



Town of Cobourg

Committee of Adjustment – Notice of Decision

Submission No: **A-06-2024**
Date of Hearing: November 19, 2024
Date of Decision: November 19, 2024

In the matter of Section 45 of the *Planning Act*, an application for a minor variance, at property municipally known as 357-361 Elgin Street West to:

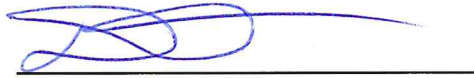
1. Increase in maximum allowable lot coverage for townhouse lots from 40% to 54% for POTL 1-13 in Parcel D
2. Reduction for minimum number of parking spaces for apartment building from 129 spaces to 105 spaces,
3. Reduction for minimum Landscaped Open Space percentage per townhouse lot from minimum 35% to 33% for POTLs 1, 2, 3, and 5.
4. Reduction for interior side yard setback for the end side of the townhouse (POTL 1) from 1.5 m to 0.0m
5. Reduction in right-of-way width from a minimum of 10 m wide to 6.5 m wide.

Name of Applicant / Agent: 357 Elgin Inc. & 359 Elgin Inc. (c/o n Architecture Inc.)
Property Address: 357-361 Elgin Street West

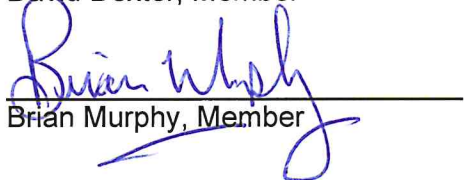
The request is hereby granted for the following reasons:

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.


Robert Marr, Member


David Dexter, Member


Peter Delanty, Member

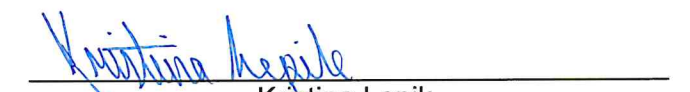

Brian Murphy, Member


Terry Brown, Member

SIGNED ON: November 19, 2024
Last date of Appeal of Decision: **December 9, 2024**

CERTIFICATION:

I, Kristina Lepik, 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.


Kristina Lepik,
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.elfto.gov.on.ca or by contacting our office at 905-372-4301 or clerk@cobourg.ca.