

## **Notice of Decision For Minor Variance/Permission**

**Application No. A01-2024**

**Owner: Mona Cheff**

**Agent: A & J. Lajeunesse**

**In the matter** 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 known municipally as **412 Tenth Avenue** and legally described as PCL 717-3 M173NB Lot 717 Lot 717, Roll No. 5639 010 004 03100.

**That the decision** of the Committee of Adjustment, having given consideration to the applicable provisions of Section 45 of the Planning Act, the Official Plan of the Town of Cochrane, the characteristics of the land and its surroundings as addressed in the Planning Report on the application dated February 22, 2024, the correspondence received and the information presented at the hearing held on March 20, 2024 and the discussion on the matter, hereby **APPROVE** of the application as applied for.

**The purpose and effect** of the application is to permit the square footage for a home occupation located entirely inside the dwelling to exceed more than 25% of the gross floor space area of the residential dwelling or 40m<sup>2</sup>, whichever is the lesser. To allow home occupation floor space to occupy approximately 1900 sq. ft. of the property.

- (a) The relief applied for be completed within two years.
- (b) Positive response from prescribed agencies.
- (c) That Building & Fire Code and all applicable Regulations be adhered to by the applicant.

**The last day to appeal this decision is April 9, 2024.**

Additional information regarding the application is available for inspection at Town Hall, 171 Fourth Avenue during regular office hours, Monday to Friday, 8:30 a.m. to 4:30 p.m. [Summer hours – July and August – 8:00 a.m. to 4:00 p.m. Monday to Friday]

**Appeal of a Decision**

Only individuals, corporations and public bodies may appeal decisions in respect of applications for consent 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 group.

The applicant, the Minister or any other person or public body who has an interest in this matter may within 20 days of the making of the decision appeal to the Tribunal against the decision of the Committee by filing with the secretary-treasurer of the Committee a notice of appeal setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the secretary-treasurer of the fee prescribed by the Ontario Land Tribunal as payable on an appeal from a committee of adjustment to the Tribunal.

The secretary-treasurer of a committee, upon receipt of a notice of appeal filed under subsection (12), shall forthwith forward the notice of appeal and the amount of the fee mentioned in subsection (12) to the Tribunal by registered mail together with all papers and documents filed with the committee of adjustment relating to the matter appealed from and such other documents and papers as may be required by the Tribunal.

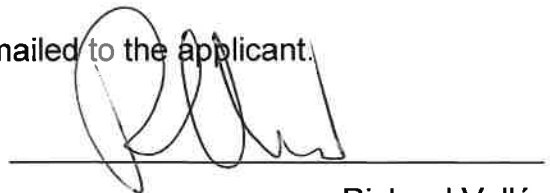
If within such 20 days no notice of appeal is given, the decision of the committee is final and binding, and the secretary-treasurer shall notify the applicant and shall file a certified copy of the decision with the clerk of the municipality.

If you wish to appeal to the Ontario Land Tribunal, a copy of an appeal form is available from the Ontario Land Tribunal website at [Forms - Tribunals Ontario - Environment & Land Division \(gov.on.ca\)](https://www.gov.on.ca/forms-tribunals-ontario-environment-land-division) or by calling (416) 212-6349 or toll free 1-866-448-2248. The form, together with the appropriate fee, are to be sent by

**Registered Mail or Personal Delivery To:  
The Secretary-Treasurer,  
Committee of Adjustment  
Town of Cochrane  
171 Fourth Avenue, Cochrane, ON P0L 1C0**

Certified true copy of this notice of decision was mailed to the applicant.

**Dated** this 21<sup>st</sup> day of March 2024.



**Richard Vallée  
Secretary-Treasurer  
Committee of Adjustment**