

Notice of Decision For Minor Variance/Permission

Application No. A04-2023

Owner: C. Raymond

In the matter of an application to the Committee of Adjustment of the Town of Cochrane under Section 45 of the *Planning Act of Ontario*, R.S.O. 1990, c.P. 13, as amended for lands municipally known as 1086 Highway 652 and legally described as North Part Lot 3, Concession 6, Lamarche being Part 1 on 6R-4397, Roll No.5639 030 001 21401 0000.

That the decision of the Committee of Adjustment, having given consideration to the applicable provisions of Section 45 of the Planning Act, the Official Plan of the Town of Cochrane, the characteristics of the land and its surroundings as addressed in the Planning Report on the application dated May 10, 2023, the correspondence received and the information presented at the hearing held on May 10, 2023 and the discussion on the matter, hereby **APPROVE** of the application as applied for subject to the following condition:

1. That the applicant obtain approval from the Porcupine Health Unit.

The purpose and effect of the application is to permit the construction of a detached accessory building (garage) on the subject lands with reduced rear and interior side yard setbacks. Further, to permit having a reduced building separation distance between two detached accessory buildings as described below:

1. An interior side yard setback of 1.21 metres (4 feet) whereas Section 4.5.2 3) c) requires a minimum interior side yard setback of 15 metres (49.21 feet);
2. A rear yard setback of 10.97 metres (36 feet) whereas Section 4.5.2 3) c) requires a minimum rear yard setback of 15 metres (49.21 feet); and
3. A distance of 1.21 metres (4 feet) between two detached accessory buildings (proposed and an existing detached garage) whereas Section 4.5.2 3) f) requires a minimum building separation of 3 metres (9.84 feet).

The last day to appeal this decision is May 30, 2023.

Additional information regarding the application is available for inspection at Town Hall, 171 Fourth Avenue during regular office hours, Monday to Friday, 8:30 a.m. to 4:30 p.m.

Appeal of a Decision

Only individuals, corporations and public bodies may appeal decisions in respect of applications for consent to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group.

The applicant, the Minister or any other person or public body who has an interest in this matter may within 20 days of the making of the decision appeal to the Tribunal against the decision of the Committee by filing with the secretary-treasurer of the Committee a notice of appeal setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the secretary-treasurer of the fee prescribed by the Ontario Land Tribunal as payable on an appeal from a committee of adjustment to the Tribunal.

The secretary-treasurer of a committee, upon receipt of a notice of appeal filed under subsection (12), shall forthwith forward the notice of appeal and the amount of the fee mentioned in subsection (12) to the Tribunal by registered mail together with all papers and documents filed with the committee of adjustment relating to the matter appealed from and such other documents and papers as may be required by the Tribunal.

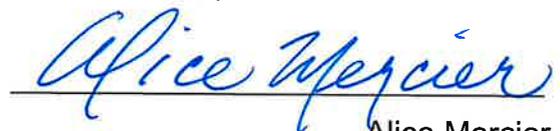
If within such 20 days no notice of appeal is given, the decision of the committee is final and binding, and the secretary-treasurer shall notify the applicant and shall file a certified copy of the decision with the clerk of the municipality.

If you wish to appeal to the Ontario Land Tribunal, a copy of an appeal form is available from the Ontario Land Tribunal website at [Forms - Tribunals Ontario - Environment & Land Division \(gov.on.ca\)](#) or by calling (416) 212-6349 or toll free 1-866-448-2248. The form, together with the appropriate fee, are to be sent by:

**Registered Mail or Personal Delivery To:
The Secretary-Treasurer,
Committee of Adjustment
Town of Cochrane
171 Fourth Avenue, Cochrane, ON P0L 1C0**

Certified true copy of this notice of decision was mailed to the applicant.

Dated this 11th day of May, 2023.



Alice Mercier
Secretary-Treasurer
Committee of Adjustment