



Town of Cobourg

**Committee of Adjustment – Notice of Decision**

Submission No.: **A-04-24**  
Date of Hearing: March 19, 2024  
Date of Decision: March 19, 2024

In the matter of Section 45 of the *Planning Act*, an application for a minor variance for Block 45 in Phase 5 of the East Village Subdivision to increase the maximum permitted floor area for an accessory dwelling unit from 45% of the total floor area to 49% of the total floor area for the property municipality known as Block 48, and part of Block 47.

**Name of Applicant / Agent:** 1141897 Ontario Limited (Stalwood Homes)  
**Property Address:** East Village Phase 5 Subdivision – Block 48, and part of Block 47

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.

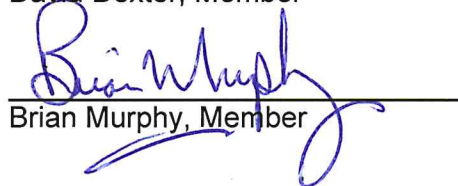
Subject to the following conditions:

- a) Prior to the issuance of a Building Permit, a draft Reference Plan and other related documentation shall be submitted to the Municipality and a Part Lot Control Exemption By-law shall be approved by Council over Blocks 46, 47 & 48, Plan 39M-944.
- b) Prior to the issuance of a Building Permit, appropriate legal documentation shall be submitted to the Municipality which confirms the temporary driveway access easement over the Reconfigured Block 48 in favour of the Reconfigured Block 46 has been created.
- c) That Owner/Applicant submits the required drawings, reports, and studies to address matters such as stormwater management, grading, and servicing 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, Member

  
David Dexter, Member

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Peter Delanty, Member

  
Brian Murphy, Member


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Terry Brown, Member

SIGNED ON: March 19, 2024

Last date of Appeal of Decision: **April 8, 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 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](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 – Minor Variance) can be obtained at [www.elfto.gov.on.ca](http://www.elfto.gov.on.ca) or by contacting our office at 905-372-4301 or [clerk@cobourg.ca](mailto:clerk@cobourg.ca).