

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-2025-02 – Lots 41 and 42 6M494

Take Notice that the Council of The Corporation of the Town of Cochrane passed **By-law 2025-46** on the 13th day of May 2025, under Section 34 of the *Planning Act, R.S.O. 1990, c.P.13*, as amended.

Subject Lands

Lots 41 and 42 on Plan 6M494

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

Purpose and Effect

The purpose of the application is to permit the construction of three apartment dwellings on the subject lands located in Lots 41 and 42 on Plan 6M494, in the Town of Cochrane. In addition to permit a reduced lot frontage of approximately 39.6 metres (129.92 feet), along with a reduced minimum building separation distance of 4 metres (13.12 feet) between any two opposing walls of one or more multiple dwellings on the same lot.

The effect of the application is to rezone the subject lands from the Residential First Density (R1) zone to the Special Residential Second Density Zone (R2-2).

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 **5th day of June 2025** 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 16th day May 2025.

Sophie Hautot, Land Use Planner
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Key Map



Legend



Lands to be rezoned from Residential First Density (R1) Zone to Residential Second Density Zone (R2-2).