

The Corporation of the Town of Cochrane
171 Fourth Avenue
Cochrane, Ontario, P0L 1C0, Canada
T: 705-272-4361 | F: 705-272-6068



Notice of the Passing of a By-law to Amend Zoning By-law 968-2013, as Amended ZBA-2024-01 – Ouellette

Take Notice that the Council of The Corporation of the Town of Cochrane passed **By-law 1608-2024** on the 22nd day of October 2024, under Section 34 of the *Planning Act, R.S.O. 1990, c.P.13*, as amended.

Subject Lands

South Part Lot 24, Concession 3, Glackmeyer Twp, being Parts 1 & 2 on 6R-8511
Roll No. 5639 020 001 13510 0000 & 5639 020 001 13515 0000

A **key map** is included to illustrate the subject land.

Purpose and Effect

The purpose of the application is to permit a grain farm headquarters complete with machinery storage, a workshop/office and grain storage/handling/shipping facilities (including rail siding) on the subject lands in addition to permitting a reduced lot frontage of approximately 60.51 metres (198.52 feet) for the subject lands known as Part 2 on 6R-8511.

The effect of the application is to rezone the subject lands from the Rural (RU) zone to the Special Rural Zone (RU-9).

And take notice that any person or agency may appeal to the Ontario Land Tribunal in respect to the by-law by filing with the Planning Department of The Corporation of the Town of Cochrane not later than the **12th day of November 2024** a completed noticed of appeal setting out the reasons for the appeal and accompanied by the fee required by the Tribunal.

Only individuals, corporations and public bodies may appeal a zoning by-law 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 the group on its behalf.

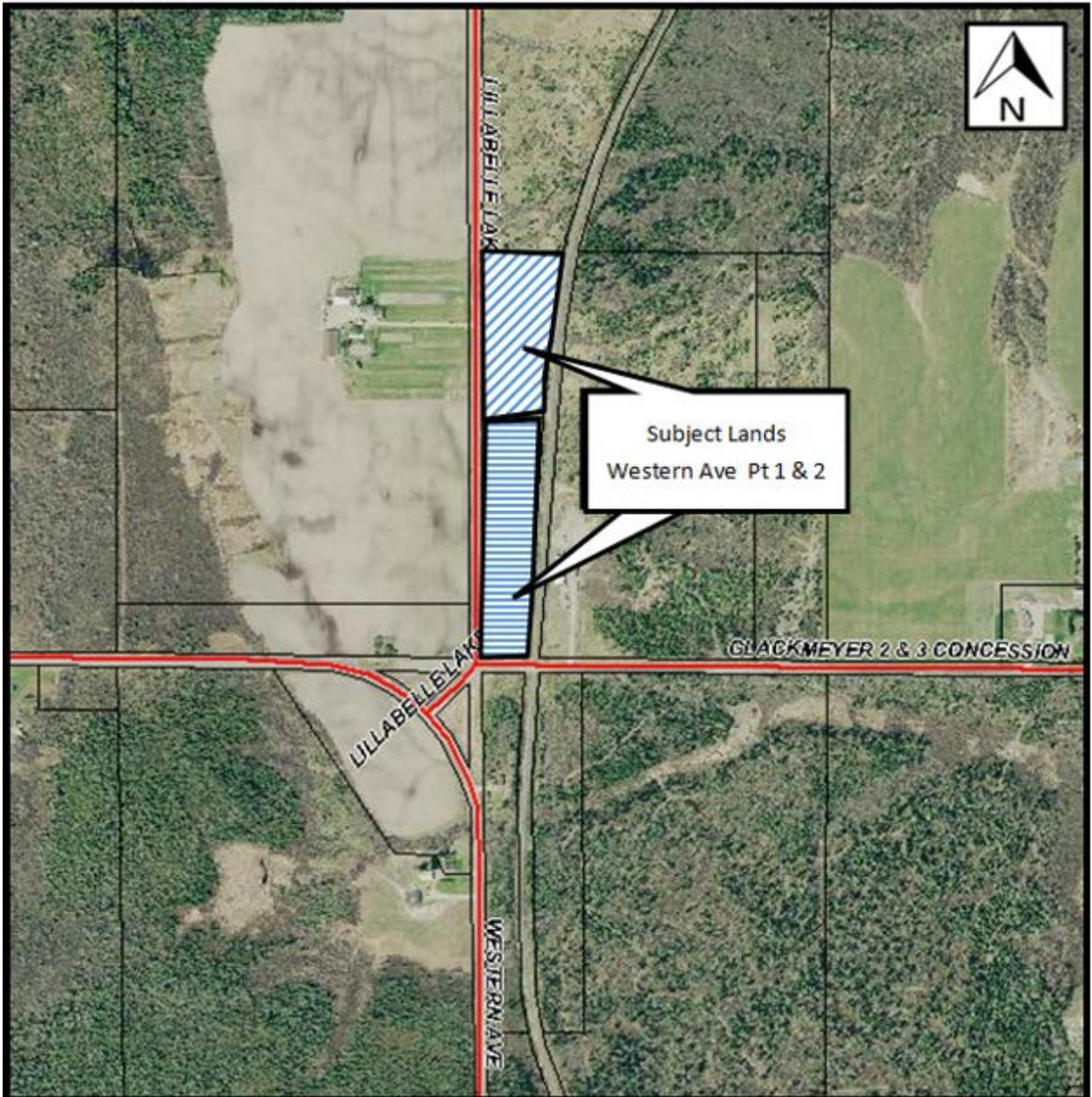
No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

The Complete By-law is available for inspection at Town Hall, 171 Fourth Avenue, Cochrane, ON during regular business hours or can be mailed or emailed upon request.

Dated at the Town of Cochrane this 23rd day October 2024.

Sophie Hautot, Land Use Planner
The Corporation of the Town of Cochrane
171 Fourth Avenue
Cochrane, ON P0L 1C0
Telephone: (705) 272-4361 ext 233
Fax: (705) 272-6068
email: sophie.hautot@cochraneontario.com
website: [Home | Town of Cochrane \(cochraneontario.com\)](http://Home|TownofCochrane(cochraneontario.com))

Key Map



Legend



Lands to be rezoned from Rural (RU) Zone to Special Rural (RU-9) Zone.

The Corporation of the Town of Cochrane

By-law 1608-2024

A By-law of the Corporation of the Town of Cochrane to amend Zoning By-law 968-2013 as amended.

(ZBA-2024-01 – Ouellette)

Whereas By-law 968-2013, as amended, is the comprehensive Zoning By-law for the Town of Cochrane;

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 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, is hereby amended by rezoning lands legally known as South Part Lot 24, Concession 3, Glackmeyer Twp, being Parts 1 and 2 on 6R-8511 in the Town of Cochrane as shown in Schedule "A" attached hereto and forming part of this By-law, from the Rural (RU) Zone to the Special Rural (RU-9) Zone; and;
2. **That** Section 5.12, as amended, be further amended by adding the following after Section 5.12.8

"5.12.9 RU-9 (Town of Cochrane By-law No.1608-2024)

Notwithstanding any other provision in this By-law to the contrary, within any area designated RU-9 on the Zone Maps, all provisions of this By-law applicable to the RU Zone shall apply subject to the following modifications:

- 1) In addition to the permitted uses in the RU Zone, an agriculture-related use, including farm-related commercial and industrial uses shall be permitted, as further described below:

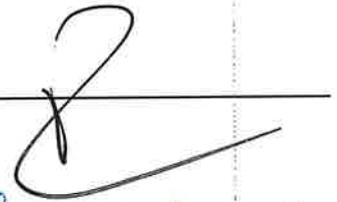
To permit a grain farm headquarters complete with machinery storage, a workshop/office and grain storage/handling/shipping facilities (including rail siding) on the subject lands.

- 2) To permit a reduced lot frontage of approximately 60.51 metres (198.52 feet) on Part 2 on 6R-8511."

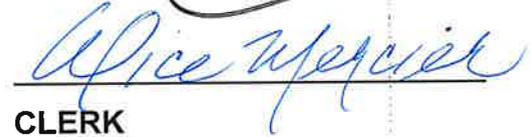
3. **That** this By-law shall take effect and come into force pursuant to the provisions of and regulations made under the Planning Act, R.S.O. 1990, c.P.13, as amended.

READ a first and second time this 22nd day of October, 2024.

MAYOR

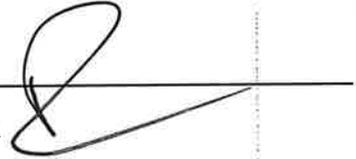


CLERK



READ a third time and finally passed this 22nd day of October, 2024.

MAYOR



CLERK



The Corporation of the Town of Cochrane
By-law 1608-2024
Schedule "A"

