

**Ministry of Municipal
Affairs and Housing**

Municipal Services Office
North (Sudbury)
159 Cedar Street, Suite 401
Sudbury ON P3E 6A5
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**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



December 17, 2024

via email only

Jack Jamieson
J.F.T. Developments / 2716906 Ontario Inc.
1914 Oliver Road
Thunder Bay, ON P7G 1P1
Email: jamieson@tbaytel.net

Subject: MAJOR CHANGE TO PROVISIONAL CONSENT
Location: Part Lot 10 Concession 1 (PIN 61301-0109) and Part Lot 11 Concession 1 (PIN 61301-0067), unorganized Township of Tudhope, District of Timiskaming ("Lot 3")
Owners: J.F.T. Developments / 2716906 Ontario Inc.
Agent: Jack Jamieson
MMAH File: 54-C-224505

Dear Jack Jamieson,

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", with a stylized flourish at the end.

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

Applicants: J.F.T. Developments / 2716906
Ontario Inc.

Date of Decision: December 17, 2024

File Number: 54-C-224505

Date of Notice: December 17, 2024

Municipality / Township: Tudhope unincorporated
township, District of Timiskaming

Last Date of Appeal: January 6, 2025

Location: Part Lot 10 Concession 1 (PIN 61301-0109) and Part Lot 11 Concession 1 (PIN 61301-0067)

NOTICE OF CHANGE

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

On December 19, 2022 the Minister of Municipal Affairs and Housing gave a conditional approval to Application No. 54-C-224505 for the creation of a new parcel in respect of land described as Part Lot 10 Concession 1 (part PIN 61301-0109) and Part Lot 11 Concession 1 (part PIN 61301-0067), unorganized Township of Tudhope, District of Timiskaming, unorganized Township of Tudhope, District of Timiskaming ("Lot 3") in the geographic township of Tudhope, District of Timiskaming. The conditions of approval were amended on December 17, 2024.

The following changes have been made:

- The condition requiring a schedule to application to transfer for the purposes of an easement has been amended to indicate the transfer is for the purposes of a new lot.
- The condition requiring a reference plan of survey has been amended to indicate that it must illustrate the lot to which the consent approval relates as well as a mutual access easement to which MMAH has provided provisional consent.

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.

Applicants: J.F.T. Developments / 2716906
Ontario Inc.

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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

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>.

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The notice for this application is available to view on the ERO at
<https://ero.ontario.ca/notice/019-6125>.

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

Applicants: J.F.T. Developments / 2716906
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Condition 2 is amended as follows:

2. That the following documents be provided for the transaction described in Condition 1:
 - a. A copy of the application to transfer documents;
 - b. A schedule to application to transfer for the purposes of a ~~n-easement~~ **new lot**, on which is set out the entire legal description of all parcel(s) in question. This schedule must also contain the names of the parties indicated on application to transfer; and
 - c. A reference plan of survey, which bears the Land Registry Office registration number and signature as evidence of its deposit therein, illustrating the ~~easement~~ **lots** to which the consent approval relates **as well as a mutual access easement to which MMAH has provided provisional consent.**