



Town of Cobourg

Committee of Adjustment – Notice of Decision

Submission No: **B-04-24**
Date of Hearing: January 21, 2025
Date of Decision: January 21, 2025

In the matter of Section 53 of the *Planning Act*, an application for a proposed for a Lot Line Adjustment on the lands municipally known as 835 Brook Road North. Approximately 1600 m² of land is to be severed to expand the lands to the south. The benefitting parcel will result in a total lot size of 6,100 m².

Name of Applicant: Jill and Laszlo Jankovich
Property Address: 835 Brook Road North
Legal Description: Part 2 of RP 39R6215; Part Lot 13, Concession A, geographic Township of Hamilton, Town of Cobourg

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 Planning Statement, 2024;
2. The proposed consent conforms to both the County of Northumberland and the Town of Cobourg Official Plan; and,
3. The proposed consent satisfies the criteria of Section 51 (24) of the Planning Act.

Subject to following conditions:

- a) That each condition shall be fulfilled no later than two (2) years from the date of mailing of the decision;
- b) That the Owner(s) obtain approval in the form of a Zoning By-law Amendment or Minor Variance for the lot area of the severed lot and any other applicable provisions, to the satisfaction of the Town of Cobourg;
- c) That the Owner(s) pay the required engineering fee of \$200 payable to the Town of Cobourg. Fee can be sent or delivered to 740 Division Street, Building #7, Cobourg, ON, K9A 0H6. Please ensure the address and file number is identified on check or other included document.
- d) That the Owner(s) applies for and obtains an entrance permit and constructs and maintains the approved entrance to the severed and retained lands;
- e) That the Owner(s) provide confirmation of no outstanding taxes on the Subject Lands;
- f) That for Consent File Nos. B-04-24, the owner(s) shall provide two (2) white prints of a deposited plan of reference of the severed lands, including any required road widening or easements, which conform substantially to the application as approved to the Municipality's Planning Department and a digital copy of the final survey also be provided in a suitable format (preferably .dwg) to the Municipality at planninginfo@cobourg.ca referencing the Planning Department file number, the name of the client, and the registered plan number (if appropriate) in the subject line;
- g) Confirmation from the applicant's solicitor that the property severed by Consent File No. B-04-24 and the corresponding benefitting lands will merge on title;
- h) Subsections 3 and 5 of Section 50 of the Planning Act, R.S.O. 1990 shall apply to any subsequent conveyance of or transaction involving the lots severed by Consent File No. B-04-24;
- i) That the Owner(s) provide the Municipality with a registrable description on a deed conveying the severed lands, for use for the issuance of the official Certificate of Consent; and,
- j) That all conditions are subject to the specifications and approvals of the Town of Cobourg, but at no cost to the municipality

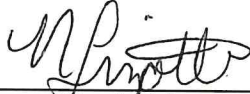
Signed on: January 22, 2025

Last date of Appeal of Decision: **February 11, 2025**

You will be entitled to receive notice to any changes to the conditions of the provisional consent if you have made a written request to be notified of changes to the conditions of the provisional consent.

CERTIFICATION:

I, Nicole Lizotte, 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 with by a majority of the members who heard the application.



Nicole Lizotte,
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 a specified person or public body that has an interest in the matter may, within 20 days of the making of the decision, appeal to the Tribunal against the decision of the committee by filing a notice of appeal with the City Clerk either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting [Town of Cobourg] as the Approval Authority or by mail [Town of Cobourg, Committee of Adjustment, 55 King Street West, Cobourg, ON K9A 2M2], no later than 4:30 p.m. on or before February 11, 2025. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day.

The appeal fee of \$1,100 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca. If the e-file portal is down, you can submit your appeal to committeeofadjustment@cobourg.ca

Note: In accordance with Section 53 of the *Planning Act* third party appeals by persons or individuals are not permitted. When no appeal is lodged within twenty days after the giving of notice, the decision becomes final and binding and notice to that effect will be issued by the Secretary-Treasurer.

For more information on the appeal process to the Ontario Land Tribunal (OLT), please contact: [Appeals Process - Tribunals Ontario - Environment & Land Division \(gov.on.ca\)](#) or (416) 212-6349 / 1-866-448-2248.