



Town of Cobourg

Committee of Adjustment – Notice of Decision

Submission No: **B-04-23**
Date of Hearing: July 18, 2023
Date of Decision: July 18, 2023

In the matter of Section 53 of the *Planning Act*, an application for a proposed easement to enlarge the existing right-of-way by 19.65 m² in favour of 434 William Street (known as Trillium Apartments) and 447 Ontario Street.

Name of Applicant / Agent: Glenn McGlashon of McGlashon Planning Consultants
on behalf of 2020910 Ontario Ltd

Property Address: 431 Ontario Street

The request is hereby granted for the following reasons:

1. The proposed easement is consistent with and does not conflict with the Provincial Policy Statement and the Growth Plan, respectively;
2. The proposed easement conforms to the County of Northumberland and the Town of Cobourg Official Plans;
3. The proposed development and easement comply with the Town's Zoning By-law. The proposed apartment building complies with the zone regulations.
4. The proposed easement would be generally desirable and allow for the appropriate development of the subject lands for a 36-unit 6 storey condominium apartment building; and,
5. The proposed consent satisfies the criteria of Section 51 (24) of the Planning Act.

Subject to the following conditions:

- a) That the Owner submits a Draft Reference Plan to the satisfaction of the Secretary-Treasurer prior to registration.


Robert Marr, Chair


David Dexter, Member


Peter Delanty, Member


Brian Murphy, Member


Terry Brown, Member

Signed on: July 21, 2023
Last date of Appeal of Decision: August 9, 2023

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 53

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 giving of notice 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 – Consent) can be obtained at www.elfto.gov.on.ca or by contacting our office at 905-372-4301 or clerk@cobourg.ca.