



Town of Cobourg

Committee of Adjustment – Notice of Decision

Submission No: **A-07-23**
Date of Hearing: December 19, 2023
Date of Decision: December 19, 2023

In the matter of Section 45 of the *Planning Act*, an application for a minor variance to reduce the minimum front yard setback from the established building line of 6.3 metres (20.67 feet) to 4.24 metres (13.91 feet).

Name of Applicant / Agent: Michael and Courtney Lutz
Property Address: 304 Lakeview Court

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 Mafr, Chair

Peter Delanty, Vice Chair

Terry Brown, Member

David Dexter, Member

Brian Murphy, Member

SIGNED ON: December 19, 2023
Last date of Appeal of Decision: **January 8, 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 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 filed 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:

Planning Department – Committee of Adjustment
2nd Floor
55 King Street
Cobourg, ON K9A 2M2

If you have questions regarding the appeal process, please email committeeofadjustment@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 committeeofadjustment@cobourg.ca.