ONTARIO
COCHRANE
WONDERFULLY UNEXPECTED

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. A07-2026

Owner: T. Calaiezzi

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 3 Fifth Street, and legally described as (see Appendix A of this notice), in the Town of Cochrane (herein referred to as Subject Lands).

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 25th, 2026, the correspondence receive, the information presented at the hearing held on November 12th, 2026, and the discussion on the matter, hereby **APPROVE** of the application, subject to the following condition:

1. That the applicant obtains a building permit for the proposed stable.

The purpose and effect of the application is to permit the applicant to establish a Hobby Farm as an accessory use to the existing residential use at 3 Fifth Street. The Hobby Farm would involve keeping two horses for the owner's personal use.

The following variances from Zoning By-law 968-2013, as amended, are requested:

1. To permit a Hobby Farm as an accessory use in the Residential First Density (R1) Zone, whereas Section 4.1.1.2) does not permit a Hobby Farm in that zone.
2. To permit a maximum Hobby Farm area of approximately 5.06 ha, whereas Section 2.74) permits a maximum Hobby Farm area of 4.0 ha.

The last day to appeal this decision is December 2nd, 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 13th day of November 2026.

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

Appendix A – Legal Descriptions

- PCL 178-1 SEC M174NB; LT 337-343 PL M174NB GLACKMEYER; TOWN OF COCHRANE
- PCL 178-1 SEC M174NB; LT 366-372 PL M174NB GLACKMEYER; TOWN OF COCHRANE
- PCL 178-1 SEC M174NB; LT 386-391 PL M174NB GLACKMEYER; TOWN OF COCHRANE
- PCL 178-1 SEC M174NB; LT 313-319 PL M174NB GLACKMEYER; TOWN OF COCHRANE
- PCL 178-1 SEC M174NB; LT 344-351 PL M174NB GLACKMEYER; TOWN OF COCHRANE
- PCL 178-1 SEC M174NB; LT 359-365 PL M174NB GLACKMEYER; TOWN OF COCHRANE
- PCL 178-1 SEC M174NB; LT 392-396 PL M174NB GLACKMEYER; TOWN OF COCHRANE
- PCL 178-1 SEC M174NB; LT 397-398 PL M174NB GLACKMEYER; TOWN OF COCHRANE
- PART EMPIRE ROAD PLAN M174NB GLACKMEYER NORTH OF QUEEN MARY PLACE PART 1 6R9665; TOWN OF COCHRANE
- PART OF EVELYN AVENUE PLAN M174NB GLACKMEYER LYING SOUTH OF 7TH STREET AND NORTH OF 5TH STREET PART 2 6R9665; TOWN OF COCHRANE
- PART LANE PLAN M174NB GLACKMEYER ABUTTING LOTS 311 TO 319 AND LOTS 344 TO 352 PART 3 6R9665; TOWN OF COCHRANE
- PCL STREETS-1 SEC M174NB; LANE PL M174NB GLACKMEYER ABUTTING LT 366 TO 372 & LT 386 TO 391; TOWN OF COCHRANE
- PCL STREETS-1 SEC M174NB; 6TH ST PL M174NB GLACKMEYER LYING BTN WESTERN AV & EVELYN AV; TOWN OF COCHRANE
- PCL STREETS-1 SEC M174NB; 6TH ST PL M174NB GLACKMEYER LYING BTN EVELYN AV & PATRICIA AV; TOWN OF COCHRANE
- PCL STREETS-1 SEC M174NB; NORTHLAND RD PL M174NB GLACKMEYER LYING BTN PATRICIA AV & EVELYN AV; TOWN OF COCHRANE
- PCL STREETS-1 SEC M174NB; LANE PL M174NB GLACKMEYER ABUTTING LT 359 TO 365 & LT 392 TO 396; TOWN OF COCHRANE