

**Applicant:** Clement Papineau  
**File No.:** 57-C-233740  
**Municipality/Twp:** Unincorporated Township of Clute  
**Subject Lands:** PIN 65239-0149, PCL 8879 SEC NEC; Pt  
Lot 13, 14, 15 CON 4 CLUTE;  
Unincorporated Township of Clute  
District of Cochrane

**Date of Decision:** August 14, 2025  
**Date of Notice:** August 14, 2025  
**Last Date of Appeal:** September 3, 2025

# 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 provisional consent to Application No. **56-C-233740** for the creation of a new lot in respect of land in the unincorporated Township of Clute, in the District of Cochrane. 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

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 Blaine Yatabe, 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, Province of Ontario.

### 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.

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### **Mail Address for Notice of Appeal**

Ministry of Municipal Affairs and Housing  
Municipal Services Office North (Sudbury)  
159 Cedar Street, Suite 401  
Sudbury, ON. P3E 6A5  
Attention: Blaine Yatabe, Planner  
Telephone: (249)-885-2939

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

### **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/025-0121>.



Andrew Carr, Team Lead  
Community Planning and Development  
Municipal Services Office North

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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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No. Conditions

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1. That this approval applies to permit creation of a new lot of approximately 1 hectare of land from PIN 65239-0149, as applied for in the above noted application and illustrated in Schedule A, attached to, and forming part of this decision.
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; 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 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, and pursuant to subsections 53(12) and 51(25) and 51(26) or (27) of the Planning Act, the applicant shall enter into a Consent Agreement with the Ministry of Municipal Affairs and Housing, to its satisfaction, addressing the use and potential development of the severed and retained lot, including:
  - a. the lot can only be used for residential purposes and no additional residential dwellings will be constructed.
  - b. provisions to obtain undertakings from the applicant and/or the applicant's lawyer to implement conditions and requirements, including that the Consent Agreement be registered on title in priority to other documents; and,
  - c. provisions relating to the enforcement of the Consent Agreement.
4. Written confirmation from MTO is provided for the severed lot showing that an application for an Entrance Permit, signed by both parties using the entrance for PIN 65239-0149 and for the severed lot created by Ministry File No. 56-C-233740, has been submitted and that the MTO is willing to approve that application.
5. Written confirmation from MTO is provided showing that the Ministry is satisfied with the draft reference plan and the draft deeds/transfers prior to registration.

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6. The applicant is to provide written confirmation from the operator of the Cochrane waste disposal site confirming that it is licensed to accept solid/household waste from Clute unincorporated township and has the capacity to accept solid waste from the severed lot, or that a crown landfill operated by MNR can accept garbage and waste.
7. Confirmation from the Porcupine health unit is provided indicating that the proposed severed lot can accommodate a septic system that meets the Ontario Building Code, and that the existing system on the retained parcel has been inspected and is functioning satisfactorily at the time of the inspection.

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The following notes are for your information:

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No.	Notes
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| 1. | It is the applicant's and/or agent's responsibility to fulfil the conditions of consent approval within two years of the date of this letter pursuant to Section 53(41) of the <i>Planning Act</i> . <b>We will issue no further notice or warning of the expiration of the two-year period.</b> |
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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.**

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| 2. | The required Transfer Application 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. |
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Inaccuracies or omissions with regard to the legal description in the Transfer Application form, the Schedule page or the survey plan will result in the documents being returned without consent.

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| 3. | For future reference, building permits are not available in areas without municipal organization, but all buildings are required to comply with the provisions of the Ontario Building Code. If you have any questions regarding the building code please direct your questions to the Building and Development Branch of the Ministry of Municipal Affairs and Housing, 16th Floor, 777 Bay Street, Toronto, Ontario M5G 2E5, at 416-585-6666, or at <a href="mailto:codeinfo@ontario.ca">codeinfo@ontario.ca</a> . |
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| 4. | Please notify the Ministry of Citizenship and Multiculturalism (MCM) at <a href="mailto:archaeology@ontario.ca">archaeology@ontario.ca</a> or 416-314-7620 if archaeological resources are impacted by any ground disturbing work. All activities impacting archaeological resources must cease immediately, and a licensed archaeologist is required to carry out an archaeological assessment in accordance with the <i>Ontario Heritage Act</i> and the <i>Standards and Guidelines for Consultant Archaeologists</i> . |
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If human remains are encountered, all activities must cease immediately and the local police as well as the Registrar, Burials of the Ministry of Government and Consumer Services (416-326-8800) must be contacted. In situations where human remains are associated with archaeological resources, MCM should also be

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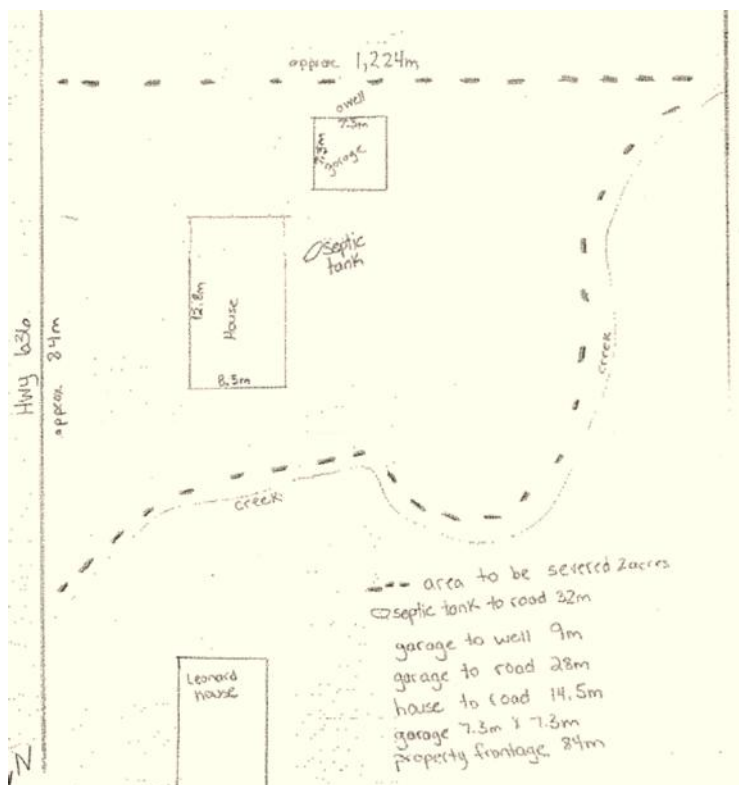
notified to ensure that the site is not subject to unlicensed alterations which would be a contravention of the *Ontario Heritage Act*.

5. In the future, if development activities on the lots could pose a risk to any species at risk or their habitat, the Endangered Species Act may be triggered. Such development activities may require a species at risk authorization. If a species at risk authorization may be necessary in future, MECP recommends that proponents contact [SAR@ontario.ca](mailto:SAR@ontario.ca).

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## Schedule A



Dashed area is to be severed

From PIN 65239-0149

(Note north arrow is downward pointing)