

**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 8, 2025

Luke Dinan, Area One Farms  
1461 Concession 8/9  
Cochrane, Ontario P0L 1C0  
Email: [ldinan@areaonefarms.ca](mailto:ldinan@areaonefarms.ca)

**via email only**

**Subject:** GRANTING OF PROVISIONAL CONSENT  
**Location:** PIN 61273-0363; S ½ of Lot 11, Concession 4, Ingram unincorporated township, District of Timiskaming  
**Owner:** Joelle Faulkner  
**Agent:** Luke Dinan, Area One Farms  
**MMAH File:** 54-C-249556

Dear Luke Dinan:

Pursuant to Section 53 of the *Planning Act*, a provisional consent is hereby granted in respect of the above-noted application. A list of the conditions that must be fulfilled before consent is given is attached. 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.

Yours truly,

A handwritten signature in black ink, appearing to read "M. Grant", written in a cursive style.

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

**Applicants:** Joelle Faulkner  
Agent: Luke Dinan, Area One  
Farms

**Date of Decision:** August 8, 2025

**File Number:** 54-C-249556

**Date of Notice:** August 8, 2025

**Municipality / Township:** Ingram unincorporated township,  
District of Timiskaming

**Last Date of Appeal:** August 28, 2025

**Location:** PIN 61273-0363; South ½ of Lot 11, Concession 4, Ingram unincorporated township, Timiskaming District

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## NOTICE OF DECISION

### On Application for Consent Subsection 53(17) of the *Planning Act*

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On August 8, 2025, the Minister of Municipal Affairs and Housing gave provisional consent to Application No. 54-C-249556 to sever a new lot with an existing residential use from agricultural lands, in Ingram unincorporated township, District of Timiskaming. 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 David Ferrone, 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.

#### 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),  
401-159 Cedar Street  
Sudbury, ON P3E 6A5  
Attention: David Ferrone, Planner  
Telephone: (249) 885-4067

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/025-0331>



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

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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 the Notice of Decision**, 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 the creation of a new lot approximately 2.1 hectares in size from PIN 61273-0363 for continued residential use, as applied for in the above noted application and depicted 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. The schedule must include 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 parcels and easement to which this 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 retained lot, including:
    - a. The retained lot is only to be used for agricultural uses and is not to be used for residential and/or recreational or commercial uses.
    - 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. That prior to final approval, the Ministry receive written confirmation from the Ingram Local Roads Board indicating that Margueratt Road is within the board's jurisdiction, is maintained by the board year-round, and that the board has no concerns with the proposed access to both the severed and retained lands from Margueratt Road.
  5. That prior to final approval, the Ministry written confirmation from the operator of the waste disposal site confirming that it is licensed to accept solid/household waste from Ingram unincorporated township and is willing to accept solid waste from the severed lot.
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### **Schedule A**



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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 *Planning Act*. **We will issue no further notice or warning of the expiration of the two-year period.**

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.**

2. The required Transfer/Deed of Land form and Schedule page shall contain complete and accurate legal descriptions. 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.

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 [codeinfo@ontario.ca](mailto:codeinfo@ontario.ca).
4. Approval must be obtained from the local Health Unit for all sewage systems that require a permit, including greywater systems but excluding pit privies. The importation of suitable fill may be required to construct sewage treatment systems to the satisfaction of the Health Unit. The Health Unit can also provide information on construction requirements, including minimum distances required between sewage systems and sources of potable water.
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



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demonstrate that there is an adequate quantity of groundwater available to meet the requirements of the residence without interference to adjacent properties.

6. If activities on the lots could pose a risk to species at risk or their habitat, the Endangered Species Act may be triggered at that time. If a species at risk authorization is required in the future, it is recommended that owners or prospective purchasers contact SAR@ontario.ca.
7. With some areas of high/extreme potential for wildland fire on the subject lands, and to protect existing structures and your property, MNR recommends a Fire Smart plan. You can find information on being FireSmart at <https://www.ontario.ca/page/firesmart>.
8. 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)).

9. Prior to land clearing for agriculture, the owner of the retained lands should obtain the original patent to identify whether trees are reserved to the Crown. If so, the local MNRF office can be contacted to discuss licensing prior to harvesting.
10. MNRF recommends maintaining 5 meter buffers on the existing creek system and wetlands to ensure agricultural runoff can be filtered before entering the waterways. If any future development is proposed on the property, it is the landowner's responsibility to ensure the unevaluated wetland has been evaluated under the Ontario Wetland Evaluation System by a qualified evaluator to determine the presence of any significant natural heritage features. More information about wetland evaluations can be found here: <https://www.ontario.ca/page/wetlands-evaluation>.