

<b>Applicant:</b>	<b>Carol Christian and James Stamler</b>	<b>Date of Decision:</b>	<b>August 8 2025</b>
<b>File No.:</b>	<b>58-C-259357</b>	<b>Date of Notice:</b>	<b>August 8 2025</b>
<b>Municipality/Twp:</b>	<b>Township of Wiggins, District of Thunder Bay</b>	<b>Last Date of Appeal:</b>	<b>August 28 2025</b>
<b>Subject Lands:</b>	<b>PIN 62462-0072, PCL 25375 SEC TBF SRO; PT LOCATION CL 8679 WIGGINS PT 1, 55R9690; District of Thunder Bay</b>		
	<b>PIN 62462-0039, PCL 14-1 SEC 55M546 SRO; LT 14 PL 55M546 WIGGINS; S/T F31499; District of Thunder Bay</b>		
	<b>PIN 62462-0073, PCL 25376 SEC TBF SRO; PT LOCATION CL 8679 WIGGINS PT 2, 55R9690; District of Thunder Bay</b>		
	<b>PIN 62462-0038, PCL 15-1 SEC 55M46 SRO; LT 15 PL 55M546 WIGGINS; S/T F31499; District of Thunder Bay</b>		

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## NOTICE OF DECISION

### On Application for Consent

### Subsection 53(17) of the Planning Act

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On the above noted date, the Minister of Municipal Affairs and Housing (MMAH) gave a provisional consent to Application No. **58-C-259357** for severance of the shoreline allowance and consolidation of both the severed and retained portions to two adjacent lots in the unincorporated Township of Wiggins, in the District of Thunder Bay. A copy of the decision is attached.

#### **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 under the Planning Act**

Notice to appeal the decision to the Ontario Land Tribunal must be filed with the Minister of Municipal Affairs and Housing (MMAH) on or before the last date of appeal as noted above.

The notice of appeal should be sent to the attention of Ropheka Adofo, A/Planner at the address shown below and it must,

- (1) set out the reasons for the appeal, and
- (2) be accompanied by the fee required by the Tribunal, fee chart available at <https://olt.gov.on.ca/fee-chart/>.

#### **How to Receive Notice of Changed Conditions**

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

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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.

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### **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: Ropheka Adofo, A/Planner  
Telephone: (807) 631-4954

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](mailto:minister.mecp@ontario.ca) or by mail at:

College Park  
5th Floor, 777 Bay Street  
Toronto, ON  
M7A 2J3

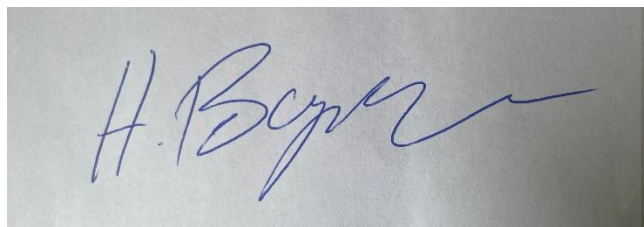
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### **Appeal Rights under the Environmental Bill of Rights**

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/025-0533>

A photograph of a handwritten signature in blue ink on a light-colored surface. The signature appears to read 'H. Boyer' followed by a stylized flourish.

Heather Boyer, Manager  
Community Planning and Development

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The Minister's conditions to the granting of consent for this transaction **which must be fulfilled within two years from the date of this letter** are set out below. These conditions must be fulfilled prior to the granting of consent.

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#### Conditions

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1. That this approval, applies to permit the severance of the shoreline allowance of approximately 0.05 hectares in size described as Part 1 (PIN 62462-0072) will be added as a lot addition to PIN 62462-0039, with the retained shoreline reserve Part 2 (PIN 62462-0073) of 0.05 hectare will be added to PIN 62462-0038 in the above noted location in the Unincorporated Township of Wiggins, in the District of Thunder Bay.
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 on which is set out the entire legal description of the parcel(s) in question. This Schedule must also contain the names of the parties indicated on application to transfer;
  - c. A reference plan of survey, which bears the Land Registry Office registration number and signature as evidence of its deposit therein, illustrating the parcel(s) to which the consent approval relates; and/or a legal description of the lands to be severed (and retained if requested) which is acceptable to the land registrar.
3. That prior to final approval, an application to consolidate the severed portion of PIN

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62462-0072 with PIN 62462-0039 be prepared and an undertaking from the person registering the documents shall be required agreeing to register the consolidations once the land transfers have been registered.

4. That prior to final approval, an application to consolidate the retained portion of PIN 62462-0073 with PIN 62462-0038 be prepared and an undertaking from the person registering the documents shall be required agreeing to register the consolidations once the land transfers have been registered.
5. That prior to final approval, the Ministry is to be provided a letter from the Thunder Bay District Health Unit which states that each lot can accommodate a sewage system or that existing systems meets their requirements.
6. That prior to final approval, the Ministry is to be provided a written confirmation of adequate capacity to dispose of hauled sewage generated by the lots. This written confirmation should take the form of a letter from the holder of an Environmental Compliance Approval (ECA) for an approved septage disposal facility, confirming it has sufficient reserve capacity to accept any additional hauled sewage from these lots.

#### NOTES:

1. The required Transfer/Deed of Land form and Schedule page shall contain a complete and accurate legal description. The Minister's certificate of consent will be affixed to the completed Schedule page. For this reason, the names of the parties also must be set out on the Schedule page, so that the consent may be properly related to the intended conveyance.

Inaccuracies or omissions with regard to the legal description in the Transfer/Deed of Land form, the Schedule page or the survey plan will result in the documents being returned without consent.

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2. All buildings including those in unorganized territories have been required to comply with the Ontario Building Code since December 31, 1975.

At this time, in unorganized territory, building permits and the payment of permit fees are not required, except as they relate to the location and construction of septic systems. Inquiries about the Building Code Construction Standards should be made to:

Buildings and Development Branch  
 Ministry of Municipal Affairs and Housing  
 17th Floor, 777 Bay Street  
 Toronto, ON M7A 2J3  
 Telephone: (416) 585-6666  
[codeinfo@ontario.ca](mailto:codeinfo@ontario.ca)

4. MTO permits are applied for through the Highway Corridor Management Online Services at [www.hcms.mto.gov.on.ca](http://www.hcms.mto.gov.on.ca). If help or additional information is needed with permit process or permit requirements, please contact Sarah Nicolas, Corridor Management Planner, at (807) 468-2761 or email [sarah.nicolas@ontario.ca](mailto:sarah.nicolas@ontario.ca). Permit information relevant for property adjacent to or in the vicinity of a provincial highway can be found on the ministry web site [www.mto.gov.on.ca/english/highway-bridges/highway-corridor-management/index.shtml](http://www.mto.gov.on.ca/english/highway-bridges/highway-corridor-management/index.shtml)
5. New wells must be installed in accordance with the requirements of Ontario Regulation 903 (Wells). Water quality and quantity testing should be completed for each new lot in accordance with MECP's "Technical Guideline for Private Wells" (1996) and conducted by a qualified professional. If water from test wells exhibit values for health and aesthetic parameters that are above the Ontario Drinking Water Standards, the water must be treated prior to consumption. Upon well installation, a qualified professional should also demonstrate that there is an

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adequate quantity of groundwater available to meet the requirements of the residence without interference to adjacent properties.

6. Prior to site alteration, ground disturbances or the construction of any buildings or structures on the severed or retained parcels - a Stage 1 archaeological assessment (and any further assessments, as recommended) must be prepared by an archaeologist licensed under the Ontario Heritage Act and submitted to MCM.
7. If any archaeological resources (artifacts or any other physical evidence of past human use or activity) are found, all alteration must immediately cease on the site and a licensed consultant archaeologist must be engaged to carry out an archaeological assessment in compliance with Section 48(1) of the Ontario Heritage Act prior to any further alteration. Any alterations or soil disturbance to an archaeological site prior to having met the requirements of Section 48(3) of the Ontario Heritage Act is an offence. The Ministry of Citizenship and Multiculturalism may be contacted for guidance ([archaeology@ontario.ca](mailto:archaeology@ontario.ca)).

The Funeral, Burial and Cremation Services Act, 2002, S.O. 2002, c.33 requires that any person discovering human remains must cease all activities immediately and notify the police or coroner. If the coroner does not suspect foul play in the disposition of the remains, in accordance with Ontario Regulation 30/11 the coroner shall notify the Registrar, Ontario Ministry of Public and Business Service Delivery, which administers provisions of that Act related to burial sites. In situations where human remains are associated with archaeological resources, MCM should also be notified ([archaeology@ontario.ca](mailto:archaeology@ontario.ca)).

8. It is the applicant's and/or agent's responsibility to fulfill the conditions of consent approval within **two years of the date** of this letter pursuant to Section 53 of the *Planning Act*. **We will issue no further notice or warning of the expiration of the two-year period.**

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If the conditions to consent approval are not fulfilled within two years of the date of this letter and the applicant is still interested in pursuing the proposal, a new application will be required. All documentation required for final approval should be provided to the Ministry of Municipal Affairs and Housing **a minimum of one month prior to the lapsing date.**