

The Corporation of the Town of Cochrane

By-law 2025-___

**A By-law of the Corporation of the Town of Cochrane to amend Zoning By-law 968-2013 as amended, by rezoning the lands in Lots 41 and 42 on Plan 6M494 in the Town of Cochrane
Roll No. 5639 010 005 28328 0000 and 5639 010 005 28331 0000**

(ZBA-2025-02 – CGV Developments Inc.)

Whereas the *Planning Act*, R.S.O. 1990, c.P. 13, Section 34, as amended, authorizes Councils of Municipalities to pass by-laws to regulate the use of land and the character, location and use of buildings and structures;

And Whereas the Council of The Corporation of the Town of Cochrane has received a request to amend By-law 968-2013 as amended, and is in general agreement with this request;

And Whereas authority is granted under Section 34 of the Planning Act, R.S.O. 1990, c.P.13 as amended, to enact such amendments;

And Whereas the proposed amendment, ZBA-2025-02 is in conformity with the Town of Cochrane Official Plan;

Now Therefore the Council of the Corporation of the Town of Cochrane enacts as follows:

1. **That** Schedule “A” to By-law 968-2013 as amended, be further amended by rezoning lands in Lots 41 and 42 on Plan 6M494 in the Town of Cochrane, Roll No. 5639 010 005 28328 0000 and 5639 010 005 28331 0000 as shown in Schedule “A” attached hereto and forming part of this By-law from the Residential First Density (R1) Zone to the Special Residential Second Density (R2-xx) Zone; and;
2. **That** Section 5.3, as amended, of Zoning By-law 968-2013 be further amended by adding the following after Section 5.3.1

“5.3.2 R2-xx (Town of Cochrane By-law No. 2025-___)

Notwithstanding any other provision in this By-law to the contrary, within any area designated R2-xx on the Zone Maps, all provisions of this By-law applicable to the R2 Zone shall apply subject to the following modifications:

- 1) The following zone requirements shall apply:
 - a) Minimum Lot Frontage – 39.6 metres
 - b) Minimum Building Separation – The minimum building separation required between any two opposing walls of one or more multiple dwellings on the same lot shall be 4 metres.

This sub-section applies to lands legally described as Lots 41 and 42 on 6M494”

3. **That** this By-law shall take effect and come into force pursuant to the provisions of and regulations made under the Planning Act, R.S.O. 1990, c.P.13, as amended.

READ a first and second time this ____th day of _____, 2025

MAYOR

CLERK

READ a third time and finally passed this ____th day of _____, 2025

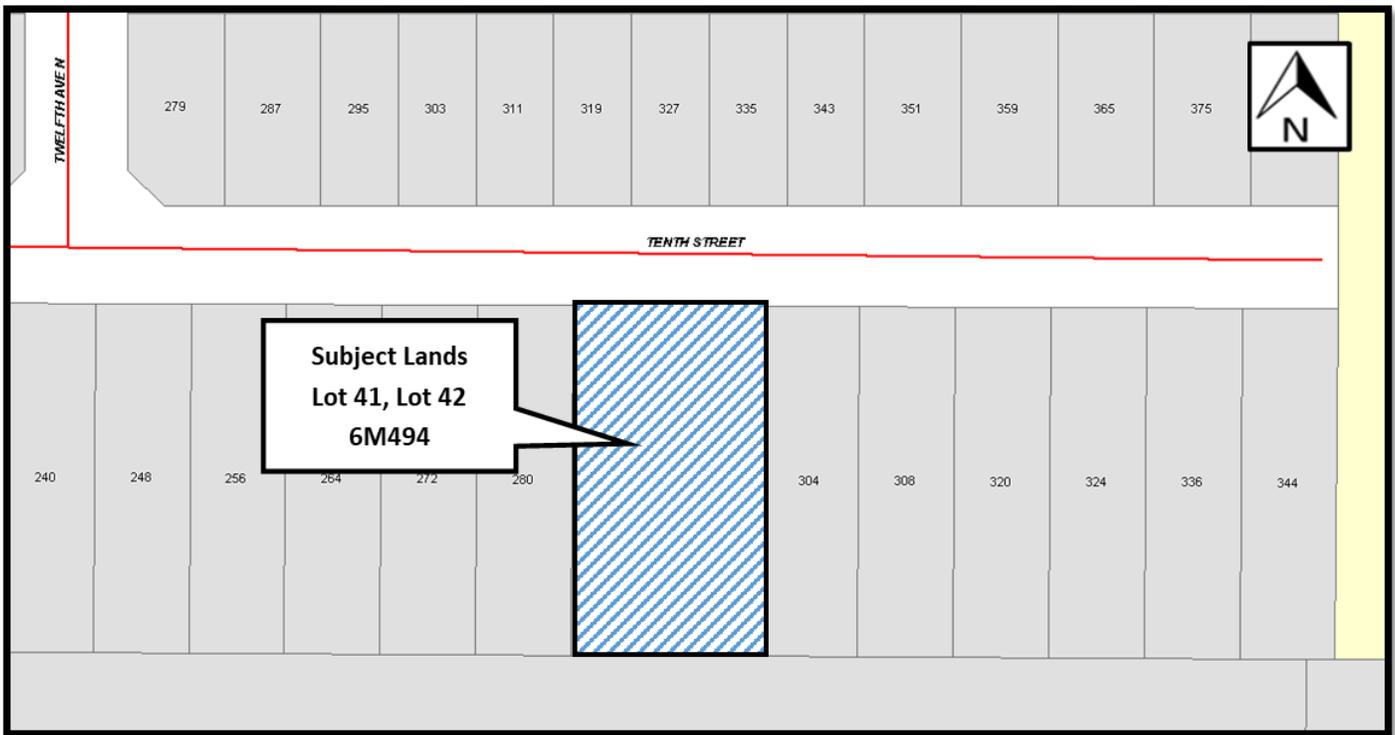
MAYOR

CLERK

The Corporation of the Town of Cochrane

By-law 2025-

Schedule "A"



Legend



Lands to be rezoned from Residential First Density (R1) to Special Residential Second Density (R2-XX).