

Owner/Agent:	Paul Rosborough and Cindy Rosborough And Karen Gerrard, Temwest Farms.	Date of Decision:	November 18, 2022
File Number:	54-C-213330	Date of Notice:	November 18, 2022
Municipality / Township:	Ingram unincorporated township, Timiskaming District	Last Date of Appeal:	December 8, 2022
Location:	PINs 61273-0052 and 61273-0053, 284124 Elliot Road, Ingram unincorporated township, Timiskaming District		

NOTICE OF DECISION

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

On November 18th, 2022 the Minister of Municipal Affairs and Housing gave a provisional consent to Application No. 54-C-213330 in respect of land in Ingram unincorporated township, District of Timiskaming. A copy of the decision is attached.

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 Jameson Pearson, 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 *Ontario Land 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 Ontario Land 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 Jameson Pearson, Assistant Planner at Jameson.pearson@ontario.ca or 705-561-5340 for additional information or to see if alternate arrangements can be made.

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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: Jameson Pearson, Assistant Planner
Telephone: (705) 561-5340
Fax: (705) 564-6863

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 permit the separation of the existing residential and agricultural uses by severing 40 hectares in size, from the retained 22 hectares, as described in the above-noted application and identified as Part 2 on Schedule A attached hereto and forming part of the decision, for the purposes of residential use.
2. That the following documents be provided for the transaction described in Condition
 - 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 all 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 parcels to which the consent approval relates.
3. That the application to transfer noted in Condition 2 shall not identify the transferors and the transferees as the same person.
4. That prior to final approval, and pursuant to subsections 53(12) and 51(25) and 51(26) or (27) of the *Planning Act*, the applicant shall enter into a Consent Agreement with the Ministry of Municipal Affairs and Housing, to its satisfaction, addressing the use and potential development of the retained lot, including:
 - a. The lot can only be used for agricultural uses and is not to be used for residential and/or recreational uses;
 - b. Provisions to obtain undertakings from the applicant and/or the applicant's lawyer to implement conditions and requirements, including that the Consent Agreement be registered on title in priority to other documents; and,
 - c. Provisions relating to the enforcement of the Consent Agreement.

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5. That prior to final approval, the Ministry receive written confirmation from the Ingram Local Roads Board indicating that Allen Road is within the board's jurisdiction, is maintained by the board, and that the board has no concerns with proposed access to both the severed lands by Allen Road.

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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 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 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. Please notify the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) at archaeology@ontario.ca or 416-314-7620 if archaeological resources are impacted by any ground disturbing work. All activities impacting archaeological resources must cease immediately, and a licensed archaeologist is required to carry out an archaeological assessment in accordance with the *Ontario Heritage Act* and the *Standards and Guidelines for Consultant Archaeologists*.

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If human remains are encountered, all activities must cease immediately and the local police as well as the Registrar, Burials of the Ministry of Government and Consumer Services (416-326-8800) must be contacted. In situations where human remains are associated with archaeological resources, MHSTCI should also be notified to ensure that the site is not subject to unlicensed alterations which would be a contravention of the *Ontario Heritage Act*.

5. In the future, if development activities on the lots could pose a risk to any species at risk or their habitat, the Endangered Species Act may be triggered. Such development activities may require a species at risk authorization. If a species at risk authorization may be necessary in future, MECP recommends that proponents contact SAR@ontario.ca.
6. Any new buildings and/or structures on the retained and severed lands must respect the Minimum Distance Separation (MDS) Formulae, as applicable. For more information on MDS, please see the following link: <http://www.omafra.gov.on.ca/english/landuse/mds.htm>
7. Prior to land clearing for agriculture, the owner of the retained lands should obtain the original patent to identify whether trees are reserved to the Crown. If so, the local MNRF office can be contacted to discuss licensing prior to harvesting.
8. MNRF recommends maintaining 5 meter buffers on the existing creek system and wetlands to ensure agricultural runoff can be filtered before entering the waterways.

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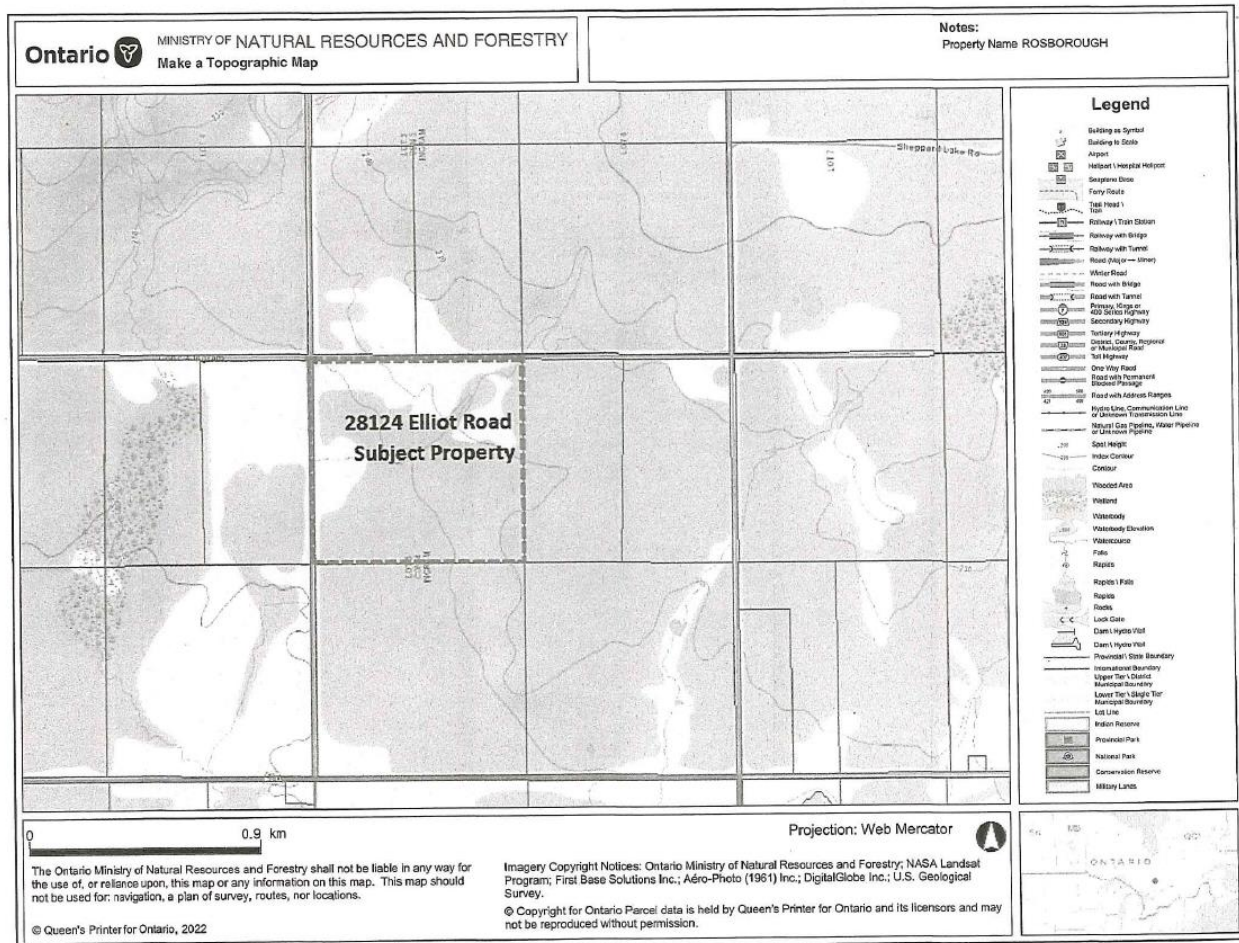
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Schedule A



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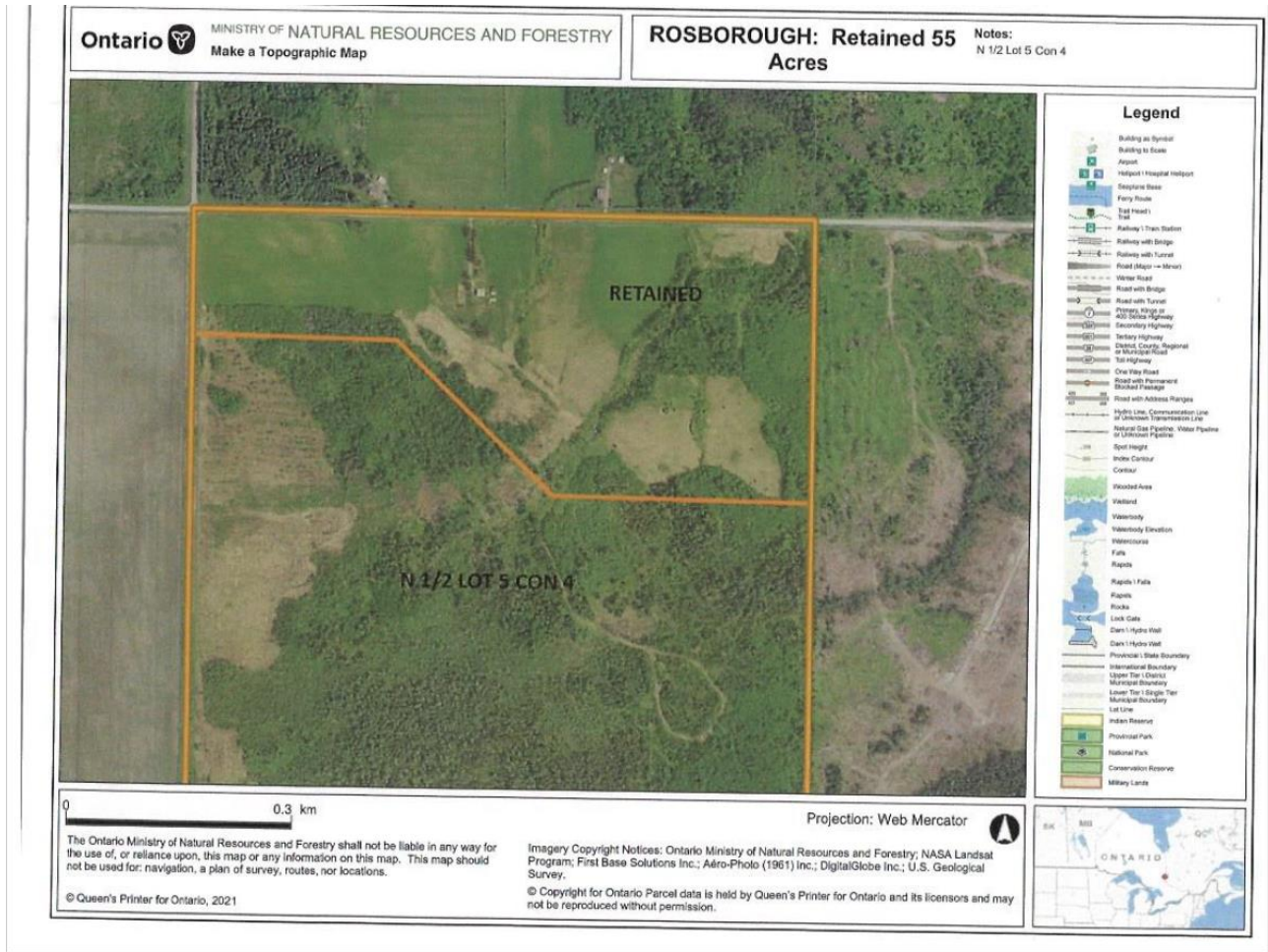
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