

**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



September 16, 2025

Andre Duguay
112 Katherine Street
PO Box 746
New Liskeard, ON P0J 1P0
Email: gandyman@rogers.com

via email only

Subject: GRANTING OF PROVISIONAL CONSENT
Location: PIN 61390-0273, Lot 16, Concession 3, Lorrain unincorporated township, District of Timiskaming
Owner: Andre Duguay
Agent: N/A
MMAH File: 54-C-247082

Dear Andre Duguay

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,

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

Applicants: Andre Duguay

Date of Decision: September 16, 2025

File Number: 54-C-247082

Date of Notice: September 16, 2025

Municipality / Township: Lorrain unincorporated township,
District of Timiskaming

Last Date of Appeal: October 6, 2025

Location: PIN 61390-0273, Lot 16, Concession 3, Lorrain unincorporated township,
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NOTICE OF DECISION

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

On September 16, 2025, the Minister of Municipal Affairs and Housing gave provisional consent to Application No. 54-C-247082 to sever a new lot for a resource-based recreational use from an existing vacant/ resource-based recreational use lot, in Lorrain 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 or by mail at:

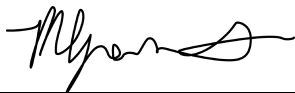
College Park
5th Floor, 777 Bay Street
Toronto, ON M7A 2J3

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/025-0432>



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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.

No. Conditions

1. That this approval applies to the creation of one new lot approximately 0.94 hectares in size from PIN 61390-0273 for a resource-based recreational 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 severed lot is only to be used for resource-based recreational uses and is not to be used for permanent residential and/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 written confirmation from the operator of the waste disposal site confirming that it is licensed to accept solid/household waste from Lorrain unincorporated township and is willing to accept solid waste from the severed lot.
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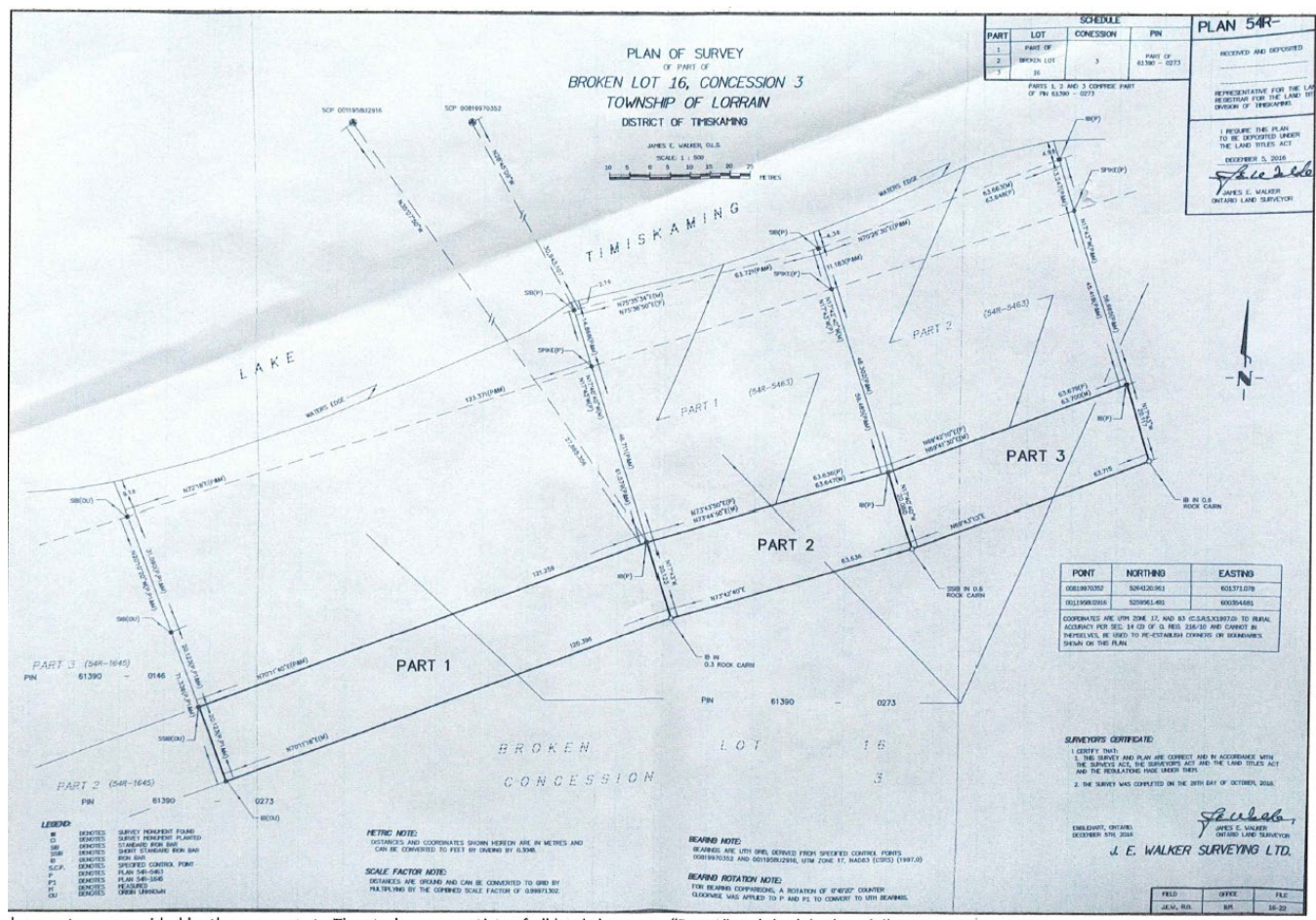
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Schedule A



Applicants: Andre Duguay

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The following notes are for your information:

No. Notes

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.
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 demonstrate that there is an adequate quantity of groundwater available to meet the

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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. Such development activities may require a species at risk authorization. In particular, Lake Sturgeon and American Eel have been recorded within the area of the subject lands. If a species at risk authorization is required in the future, it is recommended that owners or prospective purchasers contact SAR@ontario.ca
7. Approvals from the Federal Department of Fisheries and Oceans under Section 35 of the Federal Fisheries Act may also be required for projects in and around water. More information can be found here: <https://www.dfo-mpo.gc.ca/pnw-ppe/reviews-revues/applicants-guide-candidats-eng.html>.
8. With some areas of high 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>.
9. 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).

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).

10. If lake water is used as a water source, the owners should be aware that lake water should not be consumed without adequate treatment. Care should also be given when using raw lake water for bathing, washing dishes, swimming, or other uses as this could provide another pathway for exposure to potential impurities. Review of the attached Blue-Green Algae Fact Sheet is also recommended to improve awareness of the potential risk of algae blooms to drinking water safety.

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11. The Ministry of Natural Resources recommends maintaining a minimum no-development setback distance from the high-water mark of the lake of 30 meters from for any development including buildings and septic to minimize localized effects on water quality. More information can be found here: <https://www.ontario.ca/page/b-6-guidelines-evaluating-construction-activities-impacting-water-resources>
12. Any future development on the shoreline or on the lakebed may require a work permit under the Public Lands Act, it is the landowners responsibility to ensure that a review by MNR is completed prior to construction. Information about applying for work permits can be found here: <https://www.ontario.ca/page/crown-land-and-shore-land-work-permits>.
13. Should new or additional access be required across Crown Land, the landowner will be required to apply for a work permit to develop a road under the Public Lands Act. Approval for such activities is not guaranteed. Information about such permits is available through the link above.