

The Corporation of the Town of Cochrane
171 Fourth Avenue
Cochrane, Ontario, P0L 1C0, Canada
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Notice of the Passing of a By-law to Amend Zoning By-law 968-2013, as Amended

ZBA-2025-01 – Rochon Trailer Park.

Take Notice that the Council of The Corporation of the Town of Cochrane passed **By-law 2025-57** on the 27th day of May 2025, under Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended.

Subject Lands

168 Second Street and 211 Shelby Avenue

A key map is included to illustrate the subject land.

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 use as the only permitted use 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.

And take notice that only a specified person or public body under the *Planning Act* who made written or oral submissions at the public hearing may appeal a decision to the Ontario Land Tribunal (OLT) in respect of the Zoning By-law Amendment by filing with the Planning Department of The Corporation of the Town of Cochrane not later than the **22nd day of June 2025** a completed noticed of appeal setting out the reasons for the appeal and accompanied by the fee required by the OLT. Each appeal must be accompanied by a cheque made payable to the Minister of Finance.

The complete by-law is available for inspection at Town Hall, 171 Fourth Avenue, Cochrane, ON, during regular business hours (8:30 am to 4:30 pm) or can be mailed or emailed upon request. Requests should be sent to Sophie Hautot, Land Use Planner at the Town of Cochrane.

Dated at the Town of Cochrane this 2nd day of June 2025.

Sophie Hautot, Land Use Planner
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Key Map

