

**Owner:** Marcel and Doris Poulin  
**File Number:** 52-C-200046  
**Township:** Hess unincorporated township,  
Sudbury District  
**Location:** Lot 8, Registered Plan 53M-1148, PIN 73334-0010(LT) (benefitting parcel); Lot 9,  
Registered Plan 53M-1148, PIN 73334-0011(LT) (severed parcel); all lands on  
Geneva Crescent, Geneva Lake, Hess unincorporated township, Sudbury District.

**Date of Decision:** December 17, 2020  
**Date of Notice:** December 17, 2020  
**Last Date of Appeal:** January 6, 2021

---

## **NOTICE OF DECISION**

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

---

On December 17, 2020 the Minister of Municipal Affairs and Housing gave a provisional consent to Application No. 52-C-200046 in respect of land in Hess unincorporated township, District of Sudbury. A copy of the decision is attached.

#### **When and How to File a Notice of Appeal**

Notice to appeal the decision to the Local Planning Appeal 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 Michelle Lawrence, A/Assistant 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 *Local Planning Appeal Tribunal Act* in the amount of \$400.00, payable to the Minister of Finance.

#### **Who Can File a Notice of Appeal**

Only individuals, corporations or public bodies may appeal decisions in respect of applications for consent to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group.

#### **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.

#### **Getting Additional Information**

Due to the ongoing COVID-19 pandemic, viewing supporting materials in person is not available at this time. Please reach out to Michelle Lawrence, A/Assistant Planner at [michelle.lawrence@ontario.ca](mailto:michelle.lawrence@ontario.ca) or 705-561-9362 for additional information or to see if alternate arrangements can be made.

**Owner:** Marcel and Doris Poulin  
**File Number:** 52-C-200046  
**Township:** Hess unincorporated township,  
Sudbury District  
**Location:** Lot 8, Registered Plan 53M-1148, PIN 73334-0010(LT) (benefitting parcel); Lot 9,  
Registered Plan 53M-1148, PIN 73334-0011(LT) (severed parcel); all lands on  
Geneva Crescent, Geneva Lake, Hess unincorporated township, Sudbury District.

**Date of Decision:** December 17, 2020  
**Date of Notice:** December 17, 2020  
**Last Date of Appeal:** January 6, 2021

---

**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: Michelle Lawrence, A/Assistant Planner  
Telephone: (705) 561-9362  
Fax: (705) 564-6863



---

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

Attachments:  
Blue Green Algae Fact Sheet  
Stormwater Best Management Practices for Camp Owners in Northeastern Ontario

<b>Owner:</b>	Marcel and Doris Poulin	<b>Date of Decision:</b>	December 17, 2020
<b>File Number:</b>	52-C-200046	<b>Date of Notice:</b>	December 17, 2020
<b>Township:</b>	Hess unincorporated township, Sudbury District	<b>Last Date of Appeal:</b>	January 6, 2021
<b>Location:</b>	Lot 8, Registered Plan 53M-1148, PIN 73334-0010(LT) (benefitting parcel); Lot 9, Registered Plan 53M-1148, PIN 73334-0011(LT) (severed parcel); all lands on Geneva Crescent, Geneva Lake, Hess unincorporated township, Sudbury District.		

---

The Minister's conditions to the granting of consent for this transaction, **which must be fulfilled within one year 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 permit the lot addition of approximately 0.00721 hectares of land from Lot 9, Registered Plan 53M-1148, PIN 73334-0011(LT), to be added to Lot 8, Registered Plan 53M-1148, PIN 73334-0010(LT), as applied for, in the above noted location in Hess unincorporated township, District of Sudbury.
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.
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.

<b>Owner:</b> Marcel and Doris Poulin	<b>Date of Decision:</b> December 17, 2020
<b>File Number:</b> 52-C-200046	<b>Date of Notice:</b> December 17, 2020
<b>Township:</b> Hess unincorporated township, Sudbury District	<b>Last Date of Appeal:</b> January 6, 2021
<b>Location:</b> Lot 8, Registered Plan 53M-1148, PIN 73334-0010(LT) (benefitting parcel); Lot 9, Registered Plan 53M-1148, PIN 73334-0011(LT) (severed parcel); all lands on Geneva Crescent, Geneva Lake, Hess unincorporated township, Sudbury District.	

---

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 one year 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 one-year period.**

If the conditions to consent approval are not fulfilled within one year 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 Application 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.

Inaccuracies or omissions with regard to the legal description in the Transfer Application 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 required 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](mailto:codeinfo@ontario.ca).
4. Should deeply buried cultural relics be found during construction activities, the Ministry of Heritage, Sport, Tourism, and Culture Industries (MHSTCI) should be informed directly. In the event that human remains are discovered, all work in the vicinity of the discovery must be suspended immediately. Notification will be made to the Ontario Provincial Police, or local police, who will conduct a site investigation and contact the District Coroner. Notification should also be made to the MHSTCI Archaeologist, c/o 435 South James Street, Suite 334, Thunder Bay, ON P7E 6S7, Telephone: (807) 475-1628, and the Registrar, Cemeteries Regulation Unit, 32

**Owner:** Marcel and Doris Poulin  
**File Number:** 52-C-200046  
**Township:** Hess unincorporated township,  
Sudbury District  
**Location:** Lot 8, Registered Plan 53M-1148, PIN 73334-0010(LT) (benefitting parcel); Lot 9,  
Registered Plan 53M-1148, PIN 73334-0011(LT) (severed parcel); all lands on  
Geneva Crescent, Geneva Lake, Hess unincorporated township, Sudbury District.

**Date of Decision:** December 17, 2020  
**Date of Notice:** December 17, 2020  
**Last Date of Appeal:** January 6, 2021

---

Floor, Eaton Tower, 250 Yonge Street, Toronto, ON M4G 2N5, Telephone: (416) 326-8404.

5. We encourage lakefront property owners to participate in the Lake Partner Program to help gather further information about phosphorous concentrations in Geneva Lake. Information regarding the program can be found at:  
<http://desc.ca/programs/lpp>.

In addition, we strongly encourage the implementation of best management practices to prevent localized increase in phosphorous and to reduce potential for algae and weeds along the shoreline. Attached is the document “Stormwater Best Management Practices for Camp Owners in Northeastern Ontario” which outlines practices that, when implemented, can assist in maintaining or improving lake water quality. 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 sewage systems be located a minimum of a 30 m distance from the lake, where native soils are deepest, and at the furthest distance possible from the shoreline. Infiltration practices should be introduced to reduce surface water runoff including rain gardens, infiltration trenches and grassed swales. Other Best Management Practices include maintaining vegetation along the shoreline and elsewhere on the site, appropriate site design (e.g. minimum 30 metre non-development zone adjacent to the shoreline), and construction mitigation. Measures such as avoiding septic starters, pumping out septic tanks every three to five years, and reducing water use also help protect water quality. Additional resources regarding Best Management Practices are listed in Appendix B of the Lakeshore Capacity Assessment Handbook, 2010, available at:  
<http://www.ontario.ca/environment-and-energy/lakeshore-capacity-assessmenthandbook-protecting-water-quality-inland-lakes>.

Also enclosed in this package is the *Blue-Green Algae Fact Sheet*. The fact sheet discusses the risks of drawing lake water, instead of well water, for private water supply.

6. The waters of Geneva Lake 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*. Please be advised that should a well be considered as a drinking water source, it must be constructed in accordance with Regulation 903 – Wells, under the *Ontario Water Resources Act*.

**Owner:** Marcel and Doris Poulin  
**File Number:** 52-C-200046  
**Township:** Hess unincorporated township,  
Sudbury District  
**Location:** Lot 8, Registered Plan 53M-1148, PIN 73334-0010(LT) (benefitting parcel); Lot 9,  
Registered Plan 53M-1148, PIN 73334-0011(LT) (severed parcel); all lands on  
Geneva Crescent, Geneva Lake, Hess unincorporated township, Sudbury District.

---

**Date of Decision:** December 17, 2020

**Date of Notice:** December 17, 2020

**Last Date of Appeal:** January 6, 2021

7. Small private sewage disposal facilities which have a daily sewage flow of 10,000 litres or less per day must be certified by Public Health Sudbury and Districts. 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. Public Health Sudbury and Districts should be contacted for information on the proper installation and operation of Class IV septic systems and Class 1 (pit privy) sewage systems.