

Notice of Decision for Consent

Application No. B2023-04

Owner: Luc Jean and Heather Coffell
Applicant: Heather Coffell

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 municipally known as 1088 Guppy Road, Parcel 4, Lot 10, Concession 3, Clute, Town of Cochrane.

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 July 18th, 2023, the correspondence received and the information presented at the hearing held on September 20th, 2023 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; and
3. That the applicant provide confirmation that the proposed severed and retained lands can accommodate a private sewage disposal system, to the satisfaction of the Porcupine Health Unit.

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 18th, 2023.

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.

Filing an appeal with the Ontario Land Tribunal (OLT) against the decision of the Approval Authority, or any conditions imposed by the Approval Authority must be undertaken in accordance with OLT guidelines, forms and fees (payable to the Ministry of Finance) available from the OLT website <https://olt.gov.on.ca/appeals-process/>. Appeals must set out the reason for the Appeal and should be filed with the Secretary Treasurer of the Cochrane and Suburban Planning Board at the address below.

Only the applicant, the Minister, a specified person (being a utility and transportation company) or a public body may appeal to the Ontario Land Tribunal (OLT). The form, together with the appropriate fee, are to be delivered 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 28th day of September 2023.



Alice Mercier
Secretary-Treasurer
Cochrane and Suburban Planning Board