Committee of Adjustment
for the Corporation of the Town of Cochrane
171 Fourth Avenue
Cochrane, ON P0L 1C0
Phone: 705-272-4361
Fax: 705-272-6068

Notice of Public Hearing

Pursuant to Ontario Regulation No. 200/96
of an application to the Committee of Adjustment for a minor Variance and Permission under Section 45 (1) and (2) of the Planning Act

Application No.: A06-2026

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

Take Notice that an application to the Committee of Adjustment has been submitted for a minor variance and permission to the Town of Cochrane Zoning By-law 968-2013, as amended, pursuant to Section 45 of the *Planning Act*, c.P. 13, R.S.O. 1990, as amended, for lands municipally known as 70 Seventh Avenue South, and legally described PLAN M114NB PT LOTS 381,382 RP 6R3077 PART 1 PCL 4042LG, Town of Cochrane.

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 4.2.1.3) e) of Zoning By-law 968-2013 outlines that the minimum corner side yard setback is 3.0m in the Commercial Core Zone (C1). 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 4.2.1.3) f) of Zoning By-law 968-2013 outlines that the minimum interior side yard setback is 1.2m in the Commercial Core Zone (C1). 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.

A location map is provided on the back of this Notice.

The Committee of Adjustment for the Town of Cochrane will consider this application on **Wednesday, October 14th, 2026, at 6:30 p.m.**, local time, at Town Hall, 171 Fourth Avenue, Cochrane, Ontario.

If you would like to participate in the public hearing, please email devon.prevost@cochraneontario.ca

or call 705-272-4361 ext. 249 by **Monday, October 12th, 2026**. Leave your name and phone number, as well as the application file number or address of the property you are calling about. Staff will return your call and provide participation options and details if you wish to participate electronically. Any person may make a submission in support of, in opposition to, or ask a question regarding the proposed Minor Variance and Permission. Written submissions are recommended and can be made to the Secretary-Treasurer by email, regular post, or in-person at Town Hall, 171 Fourth Avenue, Cochrane, ON. Please ensure all written submissions include your name, address, and the application number.

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed application, you must make a written request to the Town of Cochrane Committee of Adjustment by email, regular post, or in-person at Town Hall.

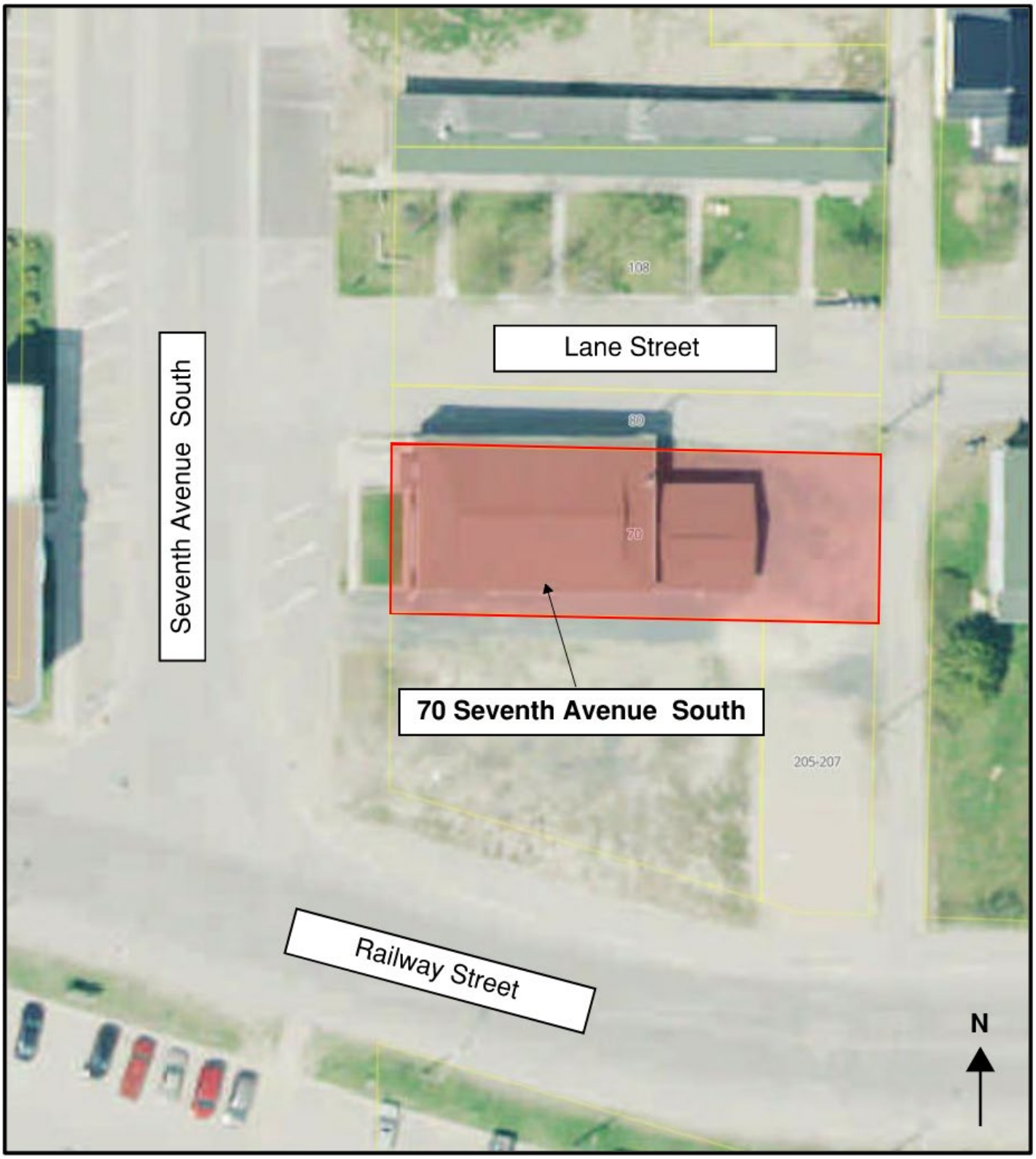
If you do not participate in the hearing or request notification of the Committee's decision, it may proceed in your absence, and except as otherwise provided in the *Planning Act*, you will not be entitled to any further notice of the proceedings.

Appeals: Appeal rights are limited under the Planning Act. Only the applicant, the Minister, a "specified person" as defined by the Planning Act, or a public body may appeal the Committee's decision to the Ontario Land Tribunal (OLT). A specified person or public body that does not make oral submissions at the hearing or written submissions to the Committee before the decision is made may be subject to restrictions under the Planning Act

Additional information relating to the application is available for inspection during regular office hours (8:30 a.m. to 4:30 p.m.) at Town Hall. Any questions regarding the application or requests for additional information can be directed to Devon Prevost, Growth and Economic Development Manager, at devon.prevost@cochraneontario.com or 705-272-4361 ext. 249.

Afin d'obtenir de l'information en français, veuillez communiquer au 705-272-4361.

Dated at the Town of Cochrane
This 2nd day of October 2026

Devon Prevost Growth and Economic Development Manager
705-272-4361 ext. 249
Devon.prevost@cochraneontario.com
Committee of Adjustment
c/o The Corporation of the Town of Cochrane

Key Map: 70 Seventh Avenue South