

**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



Revised Notice of Public Hearing for Minor Variance

Application No.: A01-2025

Owner: J-P, L, M & C Ouellette (1322 Concession 10&11)
Owner : Town of Cochrane (Part of Shoreline Allowance)

Take Notice that an application to the Committee of Adjustment has been submitted for a minor variance 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 known municipally as **1322 Concession 10&11** and legally described as Part Lot 15, Concession 12, Glackmeyer being Part 1 on 6R8582 in the Town of Cochrane being Roll No. 5639 020 001 46401 0000, along with Part of the Shoreline Road Allowance being Part 1 on 6R8931.

The purpose and effect of the application is to permit the reduction of the setback from high water mark to permit the cottage/deck on the subject lands. Additionally, the minor variance application will recognize a minimum lot area of frontage; as described below:

1. A minimum high water mark setback of 15.54 metres (51 feet) whereas Section 3.28 1) requires a minimum high water mark setback of 30 metres (98.43 feet); and
2. A lot area of 0.926 hectares whereas Section 4.5.1 3) a) ii) requires a minimum lot area of 2 hectares; and
3. A lot frontage of approximately 52.18 metres (171.19 feet) whereas Section 4.5.1 3) b) requires a minimum lot frontage of 90 metres (295.27 feet).

Note: the owners of 1322 Concession 10&11 is in the process of purchasing the abutting Shoreline Road Allowance, being Part 1 on 6R8931 from the municipality. The lands would be merged together, to form one parcel.

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, May 14, 2025, 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 sophie.hautot@cochraneontario.com or call 705-272-4361 ext. 233 by **Monday, May 12, 2025**. 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. 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 and you will not be entitled to any further notice of the proceedings.

Appeals: Only the applicant, the Minister, a specified person (being a utility and transportation company) or a public body may appeal to the Ontario Land Tribunal (OLT). If a specified person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent does not make written submissions to the Committee of Adjustment before it gives, or refuses to give, a provisional Consent, the Ontario Land Tribunal may dismiss the appeal.

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. [Summer office hours: Monday to Friday, 8:00 a.m. to 4:00 p.m.] Any questions regarding the application or requests for additional information can be directed to Sophie Hautot, Land Use Planner, sophie.hautot@cochraneontario.com or 705-272-4361 ext. 233.

Afin d'obtenir de l'information en français, veuillez communiquer au 705-272-4361 ext. 233.

Dated at the Town of Cochrane
This 5th day of May, 2025



**Elisabeth Dupuis, Secretary-Treasurer
Committee of Adjustment
c/o The Corporation of the Town of Cochrane**

Key Map



Site Plan

