



Town of Cobourg

Committee of Adjustment – Notice of Decision

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

In the matter of Section 45 of the *Planning Act*, an application for minor variances for the property municipally known as Blocks 55 to 57 of the East Village Subdivision to permit:

- To increase the net density from 50 units per net hectare to 69 units per net hectare (Section 10.1.14);
- To decrease the minimum parking requirement from 120 parking spaces (1.5 spaces per dwelling unit) to 100 parking spaces (1.25 spaces per dwelling unit) (Section 6.1.1(i));
- To decrease the required accessible parking spaces from 5 spaces to 3 spaces (Section 6.1.1(v));
- To increase the maximum number of buildings per lot from 4 buildings to 5 buildings (Section 10.2.31.3(i)); and,
- To decrease the minimum distance between buildings from 8.75 metres (28.7 feet) to 5.52 metres (18.1 feet) (Section 10.1.14).

Name of Applicant / Agent: Cody Oram of Monument Geomatics & Estimating Inc.
on behalf of JMCD Holdings Inc.

Property Address: East Village Phase 5 - Blocks 55, 56, and 57

The request is hereby granted for the following reasons:

1. The proposed minor variances maintain the general intent and purpose of the Official Plan;
2. The proposed minor variances maintain the general intent and purpose of the Zoning By-law;
3. The proposed minor variances are generally desirable for the appropriate development or use of the land, building, or structure; and,
4. The proposed variances are minor in nature.

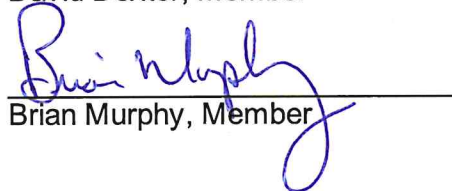
Subject to the following conditions:

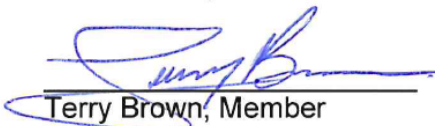
- a) The Applicant is to obtain a letter of approval from the Manager of Water Capital Projects from Lakefront Utility Services Inc. (LUSI) stating the requirements for fire flow have been met to the satisfaction of LUSI and at no cost to LUSI or the Town of Cobourg. The approval letter is to be submitted to the Secretary-Treasurer.
- b) That a Draft Plan of Condominium Exemption application for the subject lands be submitted to the Planning and Development Department.
- c) That the Applicant submit legal documentation to the Secretary-Treasurer confirming Blocks 55-57 have merged on title and are considered one lot.
- d) That the three (3) exterior accessible parking spaces are distributed evenly across the subject lands, subject to approval from the Manager of Development Review.
- e) That all conditions are subject to the specifications and approvals of the Town of Cobourg, but at no cost to the Municipality.


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 7, 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

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.