

## PLANNING DEPARTMENT STAFF REPORT

TO: Michelle Hendry, Interim CAO  
Committee of Adjustment

DATE: January 10<sup>th</sup>, 2025

FROM: Kristina Grondin, Planning Coordinator

SUBJECT: Applications: Consent to Sever (D10-24-05)

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### 1. Purpose of Application

The Municipality is in receipt of an application for consent to sever lands from the subject property for the purpose of a lot addition, providing access to Lot 4, Plan M-708 (9 Willans Crescent, Cochenour) via an existing driveway.

### 2. Description of Subject Lands

The subject lands are legally described as Lot 3, Plan M-708 (7 Willans Crescent, Cochenour). The total area is approximately 0.503 hectares with approximately 44 metres of frontage on Willans Crescent and approximately 102 metres of waterfrontage. The subject lands are developed with a single detached dwelling.

The nature of the lot addition is illustrated below.



### **3. Official Plan**

The subject lands as well as the benefitting lot are both located in the Rural Residential designation.

Section 8.8 of the Official Plan establishes several policies to guide lot creation and subsection 12 establishes that consents may be granted for the purposes of lot additions.

### **4. Zoning By-Law**

The subject lands as well as the benefitting lot are currently zoned Rural Residential (R4). The resultant lot will not comply with the minimum lot area for the R4 zone. It is recommended that a condition of consent is a Zoning By-Law Amendment to recognize the undersized lot.

### **5. Planning Act**

I have reviewed section 51(24) of the Planning Act and do not consider the proposed consent to be at odds with any of the noted criteria that the Committee is to have regard for in considering the consent.

### **6. Notice of Application**

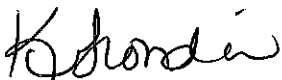
Notice of the applications is posted at the Municipal Office; posted on the Municipal website, mailed to property owners within 60 metres of the subject property; advertised in the Municipal Newsletter; emailed to the Ministry of Natural Resources (MNR); and distributed to appropriate department heads. A copy of the notice is attached to this report.

The MNR reviewed the proposed consent and they do not have any concerns or further comments. No other comments or concerns were received as of January 10<sup>th</sup>, 2025.

### **7. Conclusion**

If the Committee agrees with this report, it is recommended that the proposed consent be approved and subject to the following conditions, in addition to any standards conditions of approval:

- Zoning By-Law amendment to recognize undersized lot.
- Severed portion be consolidated in title with Lot 4, Plan M-708.



Kristina Grondin  
Planning Coordinator

#### **Attachments:**

- Notice
- Complete Applications
- Ministry Comments
- Draft Decisions



FILE NUMBER  
D10-2024-05

# MUNICIPALITY OF RED LAKE APPLICATION FOR CONSENT

Planning Act, R.S.O. 1990, c. P.13, s.53, O. Reg. 197/96, Schedule

APPLICATION FEE ENCLOSED – \$600 FOR EACH SEVERED LOT

THE INFORMATION IN THIS APPLICATION AND ALL OTHER INFORMATION, STUDIES, REPORTS AND COMMENTS RECEIVED RELATIVE TO THE PROCESSING OF THIS APPLICATION IS COLLECTED FOR THE PURPOSE OF CREATING A RECORD THAT IS AVAILABLE TO THE GENERAL PUBLIC. THIS APPLICATION, INCLUDING INFORMATION ABOUT YOUR PROPOSAL, WILL BECOME PART OF THE PUBLIC AGENDA OF COUNCIL AND COMMITTEES. NOTICE OF THE APPLICATION MAY ALSO BE PLACED INTO THE NEWSPAPER.

NAME OF OWNER Daniel Cooke /Carolynne Storey		NAME OF AGENT, SOLICITOR OR PLANNING CONSULTANT (IF APPLICABLE) Grant HOGG	
ADDRESS 7 Willans Crescent	POSTAL BOX Box 162	STREET ADDRESS 9 WILLANS Crescent	POSTAL BOX
POSTAL/ ZIP CODE POV 1L0	PROV./ STATE ONT	POSTAL/ ZIP CODE POV 1L0	PROV./ STATE ONT
TELEPHONE 807 728-1675		TELEPHONE 807-464-4492	
EMAIL dcooke16@me.com		EMAIL ggohj@hotmail.com	

**PROPERTY INFORMATION:**

LEGAL DESCRIPTION OF THE SUBJECT LAND, SUCH AS MINING PLAN DESCRIPTION, REGISTERED PLAN AND LOT OR PART NUMBERS  
PCL 5717 SEC DPF SRD. LOT 3 PL M708

STREET ADDRESS AND TOWN SITE NAME  
7 Willans Crescent Cochenour, ONTARIO

DIMENSIONS OF SUBJECT LAND

Frontage (metres): (feet) 144.74	Depth (metres): variable 225.15 - 239.10	Area (hectares): 0.50286
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OFFICIAL PLAN LAND USE DESIGNATION - HAS A SITE SPECIFIC DESIGNATION BEEN APPLIED, AND IF SO, WHAT LAND USES ARE PERMITTED?  
Rural Residential

CURRENT ZONING WITHIN THE ZONING BY-LAW – HAS A SITE SPECIFIC ZONING BEEN APPLIED, AND IF SO, WHAT LAND USES ARE PERMITTED?  
R-4 Rural Residential

DATE SUBJECT LAND WAS ACQUIRED ON: September 11, 2020

ARE THE MINERAL RIGHTS CROWN OR PATENTED?  
e: Patented

ARE THERE ANY RESERVATIONS ON THE PATENT OR TITLE OF THE SUBJECT LOCATION?  
No

IF FRONTED BY WATER, IS THE SHORELINE RESERVE PATENTED OR CROWN LAND? IF CROWN, HOW WIDE IS THE RESERVATION?  
PATENTED

WHAT IS THE EXISTING USE OF THE PROPERTY? WHAT IS THE LENGTH OF TIME THIS USE HAS OCCURRED?

Residential - unknown

EXISTING USE OF ABUTTING PROPERTIES

Residential

PROPOSAL INFORMATION:

WHAT IS THE TYPE AND PURPOSE OF THE PROPOSED TRANSACTION? (FOR EXAMPLE, A TRANSFER FOR THE CREATION OF A NEW LOT, A LOT ADDITION, AN EASEMENT, A CHARGE, A LEASE OR A CORRECTION OF TITLE).

A severance off lot 3 to be added to lot 4 to allow direct access for lot 4

IF KNOWN, WHAT IS THE NAME OF THE PERSON(S), OR CORPORATION TO WHOM THE LAND OR AN INTEREST IN THE LAND IS TO BE TRANSFERRED, CHARGED OR LEASED?

Grant Hogg

DOES ANY OTHER PARTY HAVE INTEREST IN THE PROPERTY, SUCH AS CHARGE, RESTRICTIVE COVENANT, MORTGAGE, OR EASEMENT? PLEASE PROVIDE A DESCRIPTION OF EACH AND ITS EFFECT:

Charge on title to Canadian Imperial Bank of Commerce

PLEASE PROVIDE THE NAMES AND ADDRESSES FOR THESE PARTIES:

Canadian Imperial Bank of Commerce - Box 115 Commerce Court + Postal St Toronto, ON

DESCRIPTION OF LAND INTENDED TO BE SEVERED (PROPOSED LOT(S)), AND LAND INTENDED TO BE RETAINED: M5L1E5

NUMBER OF NEW LOTS PROPOSED NOT INCLUDING ONE RETAINED (MAXIMUM OF TWO NEW LOTS PERMITTED): \_\_\_\_\_

1. PROPOSED LOT NUMBER ONE:

FRONTAGE \_\_\_\_\_ METRES      DEPTH \_\_\_\_\_ METRES      AREA \_\_\_\_\_ HECTARES

WHAT ARE THE EXISTING AND PROPOSED USES AT THIS LOCATION? \_\_\_\_\_

WHAT ARE THE EXISTING AND PROPOSED BUILDINGS AND STRUCTURES AT THIS LOCATION? \_\_\_\_\_

ACCESS - Access to the subject land will be by:

- Provincial Highway
- Year round maintained Municipal road
- Private road
- Seasonally maintained Municipal road
- Right-of-way
- Water

**WATER ACCESS** – Where access to the subject land is by water only:

Docking facilities (specify)..... distance from subject land ..... distance from nearest public road .....	Parking facilities (specify)..... distance from subject land ..... distance from nearest public road .....
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**POTABLE WATER** is or will be provided to the subject land by:

Publicly-owned/operated piped water system
  Lake or other water body  
 Privately-owned/operated individual well
  Other means (specify) .....  
 Privately-owned/operated communal well

**SEWAGE DISPOSAL** is or will be provided to the subject land by:

Publicly-owned/operated sewage system
  Pit privy  
 Privately-owned/operated individual septic system
  Other means (specify) .....  
 \*Privately-owned/operated communal septic system

2. PROPOSED LOT NUMBER TWO: Lot Addition

FRONTAGE 16.94 METRES      DEPTH 29.45 METRES      AREA 0.021 HECTARES

WHAT ARE THE EXISTING AND PROPOSED USES AT THIS LOCATION?  
Road access to Lot 4 Plan M708

WHAT ARE THE EXISTING AND PROPOSED BUILDINGS AND STRUCTURES AT THIS LOCATION?  
N/A

**ACCESS** – Access to the subject land will be by:

Provincial Highway
  Municipal road – maintained seasonally  
 Municipal road – maintained year round
  Right-of-way  
 Private road
  Water

**WATER ACCESS** – Where access to the subject land is by water only:

Docking facilities (specify)..... distance from subject land ..... distance from nearest public road .....	Parking facilities (specify)..... distance from subject land ..... distance from nearest public road .....
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**POTABLE WATER** is or will be provided to the subject land by:

Publicly-owned/operated piped water system
  Lake or other water body  
 Privately-owned/operated individual well
  Other means (specify) .....  
 Privately-owned/operated communal well

**SEWAGE DISPOSAL** is or will be provided to the subject land by:

Publicly-owned/operated sewage system  Pit privy

\*Privately-owned/operated individual septic system  Other means (specify) .....

Privately-owned/operated communal septic system

**3. RETAINED LOT:**

FRONTAGE \_\_\_\_\_ METRES      DEPTH \_\_\_\_\_ METRES      AREA \_\_\_\_\_ HECTARES

**WHAT ARE THE EXISTING AND PROPOSED USES AT THIS LOCATION?** \_\_\_\_\_

Single Detached Dwelling - Residential

**WHAT ARE THE EXISTING AND PROPOSED BUILDINGS AND STRUCTURES AT THIS LOCATION?** \_\_\_\_\_

Single Detached Dwelling - existing

**ACCESS** – Access to the subject land will be by:

Provincial Highway  Municipal road – maintained seasonally

Municipal road – maintained year round  Right-of-way

Private road  Water

**WATER ACCESS** – Where access to the subject land is by water only:

Docking facilities (specify)..... distance from subject land ..... distance from nearest public road .....	Parking facilities (specify)..... distance from subject land ..... distance from nearest public road .....
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**POTABLE WATER** is or will be provided to the subject land by:

Publicly-owned/operated piped water system  Lake or other water body

Privately-owned/operated individual well  Other means (specify) .....

Privately-owned/operated communal well

**SEWAGE DISPOSAL** is or will be provided to the subject land by:

Publicly-owned/operated sewage system  Pit privy

\*Privately-owned/operated individual septic system  Other means (specify) .....

Privately-owned/operated communal septic system

\*Properties to be serviced by private sewage systems will require a preliminary soils inspection. It is the responsibility of the applicant to arrange an inspection with the Northwestern Health Unit.

If the requested amendment would permit development on privately owned and operated individual or communal sewage system, and more than 4500 litres of effluent would be produced per day as a result of the proposed development, a servicing options report and a hydrogeological report must be provided.

**OTHER APPLICATIONS** – if known, indicate if any of the subject land has or will be the subject of an application under the Act for:

approval of an Official Plan Amendment (under section 22) File ..... Status .....

If Yes please describe in detail: \_\_\_\_\_

approval of a Zoning By-Law Amendment (under section 34) File ..... Status .....

If Yes please describe in detail: \_\_\_\_\_

approval of a plan of subdivision (under section 51) File ..... Status .....

If Yes please describe in detail: \_\_\_\_\_

minor variance (under section 45) File ..... Status .....

If Yes please describe in detail: \_\_\_\_\_

Are you aware of any *Planning Act* Applications within currently being proposed for any properties within 120 metres of the subject property?

HAS ANY LAND BEEN SEVERED FROM THE PARCEL ORIGINALLY ACQUIRED BY THE OWNER OF THE SUBJECT LAND? YES **NO**

IF YES, PLEASE PROVIDE THE FILE NUMBER, DATE OF TRANSFER, NAME OF TRANSFEREE AND THE USES OF THE SEVERED LAND:

**STORM DRAINAGE** is or will be provided to the subject land by:

Sewers  Ditches  Swales  Other means (specify) .....

**What is the expected type and volume of waste to be produced on the subject lands? How will this waste be managed or treated?**

Grey water (sinks) as a result of indoor plumbing N/A

Black water (toilet) as a result of indoor plumbing N/A

Food wastes N/A

Recyclable household wastes (plastic, glass, aluminum) N/A

Building hardware wastes (treated wood, shingles, metal) N/A

**CHECK AS APPLICABLE:**

**Does the Owner own any adjoining property?**

Yes  No

If Yes please describe in detail: \_\_\_\_\_

**Is there any reason to believe that the site may be environmentally contaminated?**

Yes  No

If Yes please describe in detail: \_\_\_\_\_

**Has an industrial or commercial use been on or adjacent to the property?**

Yes  No

If Yes please describe in detail: \_\_\_\_\_

**Has lot grading been changed by adding or removing earth or other material?**

Yes  No

Yes please describe in detail: \_\_\_\_\_

**Has the Ministry of the Environment or any other ministry advised the owners that the property is or may be contaminated?**

Yes  No

If Yes please describe in detail: \_\_\_\_\_

**Are there any known Natural Heritage values existing on the site?**

Yes  No

If Yes please describe in detail: \_\_\_\_\_

**Is the proposed Application for Consent consistent with the Provincial Policy Statement issued under subsection 3(1) of the Planning Act? (The 2005 Provincial Policy Statement can be found on the website of the Ministry of Municipal Affairs and Housing at [www.mah.gov.on.ca/Page215.aspx](http://www.mah.gov.on.ca/Page215.aspx))**

\_\_\_\_\_  
\_\_\_\_\_

**Land within the Municipality of Red Lake is designated under a Provincial Plan being the Northern Growth Plan that took effect in March 2011. Does this application conform or not conflict with the plan?**

Yes

\_\_\_\_\_  
\_\_\_\_\_

**Is there any other information that you think may be useful to the Municipality in reviewing this Application for Consent? If so, explain below or attach a separate page with this information.**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



## SITE PLAN SKETCH:

PLEASE TAKE TIME TO PROVIDE A GOOD SKETCH.

PRINT CLEARLY. IT SHOULD DISPLAY THE FOLLOWING INFORMATION TO THE BEST OF YOUR KNOWLEDGE:

- Prepared on letter paper, overtop of a photocopy of the survey is ideal. For a more detailed or larger scaled sketch, you may provide a second page.
- North arrow, scale and legend
- The boundaries of the owner's property and dimensions
- The boundaries and dimensions of the subject land, the part(s) intended to be severed, and the part(s) intended to be retained. Please outline the severed parcel(s) with a dashed line, and the retained parcel in a thick solid line.
- The location, dimensions (height, length, and width) and type of all **existing** and **proposed** buildings and structures on the subject land, if known indicate the distance of the buildings or structures from other buildings and from the front yard line, rear yard line and the side yard lot lines.
- The location or proposed location of any sewage disposal systems, including pit privies, grey water, or septic systems
- The approximate distance between the subject land and the nearest township lot line or landmark such as a bridge;
- The location of all land previously severed from the parcel originally acquired by the current owner of the subject land
- The approximate location of all natural and artificial features (for example, buildings, transmission lines, roads, watercourses, slopes, drainage ditches, river or stream banks, wetlands, wooded areas, wells and sewage systems) that,
  - o Are located on the subject land and on land that is adjacent to it, and
  - o In the applicant's opinion, may affect the application;
- The existing use(s) of land that is adjacent to the subject land (for example, residential, automotive repair, retail);
- The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
- The proposed development, including the area and dimensions of any new lots to be created, the size and location of buildings, parking spaces, landscaping, amenity areas, etc.
- As applicable - fire access route, outdoor equipment and storage, walkway, curbing, fencing
- Existing municipal infrastructure immediately adjacent to the site (roads, lane, sidewalks, existing entrances, boulevard trees, fire hydrants, hydro poles, easements, etc.)
- If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- The location and nature of any easements affecting the subject land.

**AUTHORIZATION OF THE OWNER FOR AN AGENT TO MAKE APPLICATION**

I/We the undersigned, being the owner of the subject land, hereby authorize Grant Hogg to be the applicant in the submission of this application. This application has been submitted with my/our full knowledge and endorsement.

[Signature]  
Signature of 1<sup>st</sup> Owner or Signing Officer

[Signature]  
Signature of Witness

[Signature]  
Signature of 2<sup>nd</sup> Owner or Signing Officer

\_\_\_\_\_  
Date

**AFFIDAVIT OR SWORN DECLARATION FOR THE PRESCRIBED INFORMATION.**

I/We, Grant Hogg of the Municipality of Red Lake in the Province of Ontario  
(Municipality/ City)  
(Province)

solemnly declare that the statements and any maps or plans submitted with this application are true, and I/We make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue and provided by me are true and I make this solemn of the Canada Evidence Act.

Sworn (or declared) before me at the Municipality of Red Lake in the District of Kenora

This 8 day of Nov, 2024.

Christine Goulet  
Commissioner for Taking Affidavits

[Signature]  
1<sup>st</sup> Owner/ Signing officer/ Authorized Agent

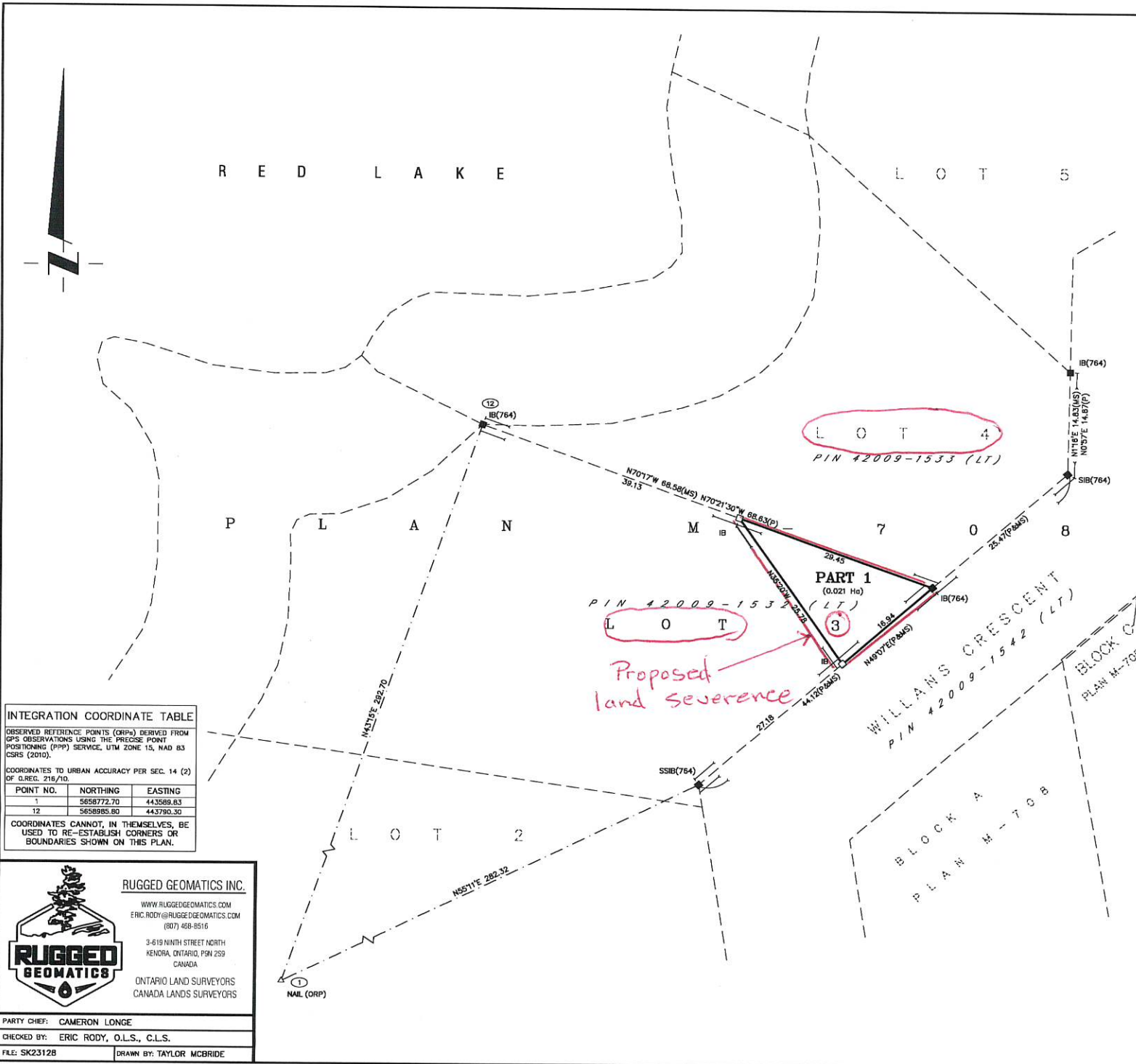
\_\_\_\_\_  
2<sup>nd</sup> Owner/ Signing officer/ Authorized Agent

Affix commissioner stamp here:

**Christine Goulet  
a Commissioner, etc., District of Kenora,  
for the Corporation of the Municipality of Red Lake.**

This section for Red Lake Municipal office use only:

Date complete application received: \_\_\_\_\_



**PLAN 23R-**

RECEIVED AND DEPOSITED  
DATE: \_\_\_\_\_

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF KENORA #23

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE  
LAND TITLES ACT.  
DATE: \_\_\_\_\_

ERIC RODY				
PART	LOT	PLAN	PIN	AREA (ha)
1	PART OF LOT 3	M-708	PART OF 42009-1532(LT)	0.021

**PLAN OF SURVEY OF**  
PART OF  
**LOT 3, PLAN M-708**  
**TOWN OF RED LAKE**  
DISTRICT OF KENORA  
ERIC RODY, OLS

SCALE 1 : 350  
7 3.5 0 7 14 21 METRES

THE INTENDED PLOT SIZE OF THE PLAN IS 457MM IN HEIGHT BY 610MM IN WIDTH WHEN PLOTTED AT A SCALE OF 1:350.

METRIC DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.  
AREAS SHOWN ON THIS PLAN ARE IN HECTARES AND CAN BE CONVERTED TO ACRES BY MULTIPLYING BY 2.471.

**BEARING NOTE**  
BEARINGS AND COORDINATES ARE UTM GRID, DERIVED FROM STATIC GPS OBSERVATIONS PROCESSED USING NATURAL RESOURCES CANADA PRECISE POINT POSITIONING (PPP) SERVICE, UTM ZONE 15, NAD 83 CSRS (2010).

**ROTATION NOTE**  
FOR BEARING COMPARISONS, A ROTATION OF 0°34'30" (CLOCKWISE) WAS APPLIED TO BEARINGS ON P TO CONVERT TO UTM BEARINGS.

**SCALE FACTOR NOTE**  
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999587.

**INTEGRATION COORDINATE TABLE**

OBSERVED REFERENCE POINTS (ORP) DERIVED FROM GPS OBSERVATIONS USING THE PRECISE POINT POSITIONING (PPP) SERVICE, UTM ZONE 15, NAD 83 CSRS (2010).

COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O. REG. 216/10

POINT NO.	NORTHING	EASTING
1	5658772.70	4435889.83
12	5658985.80	443790.30

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

**RUGGED GEOMATICS INC.**  
WWW.RUGGEDGEOMATICS.COM  
ERIC.RODY@RUGGEDGEOMATICS.COM  
(807) 468-8516  
3-619 NINTH STREET NORTH  
KENORA, ONTARIO, P9N 2S9  
CANADA  
ONTARIO LAND SURVEYORS  
CANADA LANDS SURVEYORS

PARTY CHIEF: CAMERON LONGE  
CHECKED BY: ERIC RODY, O.L.S., C.L.S.  
FILE: SK23128 DRAWN BY: TAYLOR MCBRIDE

**LEGEND**

■	-----	DENOTES - SURVEY MONUMENT FOUND
□	-----	DENOTES - SURVEY MONUMENT PLANTED
IB	-----	DENOTES - IRON BAR
SSIB	-----	DENOTES - SHORT STANDARD IRON BAR
SIB	-----	DENOTES - STANDARD IRON BAR
764	-----	DENOTES - J. C. KIRKUP, O.L.S.
P	-----	DENOTES - PLAN M-708
MS	-----	DENOTES - MEASURED
~	-----	DENOTES - SCALE BREAK

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT, AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON 2023 \_\_\_\_

KENORA, ONTARIO  
DATE \_\_\_\_\_

ERIC RODY  
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER \_\_\_\_\_

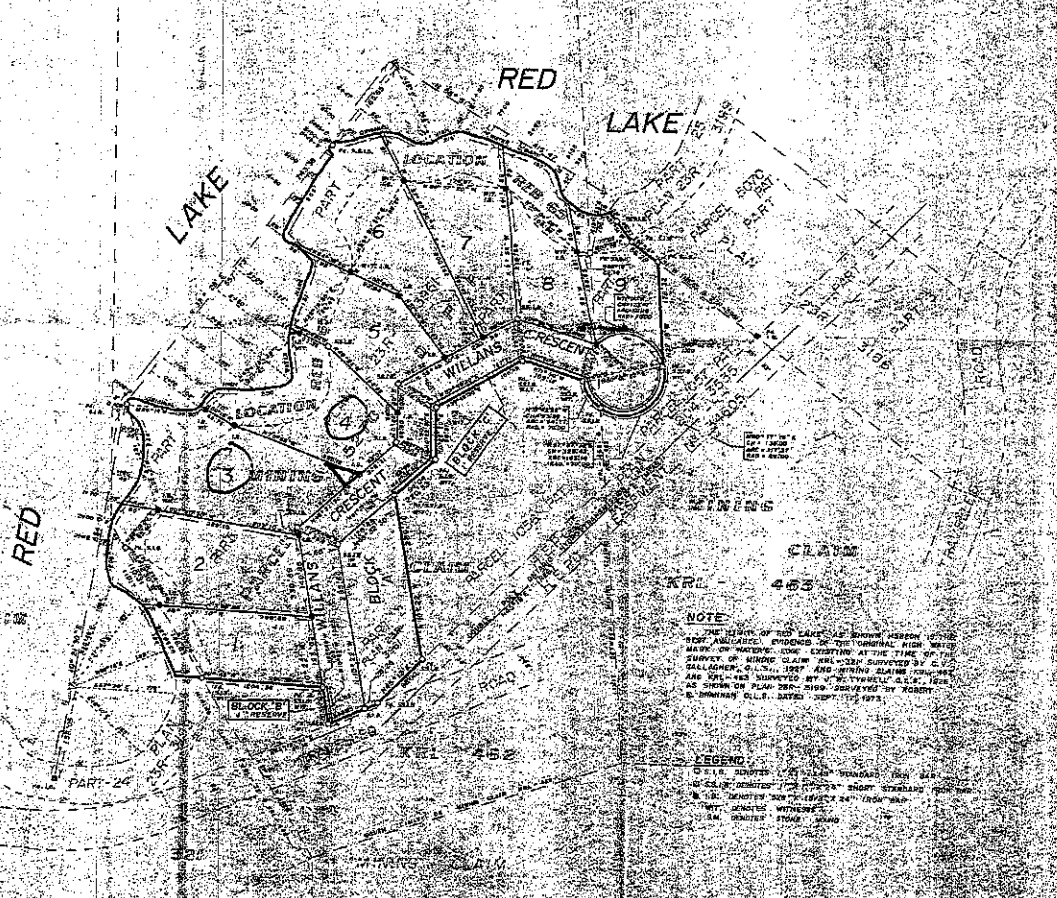
PLAN OF SUBDIVISION OF  
 SURFACE RIGHTS ONLY OF  
 PARTS OF MINING CLAIMS KRL-462 &  
 KRL-463, & PART OF LOCATION REB 65  
 TOWNSHIP OF DOME  
 IN THE IMPROVEMENT DISTRICT OF BALMERTOWN  
 DISTRICT OF KENORA

PATRICIA PORTION  
 SCALE: 1 INCH = 100 FEET  
 ROSS H. BALMER, ONTARIO LAND SURVEYOR  
 1977

PLAN M-70

REGISTERED UNDER THE  
 SURVEY ACT, 1962  
 AND ENTERED ON MAPS 574 & 575  
 VOLUME 243  
 154243

ALL OF WHICH ARE DISTRICT OF  
 PATRICIA PORTION



**SURVEYOR'S CERTIFICATE:**  
 I HEREBY CERTIFY:  
 1. THAT THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE THEREUNDER;  
 2. THAT THIS PLAN CONTAINS A TRUE COPY OF THE FIELD NOTES OF SURVEY;  
 3. THAT THE SURVEY WAS COMPLETED ON THE 20th DAY OF JANUARY 1977.  
 Ross H. Balmer  
 ROSS H. BALMER  
 ONTARIO LAND SURVEYOR

**NOTES:**  
 1. MEASUREMENTS WERE TAKEN AND ASTRONOMIC OBSERVATIONS WERE MADE IN ACCORDANCE WITH THE SURVEY ACT AND THE REGULATIONS MADE THEREUNDER.  
 2. MEASUREMENTS WERE MADE ON EACH LOT AND BEYOND OF THIS PLAN, LINES BEING 1700 FEET LONG.  
 3. ALL MEASUREMENTS ARE IN FEET AND DECIMAL PARTS THEREOF.  
 4. MEASURING LINES HAVE BEEN VERIFIED.  
 5. ALL BARS AND PLATES IF NOT OTHERWISE NOTED.  
 6. ONE FOOT RESERVE IS ONE FOOT IN PERPENDICULAR WIDTH.  
 7. THIS ENTIRE PLAN OF SUBDIVISION IS MADE UP OF PARTS L.S. & PLAN 200-1081.

**OWNER'S CERTIFICATE:**  
 I HEREBY CERTIFY THAT I HAVE READ THE SURVEY AND PLAN AND I HAVE BEEN ADVISED BY THE SURVEYOR THAT THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE REGULATIONS MADE THEREUNDER AND THE STREET IS HEREBY DESIGNATED AS A PUBLIC HIGHWAY.  
 R.S. Kirkup & Son Limited  
 ROBERT G. LEVON  
 GENERAL MANAGER

**NOTE:**  
 THE SURVEY OF RED LAKE AS SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE SURVEY ACT AND THE REGULATIONS MADE THEREUNDER AND THE SURVEY WAS COMPLETED ON THE 20th DAY OF JANUARY 1977.  
 ROSS H. BALMER, ONTARIO LAND SURVEYOR

**LEGEND:**  
 DASHED LINE - SURVEY LINE  
 SOLID LINE - PROPERTY LINE  
 DOTTED LINE - RIGHT OF WAY  
 THICK DOTTED LINE - RIGHT OF WAY  
 THIN DOTTED LINE - RIGHT OF WAY  
 THIN DOTTED LINE - RIGHT OF WAY

REGISTERED UNDER THE  
 SURVEY ACT, 1962  
 AND ENTERED ON MAPS 574 & 575  
 VOLUME 243  
 154243

**R.S. KIRKUP & SON LIMITED**  
 SURVEYORS & ENGINEERS  
 100 GERRARD STREET EAST  
 TORONTO, ONTARIO  
 M5C 1K5



## Application for Consent Section 53 of the *Planning Act*

### Complete Application

Information requested within this application may be either prescribed under Ontario Regulation 197/96 or included as additional information set out by the Municipality.

To ensure a full and quick review, please submit all of the requested information. In the absence of information, it may not be possible to do a complete review which may result in a delay and possible refusal of the application. Answers should be provided with a detailed explanation or yes/no format. Answers stated as 'not applicable (n/a)' will not be accepted. The complete application must be provided with the appropriate fee and a site sketch of the subject location.

### Early Consultation

Prior to formally submitting an application, the applicant and/or agent are encouraged to contact staff of the Municipal Office to discuss the development proposal and the approval process, including circulation to agencies and neighbours, timeframes, etc. Early consultation is beneficial, as the applicant can review the proposal with Municipal staff and discuss what supporting documents and information may be required.

### Submission of the Application

The Municipality requires:

- ✓ A copy of the *Parcel Identification Number* abstract from the Kenora Land Titles office or Terranet dated not older than 6 months; and the Assessment Roll (Tax Bill) for proof of ownership
- ✓ All measurements in metric units (i.e. centimeters, metres, kilometers; 1 foot = 0.308 metres)
- ✓ The application to be completed in blue or black ink only
- ✓ Colour photos of the subject location from the ground (not aerial), if available
- ✓ The original signed, and witnessed copy of the application. Note: the Secretary-Treasurer (Planning Administrator) is a Commissioner of Oaths.
- ✓ The application fee
- ✓ Parkland conveyance (5% land or payment in lieu)

If you are unfamiliar with making *Planning Act* applications or have difficulty with the application process you are encouraged to retain a planning consultant. Generally, for completion of the application and in preparation of a good site sketch, you may consult the Red Lake Municipal Planning Department.

Planning Department  
Corporation of the Municipality of Red Lake  
2 Fifth Street  
P.O. Box 1000, Balmertown, ON P0V 1C0  
Phone: (807) 735-2096 ext. 236  
Fax: (807) 735-2286  
Email: [planning@red-lake.com](mailto:planning@red-lake.com)



## NOTICE OF APPLICATION AND PUBLIC MEETING FOR A CONSENT TO SEVER, FILE NUMBER D10-24-05

**TAKE NOTICE** that the Council of The Corporation of the Municipality of Red Lake has received a complete application for the Consent to Sever described as follows:

**LOCATION OF PROPERTY:** 7 Willans Crescent, Cochenour, refer to the location sketch.

**PROPERTY DESCRIPTION:** The subject property is designated Rural Residential and zoned Rural Residential. The current use of the subject property is a single detached dwelling.

**PURPOSE AND EFFECT OF APPLICATION:** To receive Planning Act Consent to sever property, having the effect of creating one (1) new lot and one (1) retained lot. The new lot is to be consolidated with 9 Willans Crescent, Cochenour as it encompasses the existing driveway that provides access to 9 Willans Crescent, Cochenour. The retained lot will continue with current use.

### **OTHER PLANNING APPLICATIONS RELEVANT TO THE SUBJECT LOCATION:**

Zoning By-Law Amendment will be coming forward at a later date.

**ADDITIONAL INFORMATION** about the application is available for public inspection during regular office hours at the address shown below.

**TAKE NOTICE** that the application under the above file number will be heard by the Committee of Adjustment on the date, and at the time and place shown below.

**PUBLIC MEETING:** You are entitled to attend this public meeting in person to express your views about this application. If you are aware of any person interested in or affected by this application who has not received a copy of this notice you are requested to inform that person of this meeting. If you wish to make written comments on this application, they may be forwarded to the Secretary of the committee at the address below.

**FAILURE TO MAKE WRITTEN SUBMISSION:** If a person or public body has the ability to appeal the decision of the Committee of Adjustment in respect of the proposed consent to the Ontario Land Tribunal but does not make written submission to the Committee of Adjustment before it gives or refuses to give provisional consent, the Tribunal may dismiss the appeal.

**NOTICE OF DECISION:** If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Committee of Adjustment at the address shown below.

**DATE AND TIME OF PUBLIC MEETING:** Tuesday, January 14<sup>th</sup>, 2025, at 5:00 p.m.

**PUBLIC MEETING PLACE AND ADDRESS:** Council Chambers of the Municipal Office, at 2 Fifth Street, Balmertown.

**MAILING ADDRESS:** Committee of Adjustment, P.O. Box 1000, Balmertown, ON, P0V 1C0

**If you have any questions further to the application or planning process, please contact the Planning Department at (807) 735-2096 or by email at [kristina.grondin@redlake.ca](mailto:kristina.grondin@redlake.ca)**




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**FW: Application for Consent - 7 Willans Crescent, Cochenour**

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**From** Hicks, Kirstin (MNR) <Kirstin.Hicks@ontario.ca>  
**Date** Thu 1/9/2025 10:40 AM  
**To** Kristina Grondin <kristina.grondin@redlake.ca>  
**Cc** jennifer.smikalow@ontario.ca <jennifer.smikalow@ontario.ca>

 2 attachments (2 MB)  
Application - 7 Willans.pdf; Notice - 7 Willans.pdf;

You don't often get email from kirstin.hicks@ontario.ca. [Learn why this is important](#)

Good morning Kristina,

MNR has reviewed the proposed consent and does not have any concerns or further comments.

Thank you and take care,

**Kirstin Hicks**  
Regional Planner | NW LUPSIS  
Ministry of Natural Resources | Ontario Public Service  
807-620-7783 | [Kirstin.Hicks@ontario.ca](mailto:Kirstin.Hicks@ontario.ca)



*Taking pride in strengthening Ontario, its places and its people*

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**From:** Kristina Grondin <[kristina.grondin@redlake.ca](mailto:kristina.grondin@redlake.ca)>  
**Sent:** Wednesday, December 18, 2024 3:10 PM  
**To:** Smikalow, Jennifer (MNR) <[jennifer.smikalow@ontario.ca](mailto:jennifer.smikalow@ontario.ca)>  
**Subject:** Application for Consent - 7 Willans Crescent, Cochenour

**CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.**  
Hi Jennifer,

Attached is the notice and application for 7 Willans Crescent, Cochenour.

The purpose of the application is to sever a portion of 7 Willans Crescent, which will be consolidated with 9 Willans Crescent. The portion to be severed is the driveway for 9 Willans. The result being legal access to 9 Willans.

If you have any questions please let me know.

Kristina Grondin  
Executive Assistant/Planning Coordinator  
[kristina.grondin@redlake.ca](mailto:kristina.grondin@redlake.ca)





MUNICIPALITY OF RED LAKE  
COMMITTEE OF ADJUSTMENT

DECISION – APPLICATION FOR CONSENT

FILE NO: D10-24-05  
APPLICANT: Daniel Cooke & Carolynne Storey  
DATE: January 14<sup>th</sup>, 2025

DESCRIPTION OF APPLICATION:

To have the effect of creation one (1) retained lot and creating one (1) new lot to be consolidated with Lot 4, Plan M-708 (9 Willans Crescent, Cochenour).

SUBJECT PROPERTY:

Lot 3, Plan M-708 (7 Willans Crescent, Cochenour)

MOVED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

DECISION: \_\_\_\_\_

THIS DECISION:

IF APPROVED: Is subject to the conditions set out on Page 2 of this decision.

IF REFUSED: Is for the reasons set out here below of this decision.

REASONS FOR DECISION IF REFUSED

\_\_\_\_\_  
\_\_\_\_\_

CONCURRING MEMBERS

\_\_\_\_\_  
Jerrett Landry, Vice Chair

\_\_\_\_\_  
Brenda Cooke, Member

\_\_\_\_\_  
Dale Butterfield, Member

\_\_\_\_\_  
Enid Carlson, Member

\_\_\_\_\_  
Allistair McRae, Member

\_\_\_\_\_  
Vacant

I HEREBY CERTIFY this to be a true copy of the decision of the Municipality of Red Lake Committee of Adjustment made on January 13<sup>th</sup>, 2025, for the subject application for consent.

\_\_\_\_\_  
Secretary-Treasurer



MUNICIPALITY OF RED LAKE

COMMITTEE OF ADJUSTMENT

DECISION – APPLICATION FOR CONSENT

FILE NO: D10-24-05  
APPLICANT: Daniel Cooke & Carolynne Storey  
DATE: January 14<sup>th</sup>, 2025

EFFECT OF APPLICATION:

To have the effect of creation one (1) retained lot and creating one (1) new lot to be consolidated with Lot 4, Plan M-708 (9 Willans Crescent, Cochenour).

THIS PROVISIONAL CONSENT IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. **All** conditions must be fulfilled **within two years** of the date of the giving of the Notice of Decision, failing which this application shall thereupon be deemed to be refused. *Section 53(41), the Planning Act, R.S.O. 1990.*
2. Provided a draft R-plan (suitable for registration) for review and approval by the Secretary-Treasurer and the Planning Coordinator prior to registration.
3. That payment of Parkland Conveyance Fees are paid to the Municipality, in accordance with the provisions of the Planning Act and Municipal By-Laws and or policies.
4. That the lands severed for lot addition be consolidated on title with Lot 4, Plan M-708 and the Secretary-Treasurer be provided with the consolidation in preparation form.
5. That the Secretary-Treasurer be provided with the Transfers / Documents in Preparation forms, and advised of how the conditions have been satisfied

