Applicant:	**Darrell Pollard, Paul Therrien, Teri Therrien**	**Date of Decision: November 4, 2026**
File No.:	**60-C-248086**	**Date of Notice: November 4, 2026**
Municipality/Twp:	**Unincorporated Township of Wabigoon, District of Kenora**	**Last Date of Appeal: November 24, 2026**
Subject Lands:	**PIN 42055-0370, PCL 19630 SEC DKF; S 1/2 LT 2, Con 2, Wabigoon Except Pt 4, 5 LT74369 & Pt 1 23R3909; S/T LT84182; District of Kenora**	

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. **60-C-248086** for a new lot, in respect of the land described as PIN 42055-0370, PCL 19630 SEC DKF; S 1/2 LT 2, Con 2, Wabigoon Except Pt 4, 5 LT74369 & Pt 1 23R3909; S/T LT84182; District of Kenora. 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 under the Planning Act
Notice to appeal the decision to the Ontario Land Tribunal must be filed with the Minister of Municipal Affairs and Housing (MMAH) on or before the last date of appeal as noted above.

The notice of appeal should be sent to the attention of Chelsea Flegel, A/Senior 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.

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: Chelsea Flegel, A/Senior Planner
Telephone: (807) 630-8442

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/026-0742



Andrew Carr, A/Team Lead
Community Planning and Development

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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.

No. Conditions

1. That this approval applies to permit the creation of a new lot approximately 8.15 hectares in size, with a retained lot approximately 49.5 hectares in size, as applied for, in the above noted location in the unincorporated Township of Wabigoon, District of Kenora.

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; 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 parcel(s) to which the consent approval relates; and/or a legal description of the lands to be severed 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 severed and retained lands with the Ministry of Municipal Affairs and Housing (MMAH), to its satisfaction, addressing the use and potential development of the lots, including:

    a. No new habitable dwellings, except on a replacement basis, will be permitted on the lots;

    b. No future severances will be permitted for the severed lands;

    c. No development will be permitted on the lots within 30 metres of the unevaluated wetland;

d. 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.

e. 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

f. Provisions relating to the enforcement of the Consent Agreement.

4. This 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. No assessment has been undertaken for groundwater quality or quantity. Groundwater supplies may not be adequate to support the use of individual private wells, should this source of water be used in future.

    b. Should wells be considered as drinking water sources, they must be constructed in accordance with Regulation 903 - Wells, under the Ontario Water Resources 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.

    d. 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 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, https://www.hcms.mto.gov.on.ca/

e. 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, https://www.hcms.mto.gov.on.ca/

f. Domestic waste must be appropriately handled and disposed of at an approved waste disposal facility.

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 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
2nd Floor, 777 Bay St.
Toronto, ON M5G 2E5
Telephone: (416) 585-6666
Fax: (416) 585-7531
codeinfo@ontario.ca

3. 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 Northwestern Health Unit. The Health Unit can also provide information on construction requirements, including minimum distances required between sewage systems and sources of potable water.

4. 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 requirements of the residence without interference to adjacent properties.

5. 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).

6. It is the property owner's responsibility to comply with all applicable requirements of the Species Conservation Act, 2025. Prior to development, property owners are directed to contact the Ministry of the Environment, Conservation and Parks (MECP) Species at Risk Branch SAROntario@ontario.ca to help determine potential requirements under the Act.

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(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.