Committee of Adjustment
171 Fourth Avenue
Cochrane, ON. P0L 1C0

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

Notice of Decision
For Minor Variance/Permission

Application No. A06-2026

Owner: Irvine Funeral Home (c/o Jamie Rheault)

In the matter of an application to the Committee of Adjustment of the Town of Cochrane under Section 45 of the *Planning Act of Ontario*, R.S.O. 1990, c.P. 13, as amended for lands municipally known as **70 Seventh Avenue South** and legally described as PLAN M14NB PT LOTS 381 ,382 RP 6R3077 PART 1 PCL 4042LG, Town of Cochrane.

That the decision of the Committee of Adjustment, having given consideration to the applicable provisions of Section 45 of the Planning Act, the Official Plan of the Town of Cochrane, the characteristics of the land and its surroundings as addressed in the Planning Report on the application dated September 16th, 2026, the correspondence receive, the information presented at the hearing held on October 14th, 2026, and the discussion on the matter, hereby **APPROVE** of the application as applied for.

The purpose and effect of the application is to permit a reduced corner side yard setback and reduced interior side yard setback to allow for the construction of a new attached garage to the building located on the subject lands. The reduced corner side yard setback is subject to the minor variance portion of the application, and the reduced interior side yard setback is subject to the permission portion Of the application, as this setback is currently legal non-complying. The existing garage on the subject lands will be demolished. The primary use of the subject lands is commercial (funeral home).

The proposed variance is further described below:

1. To permit a reduced corner side yard setback of 1.2m for the proposed garage expansion on the subject lands whereas Section 4.21.3) e) of Zoning By-law 968-2013 outlines that the minimum corner side yard setback is 3.0m in the Commercial Core Zone (Cl The current setback Of the existing garage is 4.0m.

The proposed permission is further described below:

1. To permit a reduced interior side yard setback of 0.76m for the proposed garage expansion on the subject lands; whereas Section 4.21.3) f) of Zoning By-law 968-2013 outlines that the minimum interior side yard setback is 1.2m in the Commercial Core Zone (Cl The current setback is 0.76m, where this portion Of the application seeks to extend the existing legal non- complying setback of the current garage for the new attached garage

The last day to appeal this decision is November 4th, 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.

Appeal of a Decision

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.

The applicant, the Minister or any other person or public body who has an interest in this matter may within 20 days of the making of the decision appeal to the Tribunal against the decision of the Committee by filing with the secretary-treasurer of the Committee a notice of appeal setting out the objection to the decision and d the reasons in support of the objection accompanied by payment to the secretary-treasurer of the fee prescribed by the Ontario Land Tribunal as payable on an appeal from a committee of adjustment to the Tribunal.

The secretary-treasurer of a committee, upon receipt of a notice of appeal filed under subsection (12), shall forthwith forward the notice of appeal and the amount of the fee mentioned in subsection (12) to the Tribunal by registered mail together will all papers and documents filed with the committee of adjustment relating to the matter appealed from and such other documents and papers as may be required by the Tribunal.

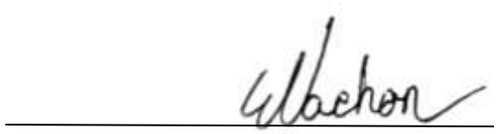
If within such 20 days no notice of appeal is given, the decision of the committee is final and binding, and the secretary-treasurer shall notify the applicant and shall file a certified copy of the decision with the clerk of the municipality.

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 Forms - Tribunals Ontario - Environment & Land Division (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,
Committee of Adjustment
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 15th day of October 2026.



Elisabeth Vachon, Dipl. M. A.
Secretary-Treasurer
Committee of Adjustment