

Notice of a Complete Application and Public Meeting Concerning a Proposed Amendment to Zoning By-law 968-2013

ZBA-2025-01 – Rochon Trailer Park.

TAKE NOTICE that the Town of Cochrane has received an application for a Zoning By-law Amendment to amend Comprehensive Zoning by-law 968-2013, under Section 34 of the *Planning Act, R.S.O. 1990, c.P. 13*, as amended.

TAKE NOTICE that the Town of Cochrane has deemed application ZBA-2025-01 complete and the Council of The Corporation of the Town of Cochrane will hold a public meeting on **Tuesday, May 13th, 2025, at 5:00 p.m.** in Council Chambers at Town Hall, 171 Fourth Avenue, Town of Cochrane, to consider the proposed Zoning By-law Amendment under Section 34 of the *Planning Act, R.S.O. 1990, c.P. 13*, as amended.

All persons interested in participating in the Public Meeting are recommended to submit a written request to the Town's Land Use Planner, Sophie Hautot, by email, fax or hand delivery (contact information below), no later than **noon (12 p.m.) on Tuesday, May 13th, 2025**.

The public meeting will also be live streamed on the Town's website at:
www.cochraneontario.com/council-cast/

Subject Lands: 168 Second Street and 211 Shelby Avenue.

Purpose and Effect

The purpose of the application is to rezone the lands municipally known as 211 Shelby Avenue from R3 to R3-2 in order to permit a reduced minimum lot area (mobile home park) of approximately 3.77 hectares (ha), a reduced minimum lot frontage (mobile home park) of approximately 105 metres (m), a reduced minimum interior side yard (mobile home park) of approximately 0.6 m (adjacent to the 102 Parkwood Avenue mobile home site) and approximately 6.7 m (adjacent to the 106 Parkwood Avenue mobile home site), and to permit a reduced minimum rear yard width (mobile home site) for 102 Parkwood Avenue of approximately 0.6 m. In addition, to rezone the lands municipally known as 168 Second Street from R3 to R3-3 in order to permit a single detached dwelling in accordance with the provisions of the R1 zone.

The effect of the application is to rezone the lands municipally known as 211 Shelby Avenue from Mobile Home Residential (R3) zone to the Special Mobile Homes Residential Exception Two (R3-2) zone. In addition to rezone the lands municipally known as 168 Second Street from Mobile Home Residential (R3) zone to the Special Mobile Homes Residential Exception Three (R3-3) zone.

Written and oral submissions will form part of the public meeting record, including the name and address of the commenters, as information collected under the Planning Act. The minutes, written submissions and a recording of the meeting will be posted on the Town's website.

Any person may make a submission in support of, in opposition to, or ask a question regarding the proposed Zoning By-law Amendment. Written submissions can be made to the Planning Department by emailing sophie.hautot@cochraneontario.com, or by post or by dropping off at Town Hall, 171 Fourth Avenue, Town of Cochrane. Please ensure that all written submissions include your name, address, and the application number of which you are submitting your comment to comment on.

Members of the public do not have the right to appeal the decision; only the applicant, the property owner, the Minister of Municipal Affairs and Housing, a specified person under the *Planning Act* or public body that has an interest in the matter, may appeal the decision. **If you wish to be notified** of the Council's decision to approve or refuse the

proposed Zoning By-law Amendment, a written request must be submitted to the Planning Department, by emailing Sophie.hautot@cochraneontario.com or calling 705-272-4361 ext. 233.

Additional information related to the proposed Zoning By-law Amendment will become available on the Town of Cochrane's website as part of the Agenda. Please see link below **to the online Council Public meeting agendas folder**:
<https://cochrane.civicweb.net/filepro/documents/7607/>

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.

Dated at the Town of Cochrane on April 23rd, 2025.

Planning Department, Town of Cochrane
Town Hall
171 Fourth Avenue
Cochrane, ON P0L 1C0
(705) 272-4361 | Fax (705) 272-6068

Website: [Home | Wonderfully Unexpected \(cochraneontario.com\)](https://cochraneontario.com)

Key Map

