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

Notice of Public Hearing

Pursuant to Section 45(1) of the Planning Act and Ontario Regulation No. 200/96 of an application to the Committee of Adjustment for a Minor Variance

Application No.: A08-2026

Owner: MK Cochrane Investments Inc.

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 municipally known as 51 Highway 11 South, and legally described as PART LAMARCHE CON 6 N PT LOT 9 BG RP 6R4069 PART 1 PCL 3865LG PCL 3865LG in the Town of Cochrane (herein referred to as Subject Lands).

The purpose and effect of the application

The applicant is seeking permission to permit a reduced minimum frontage of 8 metres for the Subject Lands, whereas Section 4.2.3.3)b) of Zoning By-law 968-2013 requires a minimum lot frontage of 45 metres (m) for lands within the Linear Mixed Commercial (C3) Zone.

A location map is provided on the back of this Notice. The Subject Lands are currently subject to consent application B05-2026, pursuant to Section 53 of the *Planning Act* and Ontario Regulation No. 197/96.

The Committee of Adjustment for the Town of Cochrane will consider this application on **Thursday, November 12th, 2026, 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 elisabeth.vachon@cochraneontario.com or call 705-272-4361 ext. 239 by **Tuesday, November 10th, 2026**. 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 P0L 1C0. 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*, you will not be entitled to any further notice of the proceedings.

Appeals: Appeal rights are limited under the *Planning Act*. Only the applicant, the Minister, a "specified person" as defined by the *Planning Act*, or a public body may appeal the Committee's decision to the Ontario Land Tribunal (OLT). A specified person or public body that does not make oral submissions at the hearing or written submissions to the Committee before the decision is made may be subject to restrictions under the *Planning Act.*

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. Any questions regarding the application or requests for additional information can be directed to Devon Prevost, Growth and Economic Development Officer, at devon.prevost@cochraneontario.com or 705-272-4361 ext. 249.

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

Dated at the Town of Cochrane
This 2nd day of November 2026



Elisabeth Vachon, Dipl.M.A., Secretary-Treasurer
Committee of Adjustment
c/o The Corporation of the Town of Cochrane

Key Map: 51 Highway 11 South (under A08-2026)

