

**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 for Minor Variance

Application No.: A04-2023

Owner: C. Raymond

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 1086 Highway 652 and legally described as North Part Lot 3, Concession 6, Lamarche being Part 1 on 6R-4397, PCL 3735LG, Roll No. 5639 030 001 21401 0000.

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).

A location map is provided on the back of this Notice.

The Committee of Adjustment for the Town of Cochrane will consider this application on **Wednesday, May 10, 2023, 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 sophie.hautot@cochraneontario.com or call 705-272-4361 ext. 233 by Monday, May 8, 2023. 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. 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 and you will not be entitled to any further notice of the proceedings.

If a person or public body that files an appeal of a decision of the Committee of Adjustment for the Town of Cochrane in respect of the proposed variance does not make written submission to the Committee of Adjustment for the Town of Cochrane before it gives or refuses to allow a variance, the Ontario Land Tribunal may dismiss the appeal.

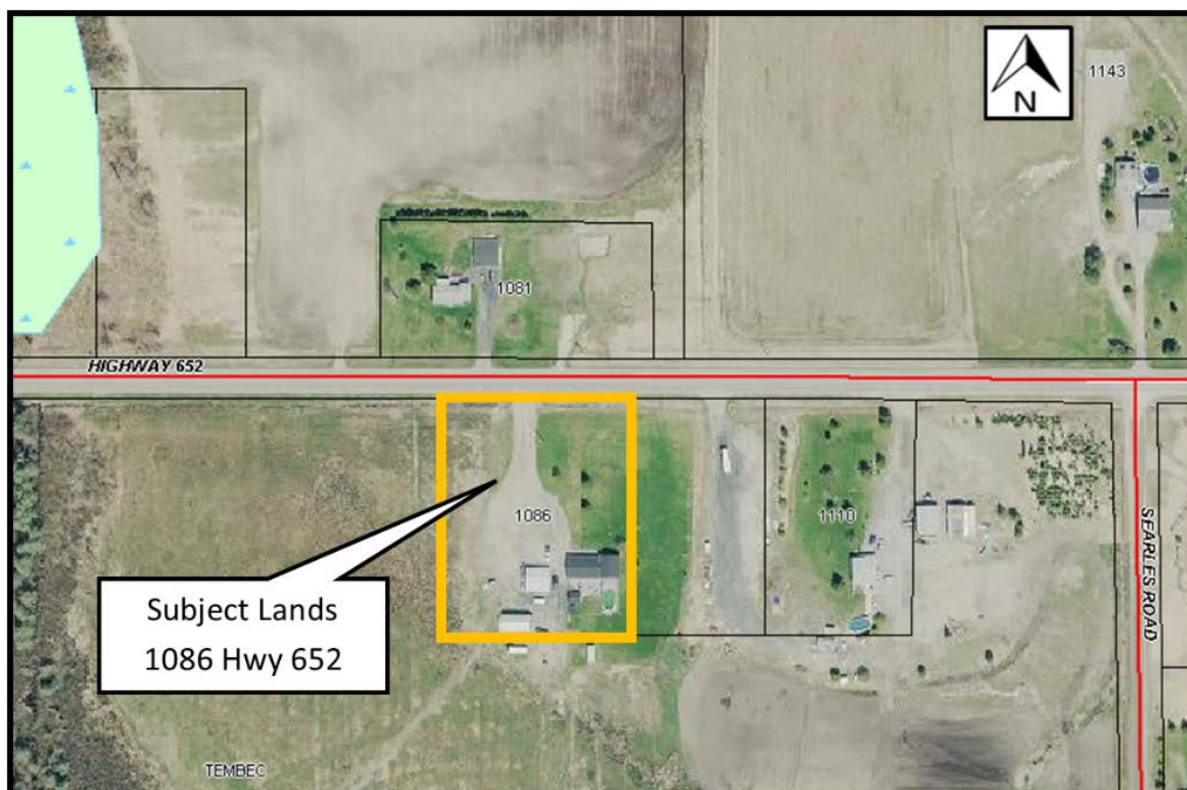
Additional information relating to the application is available for inspection during regular office hours (8:30 a.m. to 4:30 p.m.) at Town Hall. Any questions regarding the application or requests for additional information can be directed to Sophie Hautot, Land Use Planner, sophie.hautot@cochraneontario.com or 705-272-4361 ext. 233.

Afin d'obtenir de l'information en français, veuillez communiquer au 705-272-4361 ext. 233.

Dated at the Town of Cochrane
This 26th day of April, 2023

**Alice Mercier, Secretary-Treasurer
Committee of Adjustment
c/o The Corporation of the Town of Cochrane**

Key Map



Site Plan

