent Subsection 53(24) of the Planning Act

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This Application for Consent was given conditional approval on July 6, 2021 and was amended on February 7, 2023. Last date to appeal decision is February 27, 2023.

The following changes are now being made:

- The proposed new lot size is amended as per the lot size listed on the registered plan of survey 55R-14963.
- Required easement as specified per registered plan of survey 55R-14963.
- An additional condition is added regarding the order of registration for applications 58-C-213588 and 58-C-219313. 58-C-213588 must be registered first.
- An additional condition is added requiring a hydrogeological study be completed for this application due to a smaller lot size than initially proposed.

A copy of the changes is attached. All other conditions remain unchanged. The provisional Consent will now lapse two years from the date of this Notice.

### Who Has Appeal Rights

Other than the applicant, only a “specified person” or “public body”, as defined in s. 1(1) of the *Planning Act*, has the ability to appeal the decision to the Ontario Land Tribunal.

However, a notice of appeal may be filed in the name of an individual who is a member of the association or group.  
an unincorporated association or group.

### 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.

### Effect of Written and Oral Submissions

There were no written or oral submissions for this application.

The notice of appeal should be sent to the attention of Robert Eady, 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 Ontario Land Tribunal Act in the amount of \$400.00, payable to the Minister of Finance, Province of Ontario.

### How to Receive Notice of Changed Conditions

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

### What Name Can a Notice of Appeal be Filed in

Only individuals, corporations or public bodies may appeal decisions in respect of applications for consent to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group.

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

58-C-213588

**Applicant:** Ian Bodnar & Valerie Wesselius  
**File No.:** 58-C-219313  
**Subject Lands:** PIN 62315-0176 (LT); Mining Loc TB  
2385, Lower Shebandowan Lake,  
Unincorporated Township of  
Conacher, District of Thunder Bay

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**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 N (Thunder Bay)  
435 James Street South, Suite 223  
Thunder Bay ON P7E 6S7

Submit notice of appeal to the attention of:  
Robert Eady, Planner  
Municipal Services Office North (Thunder Bay)  
Telephone: (807) 475-1655



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

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Condition 1 is amended as follows:

1. That this approval applies to permit the creation of one (1) new resource-based recreational lot of approximately **0.750** ~~2.52~~ hectares in size, as applied for, in the above noted location on Lower Shebandowan Lake in the Unincorporated Township of Conacher, District of Thunder Bay.

The applicants shall grant ~~any an easements for Part 5 over Part 1 and Part 2 as identified on Plan of Survey 55R-14963. -as may be required for access purposes to individual landowners.~~

Condition 12 is added as follows:

~~12. That application 58-C-213588 has been given provisional consent and has been submitted for finalization together with this application. Application 58-C-213588 should be registered first.~~

Condition 13 is added as follows:

~~13. That prior to final approval, this Ministry must receive written confirmation from the Ministry of the Environment, Conservation and Parks (MECP) confirming that site conditions for Lot 2 are appropriate for the proposed lot size upon preparation and review of a site-specific hydrogeological study or shall provide a Monitoring-based Assessment of existing development by a qualified individual, in accordance with Section 5.6.1 a) of the MECP D-5-4 Guidelines (<https://www.ontario.ca/page/d-5-4-individual-site-sewage-systems-water-quality-impact-risk-assessment>) to the satisfaction of MECP. The proponent undertakes to complete any recommendations of the site-specific monitoring-based assessment, including but not limited to, any further study required.~~