

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-2022-01 – J. McDonald

Take Notice that the Council of The Corporation of the Town of Cochrane passed **By-law 1522-2022** on the 8th day of November 2022, under Section 34 of the *Planning Act, R.S.O. 1990, c.P.13*, as amended.

Subject Lands

275 Fourteenth Avenue
Part Lot 61 and Lot 62 on Plan M150NB, and Part 1 on 6R-2417 and Part 1 on 6R-8418
Roll No. 5639 010 005 00311 0000

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

Purpose and Effect

The purpose and effect of the proposed zoning by-law amendment is to rezone the subject lands located in Part Lot 61 and Lot 62 on Plan M150NB, in the Town of Cochrane, and known municipally as 275 Fourteenth Avenue, from the Residential First Density (R1) Zone to the Special Residential First Density (R1-17) Zone, to permit an additional residential unit within the existing detached accessory building (detached garage) on the subject lands. In addition, to permit an interior side yard setback of 0.91 metres (3 feet) for the detached additional residential unit.

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 **29th day of November 2022** 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 9th day November 2022.

Sophie Hautot, Land Use Planner
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Key Map



Legend

-  Lands to be rezoned from Residential First Density (R1) to Special Residential First Density (R1-17).

THE CORPORATION OF THE TOWN OF COCHRANE

BY-LAW NUMBER 1522-2022

A By-law of the Corporation of the Town of Cochrane to amend Zoning By-law 968-2013 as amended, by rezoning the lands in Part Lot 61 and Lot 62 on Plan M150NB, and Part 1 on 6R-2417 and Part 1 on 6R-8418 in the Town of Cochrane and known municipally as 275 Fourteenth Avenue, Roll No. 5639 010 005 00311 0000

(ZBA-2022-01 – McDonald)

WHEREAS By-law 968-2013, as amended, is the main Zoning By-law of 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, be further amended by rezoning lands in Part Lot 61 and Lot 62 on Plan M150NB, and Part 1 on 6R-2417 and Part 1 on 6R-8418 in the Town of Cochrane and known municipally as 275 Fourteenth Avenue, Roll No. 5639 010 005 00311 0000 as shown in Schedule “A” attached hereto and forming part of this By-law from the Residential First Density (R1) Zone to the Special Residential First Density (R1-17) Zone; and;

2. **THAT** Section 5.2, as amended, be further amended by adding the following after Section 5.2.16

“5.2.17 R1-17 (Town of Cochrane By-law No. 1522-2022)

Notwithstanding any other provision in this By-law to the contrary, within any area designated R1-17 on the Zone Maps, all provisions of this By-law applicable to the R1 Zone shall apply subject to the following modifications:

- 1) In addition to the permitted uses in the R1 Zone, an additional residential unit shall be permitted subject to the following requirements:

- a. Minimum Interior Side Yard Setback of 0.91 metre (3 feet).

This sub-section applies to 275 Fourteenth Avenue, legally described as Part Lot 61 and Lot 62 on Plan M150NB, and Part 1 on 6R-2417 and Part 1 on 6R-8418.”

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 8th day of November, 2022.


MAYOR

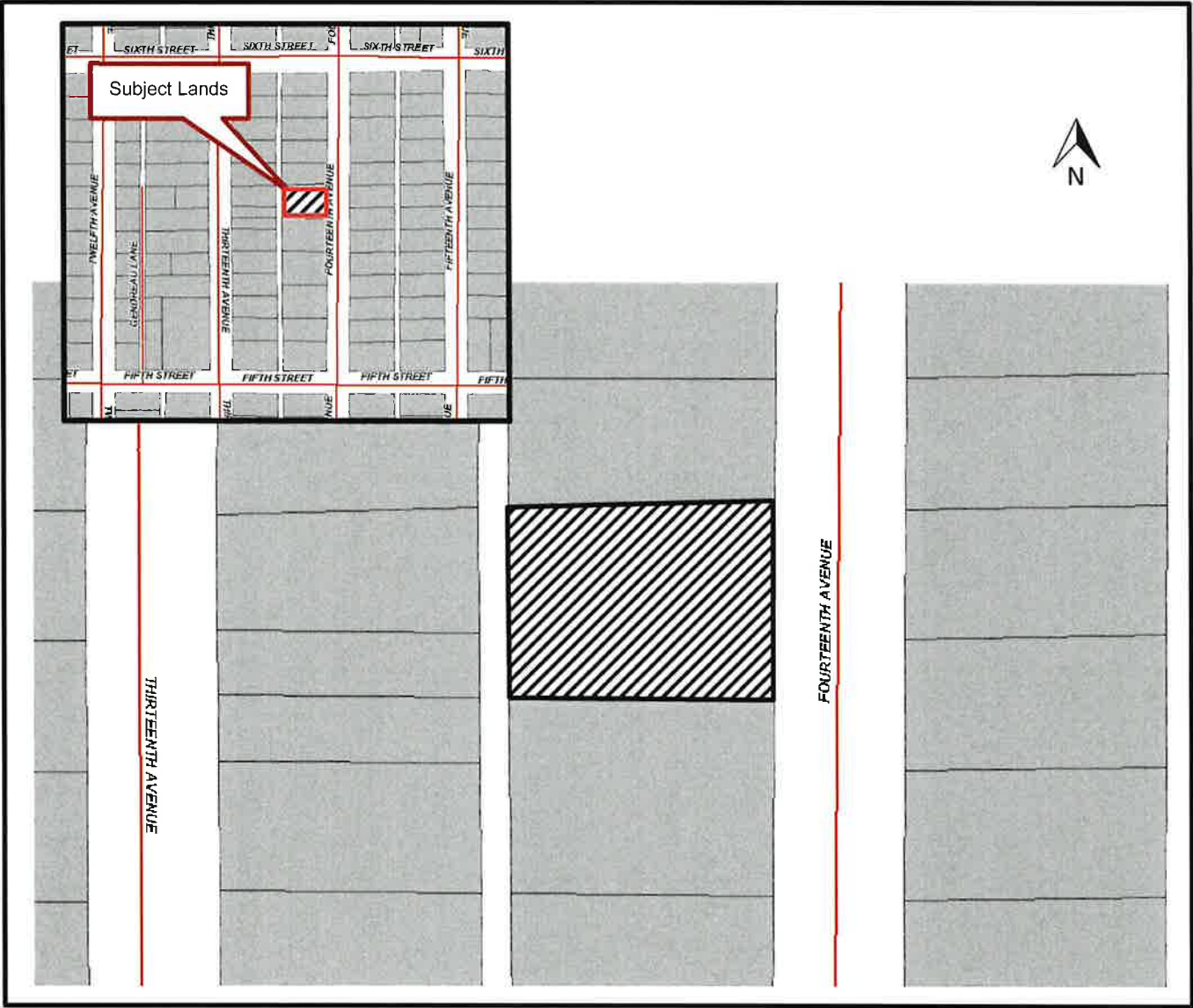

CLERK

READ a third time and finally passed this 8th day of November, 2022.


MAYOR


CLERK

The Corporation of the Town of Cochrane
By-law 1522-2022
Schedule "A"



Legend

-  Lands to be rezoned from Residential First Density (R1) to Special Residential First Density (R1-17).