Cochrane and Suburban Planning Board
171 Fourth Avenue
Cochrane, ON P0L 1C0
Phone: 705-272-4361
Fax: 705-272-6068

Notice of Consent Applications and Public Hearing

Pursuant to Section 53 of the Planning Act and Ontario Regulation No. 197/96 of applications to the Cochrane and Suburban Planning Board for Consent to Sever

Application No.: B04-2026 & B05-2026 – 51 Highway 11 South

Owner: MK Cochrane Investments Inc.

Take Notice that two applications for consents (B04-2026 and B05-2026) have been submitted to the Cochrane and Suburban Planning Board for a Provisional Consent to Sever pursuant to Section 53 of the Planning Act, c.P.13, R.S.O. 1990 as amended for lands legally described as LAMARCHE CON 6 N PT LOT 9 BG RP 6R4069 PART 1 PCL 3865LG PCL 3865LG within the Town of Cochrane, Roll No. 563903000126202

The purpose and effect of the first application (B04-2026) is to obtain approval to sever the subject lands to create one new lot for future development. The first severed lot (Lot 1) is proposed to have a frontage of approximately 53.25m, a depth of 125.27m and an approximate lot area of 6670m^2.

The purpose and effect of the second application (B05-2026) is to obtain approval to sever the subject lands to create one new lot for future development. The second severed lot (Lot 2) is proposed to have a frontage of approximately 8 m, with a depth of 112.73m and an approximate lot area of 7,901.23 m^2.

The retained lot is proposed to have a frontage of approximately 114.86 m, a depth of 283 m and an approximate lot area of 27,350 m^2. The proposed retained lands are intended to contain a gas bar, and a mix of restaurant, retail and convenience store uses.

Location: The subject lands fall within the Urban Settlement Area of the Town of Cochrane. Please see key map for reference.

Prior to making a decision on each of the proposed consents, the Cochrane and Suburban Planning Board will hold a Public Hearing to hear the views of the Public on **Thursday, November 12th, 2026, at 7:00 p.m.,** local time, at Town Hall, 171 Fourth Avenue, Cochrane, ON P0L 1C0. If you wish to participate electronically in the public hearing, please email elisabeth.vachon@cochraneontario.com or call 705-272-4361 x 239 by Tuesday, November 10th, 2026. Leave your name and phone number, as well as the application number or address of the property you are calling about. Staff will return your call/email and provide participation options and details, if you wish to participate electronically.

If you wish to be notified on either or both of the decisions of the Cochrane and Suburban Planning Board in respect of the proposed consents, you must make a written request to the Board at 171 Fourth Avenue, Cochrane, ON P0L 1C0.

If a person or public body has the ability to appeal the decisions of the Cochrane and Suburban Planning Board in respect of the proposed consents to the Ontario Land Tribunal but does not make written submissions to the Cochrane and Suburban Planning Board before it gives or refuses to give the provisional consents, the Tribunal may dismiss the appeal.

Additional information relating to the applications is available for inspection during regular office hours (8:30 a.m. to 4:30 p.m.) at Town Hall, 171 Fourth Avenue. Any questions regarding the applications or requests for additional information on either or both of the applications can be directed to Devon Prevost, Growth and Economic Development Manager, 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 29th day of October 2026



Elisabeth Vachon, Dipl. M.A., Secretary-Treasurer
Cochrane and Suburban Planning Board
c/o The Corporation of the Town of Cochrane

Key Map: 51 Highway 11 South

