June 26, 2025

## ERO Decision Template

Gordon, Mona, and Aaron Brown

ERO number: 019-9406

Instrument type: Approval for a consent (subject to conditions) in an area where there is no official plan in place.

Ministry Reference number: 60-C-249776

### ERO notice update banner

This decision notice has been updated on July 3, 2025, to advise the public of a change of conditions of provisional consent. The Notice of Change is attached and the list of non-standard conditions listed here has been updated, accordingly.

### Decision Summary (total characters = 350)

Pursuant to Section 53 of the *Planning Act*, provisional consent was granted on May 26, 2025 in respect of Application 60-C-249776 for a ~~new lot~~ lot addition on lands described as PIN 42150-3047 on Poplar Bay, Lake of the Woods, unincorporated territory, District of Kenora. A Notice of Change, dated July 3, 2025, has amended the list of conditions.

### Decision Details

~~The application for consent 60-C-249776 was draft approved on May 26, 2025 subject to conditions.~~

On July 3, 2025, major changes are being made to the May 26, 2025 decision as follows:

* Condition 1 is amended to clearly identify the lands that are proposed to be severed and the lands that they will be added to.
* Condition 3 and 4 are added to ensure that consolidation of the severed lands with the existing lots on a plan of subdivision occurs.
* The provisional Consent will now lapse two years from the date of this Notice. The approval can be appealed using the procedure outlined below. Notice to appeal the decision to the Ontario Land Tribunal must be filed with the Minister of Municipal Affairs and Housing on or before July 23, 2025.

The application was reviewed for consistency with the environmental policies of the Provincial Planning Statement (e.g. natural heritage, water quality protection). No public comments were receivedfor this application.

Original conditions include a registered plan of survey.

The decision to approve the consent is consistent with the Provincial Planning Statement once conditions are met. This decision will not have a significant impact on the environment.

The applicants have two years to satisfy conditions of draft approval, otherwise approval will lapse. The approval can be appealed using the procedure outlined below. Notice to appeal the decision to the Ontario Land Tribunal must be filed with the Minister of Municipal Affairs and Housing on or before ~~June 15, 2025~~ July 23, 2025.

### Comments Received

By e-mail: 0

By mail: 0

### Effects of Consultation

N/A

### Attachments – Supporting Materials

<Attach the signed notice of decision letter / decision file.>

### Can this instrument be appealed?

**Yes**/No