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Cochrane and Suburban Planning Board
171 Fourth Avenue
Cochrane, ON. P0L 1C0

T: 705-272-4361
F: 705-272-6068

Notice of Decision for Consent

Application No. B2026-05

Owners: MK Cochrane Investment Inc. (51 Highway 11 South)

In the matter of an application to the Cochrane and Suburban Planning Board under *Section 53* of the *Planning Act of Ontario, R.S.O. 1990, c.P. 13,* as amended ands municipally known as 51 Highway 11 South and legally described as LAMARCHE CON 6N PT LOT 9 BG RP 6R4069 PART 1 PCL 3865LG PCL 3865LG within the Town of Cochrane, Roll No. 563903000126202.

Decision: That the Cochrane and Suburban Planning Board, having given consideration to the applicable provisions of *Section 53 of the Planning Act*, the Official Plan of the Town of Cochrane, the characteristics of the land in question and its surroundings as addressed in the Planning Report on the application dated September 25th, 2026, the correspondence received , the information presented at the hearing held on November 12th, 2026 and the discussion on the matter, hereby **APPROVE** of the application as applied for subject to the following conditions:

1. That the applicant meet all the requirements, financial or otherwise, of the municipality.
2. That the applicant provides a copy of the registered survey of the severed lot prepared by an Ontario Land Surveyor.
3. That, pursuant to Section 53(42) of the Planning Act, the 'Certificate of Consent' be affixed to the deed within two years of the giving of the Notice of Decision or as specified in the Planning Act at the time of deed stamping (note: Section 53(43) of the Planning Act requires that the transaction approved by this consent must be carried out within two years of the issuance of the certificate, i.e., stamping of the deed).
4. That the applicant receives the proper permits from the Ministry of Transportation (MTO), including an Entrance Permit and Building/Land Use Permit for the severed and retained lands where applicable.
5. That the applicant receives final approval for a Minor Variance Application from the Committee of Adjustment, granting relief from Section 4.2.3(3) of Zoning By-law 968-2013 to permit a minimum lot frontage of 8.0 m for the proposed severed lot, whereas a minimum lot frontage of 45 m is required.

If all conditions of this decision have been fulfilled within two (2) years from the date this notice of decision is mailed and all authorities have so notified the Planning Board in writing, the Secretary-Treasurer is authorized to provide a certificate as provided for in Subsection *53 (42) of the Planning Act, R.S.O., 1990, c.P.13.*

It is the applicant and/or agent's responsibility to fulfill the conditions of the consent approval within two years of the date of the approval letter. The Planning Board will issue no further notice or warning of the expiration of the two-year period.

If the conditions to the Consent approval are not fulfilled within two (2) years of the date of the approval letter and the applicant is still interested in pursuing the proposal, a new application and applicable fee, will be required.

The Last Day for Appeal is December 3rd, 2026.

Additional information regarding the application is available for inspection at Town Hall, 171 Fourth Avenue during regular office hours, Monday to Friday, 8:30 a.m. to 4:30 p.m.

Only individuals, corporations and 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 on its behalf.

Any person or public body may, not later than 20 days after the giving of notice under subsection (17) is completed, appeal the decision or any condition imposed by the Cochrane and Suburban Planning Board or appeal both the decision and any conditions to the Municipal Board by filing with the Secretary-Treasurer of the Cochrane and Suburban Planning Board a notice of appeal setting out the reasons for the appeal, accompanied by the fee prescribed under the Ontario Land Tribunal Act.

If no appeal is filed under subsection (19) or (27), subject to subsection (23), the decision of the Cochrane and Suburban Planning Board to give or refuse to give a provisional consent is final. 1994, c. 23, s. 32, part."

If you wish to appeal to the Ontario Land Tribunal, a copy of an appeal form is available from the Ontario Land Tribunal website at https://olt.gov.on.ca/ or by calling (416) 212-6349 or toll free 1-866-448-2248. The form, together with the appropriate fee, are to be sent by

Registered Mail or Personal Delivery To:
The Secretary-Treasurer,
Cochrane and Suburban Planning Board
Town of Cochrane
171 Fourth Avenue, Cochrane, ON P0L 1C0

Certified true copy of this notice of decision was mailed to the applicant.

Dated this 13th day of November 2026.

Elisabeth Vachon, Dipl. M.A.
Secretary-Treasurer
Cochrane and Suburban Planning Board