ONTARIO
COCHRANE
WONDERFULLY UNEXPECTED

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. B2025-11
Owner: M. Johnson
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 for lands legally described as Part Lot 17, Concession 3, Glackmeyer, within the Town of Cochrane, Roll No. 5639 020 001 12401 0000.

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 October 1st, 2025, the correspondence received, the information presented at the hearing held on October 8th, 2025, and the discussion on the matter, hereby **APPROVE** of the application as applied for subject to the following conditions:

1. That the applicant pays any outstanding municipal taxes, and any other charges or other local improvement taxes on the lots to be severed and the lot to be retained;
2. That the applicant provides a copy of the registered survey of the severed lot, prepared by an Ontario Land Surveyor;
3. That the applicant provide confirmation that the proposed lot can accommodate a private sewage disposal system, to the satisfaction of the Northeastern Public Health Unit; and
4. That minor variance application (A04-2025) be approved by the Committee of Adjustment to recognize the deficient lot frontage of the severed lot.

If all conditions of this decision have been fulfilled within two 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 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 October 29th, 2025.

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 9th day of October 2025.

Elisabeth Dupuis
Secretary-Treasurer
Cochrane and Suburban Planning Board