



Town of Cobourg

Committee of Adjustment – Notice of Decision

Submission No.: **A-05-24**
Date of Hearing: June 18, 2024
Date of Decision: June 18, 2024

In the matter of Section 45 of the *Planning Act*, an application for a minor variance to convert the existing detached accessory structure (2-car garage) into a coach house by reducing the minimum lot frontage from 18.3 metres (60 feet) to 14.63 metres (48 feet) along Ruth Street and to increase the lot coverage for accessory buildings and structures from 8% to 11.5% of the lot area.

Name of Applicant / Agent: Paul Herron on behalf of John Herron
Property Address: 526 Elizabeth 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 condition:

- a) The Owner/Applicant demonstrate that the proposed servicing of the coach house is adequate to the satisfaction of Municipal Engineering Staff prior to the issuance of a Building Permit.

Robert Marr, Chair

David Dexter, Member

Peter Delanty, Vice Chair

Brian Murphy, Member

Terry Brown, Member

SIGNED ON: June 18, 2024
Last date of Appeal of Decision: **July 9, 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.elto.gov.on.ca or by contacting our office at 905-372-4301 or clerk@cobourg.ca.