



Town of Cobourg

**Committee of Adjustment – Notice of Decision**

Submission No: **B-02-24**  
Date of Hearing: May 21, 2024  
Date of Decision: May 21, 2024

In the matter of Section 53 of the *Planning Act*, an application for a proposed consent application to create Lot 2 with a frontage of 11.00 metres and an area of 435m<sup>2</sup> for a proposed two-storey single-detached dwelling. The retained lot will have a frontage of 10.7 metres and an area of 452m<sup>2</sup> for a proposed two-storey single-detached dwelling.

**Name of Applicant / Agent:** Adrian Pepper c/o Bob Clark, Clark Consulting Services  
**Property Address:** 253 Mathew Street

The request is hereby **granted** for the following reasons:

1. The proposed consent does not conflict with matters of Provincial Interest as outlined in the Provincial Policy Statement and the Growth Plan;
2. The proposed consent conforms to both the County of Northumberland and the Town of Cobourg Official Plan;
3. The proposed consent satisfies the criteria of Section 51 (24) of the *Planning Act*.

Subject to following **conditions**:

- A. That a Severance Agreement be registered on title of the Severed Parcels in accordance with Section 51 of the *Planning Act* prior to the stamping of the deed that requires the owner or subsequent owners to address any municipal and/or agency comments and items including but not limited to zoning; servicing; stormwater management; transportation; grading; drainage; driveway and access; tree identification and protection; Arborist Report; buffering/screening; urban design; heritage; landscaping and applicable infill guidelines;
- B. That the owner/applicant submit an electronic copy of the registered reference plan of survey to the Town of Cobourg;
- C. That the owner/applicant obtain approval in the form of a Minor Variance or Zoning By-law Amendment for the front lot deficiency of the retained lot, to the satisfaction of the Town of Cobourg and within one (1) year of the date of the decision;
- D. That a Cash-in-lieu of parkland payment equal to 5% of the value of the subject severed lands be provided to the Municipality in accordance with Section 51.1 of the *Planning Act* prior to stamping the deed;
- E. That a Tree Levy and Tree Compensation Levy prescribed by the Town Arborist be provided to the Municipality in accordance with the Tree Preservation By-law #020-2006 prior to finalizing the severance agreement;
- F. That municipal addressing be established for the retained and severed lots; and,
- G. That the owner/applicant provide confirmation of no outstanding taxes on the Subject Lands.

  
Robert Marr, Chair

  
Peter Delanty, Vice Chair

  
Terry Brown, Member

  
David Dexter, Member

  
Brian Murphy, Member

Signed on: May 21, 2024

Last date of Appeal of Decision: **June 10, 2024**

CERTIFICATION:

I, Vanessa Reusser, Secretary-Treasurer hereby certify that this is a true copy of the decision of Town of Cobourg Committee of Adjustment and this decision was concurred in by a majority of the members who heard the application.



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**Vanessa Reusser,**  
**Secretary-Treasurer to the Committee of Adjustment**

**Appealing to the Ontario Land Tribunal**  
*The Planning Act, R.S.O. 1990, as amended, Section 53*

The applicant, the Minister or any specified person or public body who has an interest in the matter may within twenty (20) days after the giving of notice appeal to the Ontario Land Tribunal (OLT) against the decision of the Committee by filing with the Secretary-Treasurer of the Committee a notice of appeal (A1 Appeal Form) 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 Tribunal under the *Ontario Land Tribunal Act*.

**Note:** The *Planning Act* defines a "specified person" which does not include a neighbouring landowner.

When no appeal is lodged within twenty (20) days after the giving of notice the decision becomes final and binding and notice to that effect will be issued by the Secretary-Treasurer.

Please mail or courier appeals and prescribed fees to:

Office of the Municipal Clerk - Committee of Adjustment  
55 King Street Cobourg, ON  
K9A 2M2

If you have questions regarding the appeal process, please email [clerk@cobourg.ca](mailto:clerk@cobourg.ca)

Ontario Land Tribunal - Appeal Fees & Forms

The OLT appeal fee is \$400 plus \$25 for each additional consent/variance appeal filed by the same appellant against connected applications. The OLT Appeal Fee must be paid by certified cheque or money order payable to the "Minister of Finance". Appeal forms (A1 Appeal Form – Consent) can be obtained at [www.elto.gov.on.ca](http://www.elto.gov.on.ca) or by contacting our office at 905-372-4301 or [clerk@cobourg.ca](mailto:clerk@cobourg.ca).