

**Ministry of Municipal
Affairs and Housing**

Municipal Services Office
North (Sudbury)
159 Cedar Street, Suite 401
Sudbury ON P3E 6A5
Tel: 705-564-0120
Toll-free: 1-800-461-1193

**Ministère des affaires
municipales et du logement**

Bureau des services aux
municipalités du Nord (Sudbury)
159 rue Cedar, bureau 401
Sudbury ON P3E 6A5
Tél.: 705 564-0120
Sans frais: 1-800-461-1193



August 29, 2024

via email only

Serge Ayotte
Northwoods Lodge
PO Box 139
Cartier, Ontario P0M 1J0
Email: northwoods598@gmail.com

Subject: MAJOR CHANGE TO PROVISIONAL CONSENT
Location: PIN 73326-0008, Location AE-208, Plan AE208 PCL11933,
unorganized Township of Ulster, District of Sudbury
Owners: Serge and Tuula Ayotte
Contact: Serge Ayotte
MMAH File: 52-C-202036

Dear Serge Ayotte,

Pursuant to Section 53(24) of the *Planning Act*, a major change was made with respect to the above-noted application.

Pursuant to Section 53(41) of the *Planning Act*, if no appeal is lodged, this consent will now lapse within two years from the date of this Notice.

Please see the enclosed Notice of Changes for further information about this decision.

If you have any questions regarding the above, please contact Alissa Moenting Edwards, Planner, at 705-618-5059 or alissa.moenting@ontario.ca.

Yours truly,

A handwritten signature in black ink, appearing to read "Megan Grant".

Megan Grant
Team Lead – Planning, Community Planning and Development
Municipal Services Office North (Sudbury)

Applicants: Serge and Tuula Ayotte
Contact: Serge Ayotte

Date of Decision: August 29, 2024

File Number: 52-C-202036

Date of Notice: August 29, 2024

Municipality / Township: Ulster unincorporated township,
District of Sudbury

Last Date of Appeal: September 18, 2024

Location: PIN 73326-0008, Location AE-208, Plan AE208 PCL11933

NOTICE OF CHANGE

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

On April 22nd, 2024 the Minister of Municipal Affairs and Housing gave a conditional approval to Application No. 52-C-202036 for the creation of a new parcel in respect of land described as PIN 73326-0008 in the geographic township of Ulster, District of Sudbury. The conditions of approval were amended on August 29, 2024.

The following changes have been made:

- The condition requiring a Record of Site Condition (RSCs) to be filed with the Ministry of the Environment Conservation and Parks is deleted.
- The note indicating where to find more information on RSCs is deleted.

A copy of the changes is attached. All other conditions and notes 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.

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 Alissa Moenting Edwards, 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, 2021* in the amount of \$400.00, payable to the Minister of Finance.

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.

Applicants: Serge and Tuula Ayotte
Contact: Serge Ayotte

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Other Related Applications

N/A

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 North (Sudbury),
401-159 Cedar Street
Sudbury, ON P3E 6A5
Attention: Alissa Moenting Edwards, Planner
Telephone: (705) 618-5059

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/index.php/notice/019-8072>.



Megan Grant
Team Lead – Planning, Community Planning and Development
Municipal Services Office North (Sudbury)

Applicants: Serge and Tuula Ayotte
Contact: Serge Ayotte

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Condition 7 is amended as follows:

~~7. That prior to final approval, the Ministry must be provided written confirmation from the Ministry of Environment Conservation and Parks indicating that a satisfactory Record of Site Condition (RSC) and accompanying environmental site assessment (ESA), prepared by a qualified professional, is filed with MECP, as per Section 14(3) of Ontario Regulation 153/04 issued under the *Environmental Protection Act*, and that any required actions indicated in the RSC and ESA have been completed.~~

Note 3 is amended as follows:

~~3. More information about the Record of Site Condition process can be found at the following link: <https://www.ontario.ca/page/submitting-record-site-condition>.~~