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MSO-N THUNDERBAY

November 15, 2019

Ministry of Municipal Affairs and Housing
Suite 223, 435 South James Street
Thunder Bay, ON P7E 6S7

Attention: Andrew Carr

Dear Mr. Carr:

Application for Consent (58-C-184986)

Location: Mining Claim TB9856, Highway 586, in the Unincorporated Township of Hagey, Shebandowan Lake, in the District of Thunder Bay.

Please find enclosed an application for severance consent for a lot addition. Also attached are a sketch and a check for the application fee.

A letter confirmation suitability for a Class IV septic system is being sent to you directly by the Health Unit.

The following is additional information in support of the application.

The subject lands are located on Highway 586 in Hagey Township, near Shelter Bay on Lake Shebandowan. The parcel from which lands are to be severed (the "Retained Parcel") is Mining Claim 9856, PIN 62313-0284, owned by Dennis Battigelli and Thomas Battigelli. The parcel to which the lands to be severed are to be added (the "Receiving Parcel") is PIN 62313-0282, owned by 1103508 Ontario Inc.

The Retained Parcel, the Severed Parcel and the Receiving Parcel, with all dimensions, are shown on the attached sketch.

There is no request to sever any lands between Highway 586 and Lake Shebandowan. The request relates solely to severance of part of the Battigelli lands to the north of the highway for purposes of lot addition.

The Receiving Parcel is used by the shareholders of 1103508 Ontario Inc. ("110") for parking and storage. The cottage formerly located on another parcel owned by 110, PIN 62313-0283 comprised of lands immediately across and to the south of Highway 586, has been demolished. There is a garage located on the Receiving Parcel north of Highway 586. The shareholders of 110 are each the owner of a cottage on Castor Island. The Receiving Parcel, together with PIN 62313-0283, is used as a boat launching area and for parking and storage.

110 will be building a second garage on the lands to be severed. No other buildings are planned. The servicing sections on the application are left blank as there was no option for "none" on the form and no new services are planned.

The Retained Parcel is vacant land.

There is additional frontage of 25 feet shown on Hwy 586 as part of the lot addition. The request for pre-submission comments included a plan is to redesign the access road currently used by the shareholders in 110 for access to the Receiving Parcel to create a loop driveway, with one driveway used for traffic in and one for traffic out. MTO advised that a second access to permit the loop driveway would not be permitted. The current plan is to utilize the existing access only and a revised application to MTO has been submitted. The sketch attached does not show a loop driveway. We acknowledge that the approval will be conditional on MTO granting a permit for the existing access, which they have indicated will be forthcoming.

We also acknowledge there will be a condition for confirmation of hauled sewage capacity, and we hope to have the letter to you shortly.

Please let me know if any additional information is required at this stage.

Yours truly

Jack Jamieson

