

Applicant:	Kimball & Jo-Ann Gosselin	Date of Decision:	January 6, 2026
File No.:	59-C-243936	Date of Notice:	January 6, 2026
Municipality/Twp:	Unincorporated Township of Watten	Last Date of Appeal:	January 26, 2026
Subject Lands:	WATTEN CON 1 SR PT LOT 38 SR LOC GW38 PT LOC GW156 AND RP 48R1763 PART 7 PCLS 19495; WATTEN CON 1 SR PT LOT 38 SR LOC GW21 PT LOC GW156 AND RP 48R1763 PART 8 PCLS 18870; Rainy Lake; District of Rainy River		

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## 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 a provisional consent to Application No. **59-C-243936** for the creation of one new lot, in respect of the land described as WATTEN CON 1 SR PT LOT 38 SR LOC GW38 PT LOC GW156 AND RP 48R1763 PART 7 PCLS 19495; WATTEN CON 1 SR PT LOT 38 SR LOC GW21 PT LOC GW156 AND RP 48R1763 PART 8 PCLS 18870; Rainy Lake; 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

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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 (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](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/025-1119>



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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 parcel of land approximately 0.543 hectares in size, and a retained portion of 0.412 hectares, for residential use as applied for, in the above noted location.
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. 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 clause:
  - a. Wells used as drinking water sources must be constructed in accordance with Regulation 903 – Wells, under the Ontario Water Resources Act.
  - b. Water from any water bodies on or near the lot(s) should not be used for human consumption unless it is disinfected and/or treated to meet the Ontario Drinking Water Quality Standards, as stipulated in O. Reg. 169/03 of the Safe Drinking Water Act.
  - c. 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.

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- d. Domestic waste must be appropriately handled and disposed of at an approved waste disposal facility.
- e. 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](mailto: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.
- f. In accordance with the Public Transportation and Highway Improvement Act (PTHIA), entrance permits are required for any entrance onto a provincial highway, including by private residential roadway. 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. A new entrance permit application is required to be submitted upon completion of the consent and the new titles accurately describing the properties are registered. All contact information must be provided for all property owners that access Hwy 11 from Shortreed Road, including phone number, mailing address and email address within the permit application. If a representative is applying on behalf of all landowners, MTO would require written permission from each landowner that they agree for this representative to apply for the permit on their behalf. The Ministry of Transportation will issue a private residential roadway entrance permit to all landowners that access the highway from this roadway. Permit information and on-line permit applications can be found on the ministry web site, [www.hcms.mto.gov.on.ca](http://www.hcms.mto.gov.on.ca) and <https://www.ontario.ca/page/highway-corridor-management>.
- g. The use of Best Management Practices for shoreline development is strongly recommended. Best Management Practices such as shoreline naturalization and vegetated buffer strips can reduce the adverse effects of shoreline development on inland lakes. It is recommended that:
  - o Maintaining a minimum no-development setback distance from the lake of 30 m; increase setbacks where known natural heritage features exist (e.g. fish spawning areas);
  - o Where natural vegetation exists at the shoreline, it should be

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maintained. Where it doesn't occur naturally or has been lost due to development, a vegetative buffer (riparian zone) of shrubs and ground cover can be planted along a shoreline bank. The natural shoreline buffer should extend at least 30m from the water's edge. This will provide site stability and valuable habitat for fish and other animals.

- Reducing lot grading and limit the creation of impervious surfaces (i.e. roads, roofs, parking areas, patios, etc.) to reduce stormwater runoff and encourage natural infiltration.
- Avoiding the use of fertilizers that can be easily transported into nearby water bodies through runoff and can lead to algae blooms.
- Do not bring in sand to create a beach; this will cause an unstable shoreline prone to erosion and runoff issues.
- Utilize docks and swim platforms for access to the lake instead of clearing aquatic and shoreline vegetation.
- Locate sewage systems as far as possible from the shoreline where native soils are deepest, with any drinking water wells remaining upgradient;
- Directing roof leaders to rear yard ponding areas, soakaway pits or rain barrels;
- Directing sump pump foundation drains to rear ponding areas and infiltration trenches;

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.

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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.

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  
17<sup>th</sup> Floor, 777 Bay St.  
Toronto, ON M5G 2E5  
Telephone: (416) 585-7041  
[codeinfo@ontario.ca](mailto: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](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)).

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

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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 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](http://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](mailto:jeff.cook2@ontario.ca).
7. Please be advised that any placement of permanent structures, facilities or landscaping within the transmission corridor is prohibited without the prior written approval of Hydro One Network Inc (HONI).

If in the future the owner proceeds with a site plan, plan of subdivision and/or plan of condominium application, the owner must make arrangements satisfactory to HONI for lot grading and drainage, and any proposed uses on the transmission corridor. The costs of any relocations or revisions to HONI facilities which are necessary to accommodate this proposal will become the responsibility of the developer.

8. 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.**
9. 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**.