

**Applicant:** John Basalyga & Michelle Ann Gartshore  
**File No.:** 58-C-180656  
**Subject Lands:** PIN 62345-0017, Lot 3, Con 4; Lot 4, Con 4; and Lot 4, Con 5; Unincorporated Township of Upsala, District of Thunder Bay

**Date of Decision:** November 1, 2024  
**Date of Notice:** November 1, 2024  
**Last Date of Appeal:** November 21, 2024

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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 November 28, 2022 and was amended on November 1, 2024. Last date to appeal decision is November 21, 2024.

The following changes are now being made:

- Condition 8 regarding a Record of Site Condition is removed and replaced with a new condition requiring confirmation that the decommissioned school building is removed prior to final approval.

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 under the Planning Act

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.

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.

### 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.

### Other Related Applications

58-C-224982 & 58-C-225113

### Getting Additional Information

Additional information about the application is available for public inspection during regular office hours at the address shown below.

The notice of appeal should be sent to the attention of Chelsea Flegel, 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.

### 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  
Attention: Chelsea Flegel, Planner  
Telephone: (807) 630-8442

### How to Receive Notice of Changed Conditions

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

In addition, send a copy of your notice of appeal to the Minister of Environment, Conservation and Parks. You can provide notice by email at [minister.mecp@ontario.ca](mailto:minister.mecp@ontario.ca) or by mail at:

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College Park  
5th Floor, 777 Bay Street  
Toronto, ON  
M7A 2J3

**Appeal Rights under the Environmental Bill of Rights**

The *Environmental Bill of Rights, 1993* provides a separate ability to seek leave to appeal decisions on consent applications that are posted to the Environmental Registry of Ontario (ERO). This appeal must be commenced within 15 days of the notice of decision being posted on the ERO. For more information about this appeal method, refer to the *Environmental Bill of Rights, 1993*, or <https://www.ontario.ca/page/environmental-bill-rights>.

The notice for this application is available to view on the ERO at <https://ero.ontario.ca/notice/019-5914>



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

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Condition 8 is removed as follows:

~~8. That prior to final approval, the Ministry receives written confirmation that a Record of Site Condition has been filed on the Brownfields Environmental Site Registry, for Lots 1 and 2 as identified on Appendix A. More information can be found here: [Brownfields redevelopment | ontario.ca](https://www.brownfieldsredemption.ca).~~

Condition 8 is replaced as follows:

8. That prior to final approval, the Ministry receives an affidavit, commissioned by a Commissioner of Oaths in the Province of Ontario, from the property owner confirming that the one (1) decommissioned school building has been removed from Lot 2 as identified on Appendix B.