



Town of Cobourg

Committee of Adjustment – Notice of Decision

Submission No: **A-01-24**
Date of Hearing: February 20, 2024
Date of Decision: February 20, 2024

In the matter of Section 45 of the *Planning Act*, an application for minor variances at 190 Perry Street to increase the maximum permitted floor area for a coach house dwelling unit from 40% of the total floor area to 49% of the total floor area of the main building and to increase the maximum lot coverage for detached accessory structures from 8% coverage of the lot area to 17.5% coverage of the lot area.

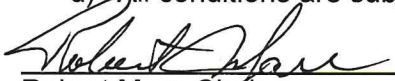
Name of Applicant / Agent: Andrew Smith Building Design Inc. on behalf of Donna and Michael Edwards
Property Address: 190 Perry Street


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

1. The proposed minor variance maintains the general intent and purpose of the Official Plan;
2. The proposed minor variance maintains the general intent and purpose of the Zoning By-law;
3. The proposed minor variance is generally desirable for the appropriate development or use of the land, building, or structure; and,
4. The proposed variance is minor in nature.

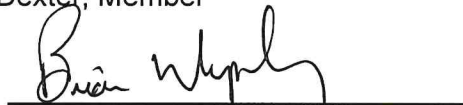
Subject to the following conditions:

- a) That the proposed attached garage is not to be converted into habitable space.
- b) That a landscape strip of cedars with a minimum height of 175 centimetres shall be planted along the entire length of the coach house along the western and northern property lines to the satisfaction of the Municipal Arborist.
- c) That the Owner/Applicant demonstrates the proposed servicing of the coach house to the satisfaction of Municipal Engineering Staff.
- d) All conditions are subject to approval of the Town of Cobourg, but at no cost to the Municipality.


Robert Marr, Chair


David Dexter, Member


Peter Delanty, Vice Chair


Brian Murphy, Member


Terry Brown, Member

Signed On: February 20, 2024
Last date of Appeal of Decision: March 11, 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.



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 45

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 making of the decision 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

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 – Minor Variance) can be obtained at www.eltogov.on.ca or by contacting our office at 905-372-4301 or clerk@cobourg.ca.