



**Town of Cobourg**

**Committee of Adjustment – Notice of Decision**

Submission No: **A-05-23**  
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 a minor variance to increase the total floor area of the coach house from the maximum floor area of 40% of the total floor area of the main building to 70.71% of the total floor area of the main building and to increase the total floor area of the coach house from the maximum floor area of 100 m<sup>2</sup> to 111.49 m<sup>2</sup> (Section 5.28.2.b) for lands known municipally as 48 Park Street.

**Name of Applicant / Agent:** Andrew Smith of Andrew Smith Building Design Inc.  
on behalf of Wybe and Jean Bylsma

**Property Address:** 48 Park Street

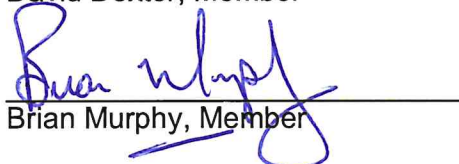
The application is hereby denied for the following reasons:

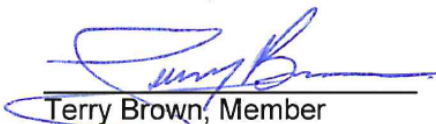
1. The proposed minor variance does not meet the test of maintaining the general intent and purpose of the Zoning By-law and the Accessory Dwelling Unit By-law #013-2017.
2. The proposed minor variance is generally not desirable for the appropriate development or use of the land, building, or structure; and, particularly, not appropriate for George Street Heritage Conservation District.

  
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.

  
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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](mailto: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](http://www.elto.gov.on.ca) or by contacting our office at 905-372-4301 or [clerk@cobourg.ca](mailto:clerk@cobourg.ca).