

Applicants: David A. Fraser & Faye E. Patrois
File No.: B159/24
Pt. Lot 6, Con. 4
Geographic Township of McNab
In The Township of McNab/Braeside

Date of Notice of Decision: June 10, 2026
Last Date of Appeal: June 30, 2026
Last Date to meet Conditions: **June 10, 2028**

AMENDED NOTICE OF DECISION
APPLICATION FOR CONSENT
SECTION 53 OF THE PLANNING ACT

DECISION

Consent for the conveyance a lot addition to a residential lot being Part of Lot 6, Concession 4, in the Geographic Township of McNab, in the Township of McNab/Braeside, in the County of Renfrew consisting of:

Frontage:	O	
Depth:	Irregular	
Area:	1.58 ha.	(3.9 ac.)

IT IS HEREBY DECIDED that consent be granted for the conveyance of a lot addition to a residential lot, subject to the following conditions:

1. That a preliminary Plan of Survey be provided. Upon review and acceptance of the preliminary survey, a registered Plan of Survey in conformity with the sketch depicting the severed lands (as attached to the original or amended application) be supplied to the Secretary-Treasurer of the Land Division Committee.
The registered reference plan shall be provided in the Universal Transverse Mercator (UTM) coordinate system, North American Datum 1983 (NAD83), in both a portable document format (PDF) copy and a digital drawing file (CAD/DWG) of the registered plan.
2. That prior to the issuance of the Certificate of Official, the Applicant shall provide to the Secretary-Treasurer of the Land Division Committee, a copy of the existing Transfer/Deed of Land and PIN abstract for the parcel being added to.
3. That prior to the issuance of the Certificate of Official, the Applicant provide a solicitor's undertaking addressed to the Secretary-Treasurer of the Land Division Committee to register an Application to Consolidate the PINs of the severed lot with the abutting parcel of land to which the severed portion is being added.
4. That the owner apply for, and obtain, a Certificate of Cancellation from the County of Renfrew pursuant to Section 53(45) of the Planning Act. The Certificate shall have the effect of nullifying the previous Consent granted under application B44/83, for the purpose of consolidating the severed lands with the lands being added to. The Certificate of Cancellation shall be registered on title and a copy of the registered document provided to the Secretary-Treasurer of the Land Division Committee.
5. That an entrance permit be obtained for the lands being added to (56 Waba Crescent) from the Township ROW being Block B of Plan 452. Prior to the issuance of the Certificate of Official the municipality shall notify the Secretary-Treasurer of the Land Division Committee when the condition has been met.

Subsection (50(3) or (5)) as the case may be, of the Planning Act applies to any subsequent conveyance of or transaction involving the parcel of land that is the subject of this consent.

Consent shall be Deemed To Be Refused in accordance with Section 53(41) of the Planning Act within two years of Notice of Decision if proof has not been supplied to the satisfaction of the Secretary-Treasurer before that date that the condition has been met. Critical dates relating to the Decision are listed above.



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Bruce Howarth, MCIP, RPP
Manager of Planning Services

NOTES:

If conditions have been applied, you will be entitled to receive notice of any changes to the conditions of the provisional (conditional) consent, if you have either made a written request to be notified of the Decision to give or refuse to give provisional consent, or a written request to be notified of changes to conditions of provisional consent.

It is important to note that a registered plan of survey or a registerable legal description required as a condition of consent (refer to Decision attached) must be in compliance with the sketch submitted with your consent application.

ADDITIONAL INFORMATION

Additional information regarding the application for consent will be available to the public for inspection at the Office of the Development and Property Department from Monday to Friday between 8:00 a.m. and 4:00 p.m.

OTHER RELATED DEVELOPMENT APPLICATIONS

None

WRITTEN SUBMISSIONS

All written submissions received on the application were considered and helped to make an informed decision.

APPEALING THE DECISION OR CONDITIONS

Take notice that an appeal to the Ontario Land Tribunal in respect to all or part of this Decision for Consent may be made by filing a notice of appeal with the County of Renfrew either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting County of Renfrew as the Approval Authority or by mail to the mail address at the bottom of this Notice, no later than 4:00 p.m. on June 30, 2026. The filing of an appeal after 4:00 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee of \$400 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca. If the e-file portal is down, you can submit your appeal to bhowarth@countofrenfrew.on.ca. The County of Renfrew agrees to receive appeals via the OLT e-file service.

Only the Applicant, the Minister, a specified person or any public body may appeal Decisions in respect of applications for consent to the Ontario Land Tribunal. A Notice of Appeal, must set out written reasons in support of the appeal.

If within twenty (20) days of the date of completion of giving of Notice (mailing), no Notice of Appeal is submitted, the Decision is final and binding, and the Secretary-Treasurer is required to notify the applicant and to file a copy of the Decision with the Clerk of the Municipality.

MAIL ADDRESS FOR NOTICE OF APPEAL

County of Renfrew
9 International Drive
Pembroke, ON
K8A 6W5

Attention: Alana Zadow
Jr. Planner/Secretary-Treasurer
Land Division Committee