

Applicant: Roy Belluz & Mara Whitfield
File No.: 59-C-243460
Municipality/Twp: Unincorporated Township of Miscampbell
Subject Lands: PCL 3000, LT 9, CON 1, Unincorporated Township of Miscampbell, District of Rainy River

Date of Decision: October 31, 2025
Date of Notice: October 31, 2025
Last Date of Appeal: November 20, 2025

NOTICE OF DECISION

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

On the **above noted date**, the Minister of Municipal Affairs and Housing (MMAH) gave a provisional consent to Application No. **59-C-243460** for the creation of one new lot, in respect of the land described as PCL 3000, LT 9, CON 1, Unincorporated Township of Miscampbell, District of Rainy River. 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 Madisyn Owen, 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.

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: Madisyn Owen, Planner
Telephone: (807) 632-1633

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/025-0404>



Heather Boyer
Manager, Community Planning & Development
Municipal Services Office – North (Thunder Bay)

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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.

Conditions

1. That this approval applies to the creation of one new lot 1.00 hectares in size, for residential use, while a 63.67 hectares parcel would be retained for resource-based recreational use.
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, and pursuant to subsections 53(12) and 51(25) and 51(26) or (27) of the Planning Act, the applicants shall enter into a Consent Agreement for the new lot with the Ministry of Municipal Affairs and Housing (MMAH), to its satisfaction, addressing the use and potential development of the new lot, including:
 - a. That the proposed retained lot, see appendix A, can only be used for resource-based recreational purposes (including a resource-based recreational dwelling) and is not to be used for permanent residential use;
 - b. Prior to any development, site alteration or ground disturbing activities, an archaeological assessment shall be completed by an archaeologist licensed under the Ontario Heritage Act, and related archaeological reporting shall be entered into the Ontario Public Register of Archaeological Reports. Recommendations from archaeological assessment(s) must be followed.
 - c. Provisions to obtain undertakings from the applicant and/or the applicants' lawyer to implement conditions and requirements, including that the Consent Agreement be registered on title in priority to other documents; and
 - d. Provisions relating to the enforcement of the Consent Agreement.
4. Ministry is to be advised in writing by the transferor that the Offer of Purchase and Sale agreement, or alternatively an acknowledgement by the transferor and transferees if the transaction is between family members, contains the following

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clause:

- a. Wells used as drinking water sources must be constructed in accordance with Regulation 903 – Wells, under the Ontario Water Resources Act.
- b. Small private sewage disposal facilities which have a daily sewage flow of 10,000 litres or less per day must be certified by the Northwestern Health Unit. Large private sewage disposal facilities which have a daily sewage flow of >10,000 litres, or communal systems, must be approved by the Ministry of the Environment, Conservation and Parks. The Northwestern Health Unit should be contacted for information on the proper installation and operation of Class IV septic systems and Class 1 (pit privy) sewage systems.
- c. Domestic waste must be appropriately handled and disposed of at an approved waste disposal facility
- d. If wildlife is encountered during construction, work should cease immediately and allow the animal to naturally move out of the construction zone. If the animal does not leave the area for a prolonged period of time, a qualified biologist should be consulted for response or mitigation measures. If an animal is injured or deceased or if a Species at Risk is found on the site, Ministry of the Environment, Conservation and Parks (MECP) SAR Ontario Branch (SAROntario@ontario.ca) should be contacted for guidance and handling. Please visit “How to avoid authorization” and “Permit types” (<https://www.ontario.ca/page/how-get-endangered-species-act-permit-or-authorization>) for more information.
- e. Purchasers/tenants are advised that sound levels due to increasing road traffic may occasionally interfere with some activities of the occupants as the sound levels exceed the sound level limits of the Ministry of the Environment, Conservation and Parks.
- f. This facility has been designed with the provision for adding central air-conditioning at the occupant’s discretion. Installation of central air-conditioning by the occupant in low and medium density developments will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the Ministry of the Environment, Conservation and Parks.
- g. In accordance with the Public Transportation and Highway Improvement Act (PTHIA), entrance permits are required for any entrance onto a provincial highway. Any change of, property ownership, property description, entrance/land use or of entrance construction, requires a new permit. Entrance permits are granted exclusively to the property owner listed at the time of application and do not transfer to a new owner. A new owner must make application to the ministry for a new permit. Both property owners [severed and retained] are required to

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submit new residential entrance permit applications for their existing entrances once this consent has been completed and the new titles properly describing the properties are registered. The Ministry of Transportation will issue Residential Entrance Permits when the applications are received. No additional entrances will be permitted. . Permit information and on-line permit applications can be found on the ministry web site, www.hcms.mto.gov.on.ca and

<https://www.ontario.ca/page/highway-corridor-management>.

- h. Ministry of Transportation Building and Land Use Permits are required for any development/construction occurring within 45 metres of the property limit of a highway and within 180 metres of the centre point of a public road intersection with Highway 611. All permits are required prior to any development/construction taking place. MTO permits are in addition to Municipal permit requirements. Permit information and on-line permit applications can be found on the ministry web site, www.hcms.mto.gov.on.ca and <https://www.ontario.ca/page/highway-corridor-management>.
- i. New or expanding livestock facilities, must comply with the Minimum Distance Separation (MDS) formulae and guidelines. More information available, <https://www.ontario.ca/page/minimum-distance-separation-mds-formulae>.

The following NOTES are for your information:

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.

If the applicant(s), in making the application for consent,

- (a) requested that the certificate be given;
- (b) provided a registrable legal description of the retained land; and
- (c) provided a statement from an Ontario solicitor in good standing that there is no land abutting the subject land that is owned by the owner of the subject land other than land that could be conveyed without contravening section 50 of the Planning Act.

then the Minister will give the applicant a certificate for the retained land.

Inaccuracies or omissions with regard to the legal description in the Transfer/Deed

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of Land form, the Schedule page or the survey plan will result in the documents being returned without consent.

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. Inquiries about the Building Code should be made to:
Buildings and Development Branch
Ministry of Municipal Affairs and Housing
17th Floor, 777 Bay St.
Toronto, ON M5G 2E5
Telephone: (416) 585-7041
codeinfo@ontario.ca
3. 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).

A marine archaeological assessment will be required where in water impacts are anticipated as part of future alterations to the property (e.g., shoreline alterations or the construction of docks). For more information, please refer to MCM's screening checklist: [Criteria for Evaluating Marine Archaeological Potential - Forms - Central Forms Repository \(CFR\)](#).

4. Owners and prospective buyers should contact the Northwestern 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

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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 parcel 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 requirements of the residence without interference to adjacent properties.
6. Ministry of Transportation permit information and on-line permit applications can be found on the ministry web site, www.hcms.mto.gov.on.ca and <https://www.ontario.ca/page/highway-corridor-management>. Permit requirements and application assistance can also be obtained by contacting Jeff Cook, Corridor Management Officer, at (807) 220-6386 or email jeff.cook2@ontario.ca.
7. 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.**
8. 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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Appendix A

