

Applicant: Ian Bodnar & Valerie Wesselius –
1698293 Ontario Ltd.
File No.: 58-C-230180
Municipality/Twp: Unincorporated Township of
Conacher
Subject Lands: PIN 62315-0176 (LT); Mining Loc TB
2385, Lower Shebandowan Lake,
Unincorporated Township of
Conacher, District of Thunder Bay.

Date of Decision: March 5, 2026
Date of Notice: March 5, 2026
Last Date of Appeal: March 25, 2026

NOTICE OF CHANGES

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

This Application for Consent was given conditional approval on May 13, 2024 and was amended on March 5, 2026. Last date to appeal decision is March 25, 2026.

The following changes are now being made:

- Condition 3 is amended to address requirements from the review of the hydrogeological study.
- Condition 10 is amended to address requirements from the review of the hydrogeological study.

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.

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.

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.

How to Receive Notice of Changed Conditions

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

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-230058

Getting Additional Information

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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 North (Thunder Bay)
435 James Street South, Suite 223
Thunder Bay, ON. P7E 6S7
Attention: Chelsea Flegel, Planner
Telephone: (807) 630-8442

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 or by mail at:

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/019-8024>



Heather Boyer
Manager, Community Planning & Development
Municipal Services Office – North (Thunder Bay)

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Condition 3 is added to as follows:

e. Upon any future transaction, any future Offer of Purchase and Sale agreement, or alternatively an acknowledgement by the transferor and transferees if the transaction is between family members, contains the following clause, that a groundwater well shall not be installed on the subject properties without first being subject to a hydrogeological study that evaluates the following:

- i. Current subsurface soil condition and depth to bedrock for each lot;
- ii. Groundwater conditions including depth to water table, groundwater flow directions, hydraulic conductivities, and collection of one (per lot) raw groundwater sample submitted for analysis of parameters listed in Tables 1, 2, and 3 of Guideline D-5-5;
- iii. Predictive nitrate impact assessment demonstrating that nitrate concentrations in sewage effluent will not, at the property boundary, exceed ODWS 10 mg/L; and
- iv. The hydrogeological study should be prepared by a Qualified Person (Licensed Professional Geoscientist or Professional Engineer)

Condition 10 is added to as follows:

f. A groundwater well shall not be installed on the subject properties without first being subject to a hydrogeological study that evaluates the following:

- i. Current subsurface soil condition and depth to bedrock for each lot;
- ii. Groundwater conditions including depth to water table, groundwater flow directions, hydraulic conductivities, and collection of one (per lot) raw groundwater sample submitted for analysis of parameters listed in Tables 1, 2, and 3 of Guideline D-5-5;
- iii. Predictive nitrate impact assessment demonstrating that nitrate concentrations in sewage effluent will not, at the property boundary, exceed ODWS 10 mg/L; and
- iv. The hydrogeological study should be prepared by a Qualified Person (Licensed Professional Geoscientist or Professional Engineer)