

APPLICATION FOR CONSENT

APPLICANTS: JENNY AND DAVID SIEPMAN (6826254 MANITOBA LTD.)

LOCATION: ISLAND G- 804

PARCEL 4415 DKF

PIN 42150 2125 LT

UNSURVEYED TERRITORY

PTARMIGAN BAY, LAKE OF THE WOODS

KENORA DISTRICT

Please find our Submission for Application for Consent to divide Island Location G-804 into 2 Parts. Island Location G-804 is 2.732 hectares in size (6.75 acres) and we propose to create 2 equal parts, each being approximately 1.36 hectares in size. The total shoreline frontage for Island G-804 is 625 meters (2053 feet). Therefore, each part would have approximately 312 meters of shoreline frontage.

The existing main cottage that was built in 1980 has some structural damage and there are plans to replace with a new structure. There is also an existing sleeping cottage on the east side (retain part) and it will remain. The west side (severe part) has two 1940's cabins and they will remain. See the attached goggle image map showing the location of all buildings/ cottages and shoreline docking.

There are composting toilets used on the east side (retained part) of island. The old cottages on west side have no washroom facilities, a pit privy is used. The owner's plan on installing a new septic field to accommodate the proposed new building. Both parts have been inspected by the Northwestern Health Unit and indicated that each part has an area capable of supporting a Class Four septic tank and tile field system.

This island property is only accessible by water and the owner's use the Rockeries Marina (commercial marina) for mainland parking and access. The Rockeries Marina supplies garbage facilities to its users.

This Application For Consent is consistent with Provincial Policy Statement (PPS) as it demonstrates sound land use planning principles by following sustainable resource practices.

The subject property is approximately 22 kms south west of the City of Kenora and is a 25 minute boat ride to the Rockeries Marina on Clearwater Bay. This property will continue to be primarily for seasonal/ resource - based recreational use. As such, this application will not place an undue strain on public facilities and infrastructure provided by the City of Kenora.

Please find attached Submission and get back to me regarding any comments from various reviewing agencies. Should you have any questions, or require further clarification please do not hesitate to contact me at my office.

Thank you.

John Balkwill

LakeLand Consulting Services

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October 22, 2024

Enclosures:

- Appendix A
 - Completed Application For Consent (separate PDF)
 - Copy of original survey plan for Island G- 804, dated 1907 by Gillon OLS
 - Copy of GeoWarehouse Report (Taranet), showing PIN # 42150- 2125 LT
 - Copy of MNR&F Topographic Map showing Island G- 804
 - Imagery showing location of proposed retain and severed parts
 - Copy of Hydrographic Chart depicting location of island G- 804
 - Copies of recent photos of buildings and shoreline improvements & Property Report
- Appendix B

- Archeological Assessment
- Appendix C
 - Early Consultation for Consent
 - 60-C-234137 MINES_Comments - 2023 12 15
- Appendix D
 - Adequate capacity to dispose of hauled sewage letter
 - Consent Report, Northwestern Health Unit
- Appendix E
 - Preliminary Screening for SAR letter
 - Indigenous Coordination and Engagement Correspondence
- Appendix F
 - Letter from Marina
 - Location of Marina/parking