

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



October 9, 2025

Valerie Pinsent, Surveyors on Site
50 Whitewood Avenue,
PO Box 1599
New Liskeard Ontario P0J 1P0
Email: valerie@surveyorsonsite.com

via email only

Subject: GRANTING OF PROVISIONAL CONSENT
Location: PINs 61316-0176 (severed) and 61316-0041 (benefitting); North 1/2 of Lot 12, Concession 4, Unincorporated Township of Cane, District of Timiskaming.
Owner: Serge Rioux
Agent: Valerie Pinsent, Surveyors on Site
MMAH File: 54-C-258606

Dear Valerie Pinsent,

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

Applicants: Serge Rioux
Agent: Valerie Pinsent, Surveyors
on Site

Date of Decision: October 9, 2025

File Number: 54-C-258606

Date of Notice: October 9, 2025

Municipality / Township: Cane unincorporated township

Last Date of Appeal: October 29, 2025

Location: PINs 61316-0176 (severed) and 61316-0041 (benefitting); North 1/2 of Lot 12, Concession 4, unincorporated Township of Cane, District of Timiskaming.

NOTICE OF DECISION

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

On October 9, 2025, the Minister of Municipal Affairs and Housing gave provisional consent to Application No. 54-C-258606 to transfer 0.9 hectares of land as a lot addition from PIN 61316-0176 to PIN 61316-0041, in Cane 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

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Getting Additional Information

Additional information about the application is available for public inspection during regular office hours at the address shown below.

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/025-0585>.



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.

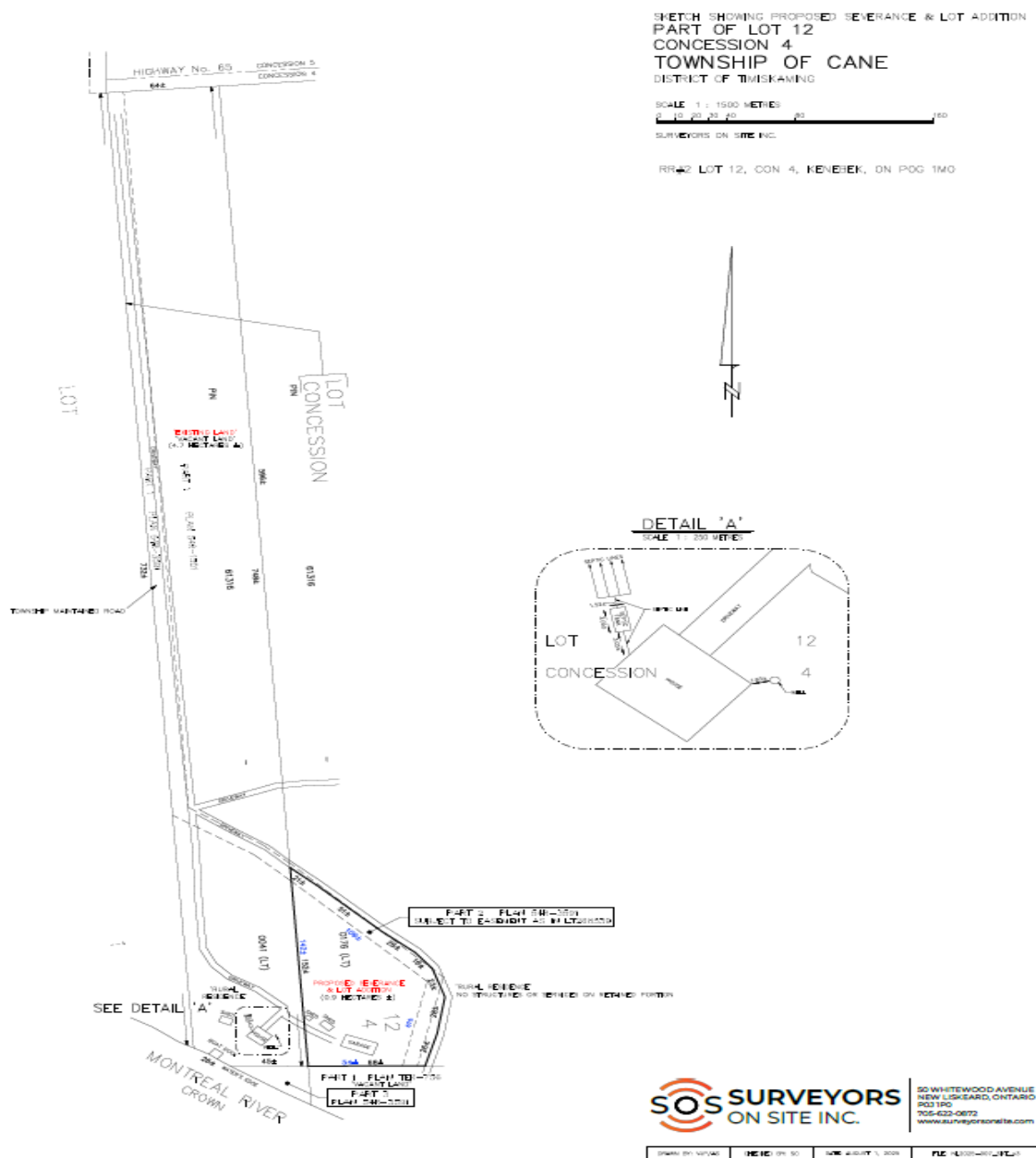
No. Conditions

1. That this approval applies to the transfer of approximately 0.9 hectares of land from PIN 61316-0176 to be added to PIN 61316-0041, as applied for in the above noted application and depicted in Schedule A and B, 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 to which this consent approval relates and/or legal description of the lands to be severed (and retained if requested) which is acceptable to the land registrar.
3. That an application to consolidate the parcels is 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, the Ministry receive written confirmation from the operator of the waste disposal site confirming that it is licensed to accept solid/household waste from Cane unincorporated township and is willing to accept solid waste from the benefitting lot.
5. That prior to final approval, the Ministry must be provided written confirmation of adequate capacity to dispose of hauled sewage generated by the benefitting lot. 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 hauled sewage from the benefitting lot.

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Schedule A



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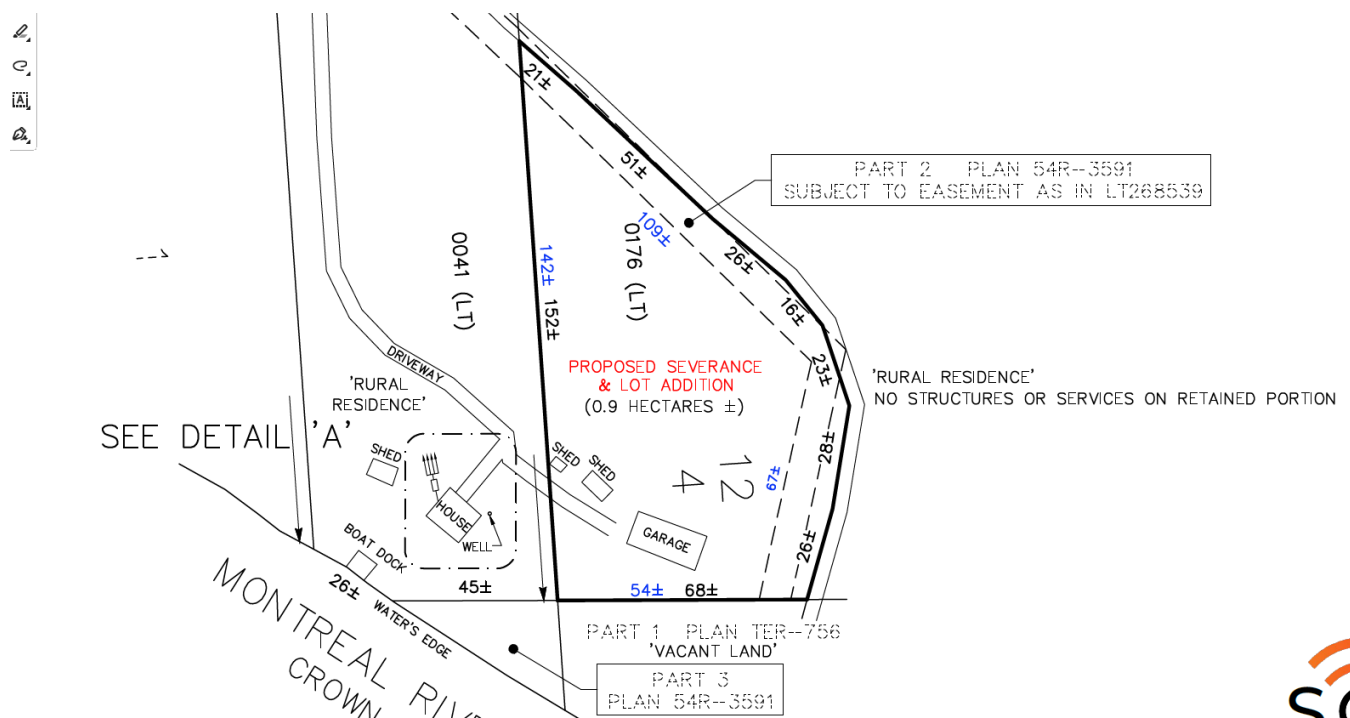
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Schedule B



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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 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

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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. If activities on the lots could pose a risk to a species at risk or their habitat, the Endangered Species Act may be triggered at the 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. To protect existing structures and your property, MNR recommends a Fire Smart Plan. You can find information at 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).

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).

9. The subject properties are in close proximity to Montreal River, as an unregulated system, the water levels are subject to variation and associated erosion and flooding. This includes the potential for undercutting along the shorelines. MNR recommends the establishment and/or retention of a 30 meter wide naturally vegetated buffer.
10. If any future development is proposed on the property, it is the landowner's responsibility to ensure the unevaluated wetland on the retained property 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

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be found here: <https://www.ontario.ca/page/wetlands-evaluation>.

11. As the subject property is located within an MTO permit control area, development is subject to review under the Public Transportation and Highway Improvement Act. An MTO building/land use permit will be required for any structures within 180 meters of the intersection of the center point of Highway 65 and Cane/ Barber Boundary Road. Any future development or change in land use is subject to MTO review and permits can be applied for online at: <https://www.hcms.mto.gov.on.ca/>
12. As the subject properties are located in close proximity to Highway 65, MECP recommends a Noise Impact Feasibility Study be completed prior to any future development on the retained lands. Such studies should be completed by a qualified individual and preferably a professional engineer with experience in environmental acoustics. More information can be found in part C of the following link: <https://www.ontario.ca/page/environmental-noise-guideline-stationary-and-transportation-sources-approval-and-planning>