



Town of Cobourg

Committee of Adjustment – Notice of Decision

Submission No: **B-06-24**
Date of Hearing: August 19, 2025
Date of Decision: August 19, 2025

In the matter of Section 53 of the *Planning Act*, an application to sever a 1.62 ha lot from the subject lands, retaining a 11.08 ha for future development through a Plan of Subdivision.

Name of Applicant / Agent: De Palma Developments Limited / Weston Consulting

Property Address: Pt 1 of RP 39R14070; Pt Lot 22 and 23, Concession 1, geographic Township of Hamilton, now in the Town of Cobourg, (0 DePalma Drive)

The request is hereby granted for the following reasons:

1. The proposed consent does not conflict with matters of Provincial Interest as outlined in the Provincial Policy Statement and A Place to Grow Plan;
2. The proposed Consent would maintain the general intent and purpose of the County of Northumberland and Town of Cobourg Official Plans;
3. The proposed Consent would maintain the general intent and purpose of the Zoning By-law;
4. The proposed Consent would be generally desirable and consistent with existing accessory buildings in the surrounding area.

Subject to following conditions:

- a. That each condition shall be fulfilled no later than two (2) years from the date of mailing of the decision;
- b. That the Owner(s) complete an update to the Downstream Sanitary Capacity Technical Memo dated March 7, 2022, if required, to confirm interim sanitary capacity to the satisfaction of the Director of Planning and Development. In the event that one is not completed within two years of the Decision, the Owner(s) may request that the update is completed through a separate development agreement.
- c. That the Owner(s) complete construction of the DePalma Drive extension or provide an executed agreement for completion of DePalma Drive, inclusive of considerations for adequate entrance provisions.
- d. That the Owner(s) acknowledge a Cash-in-lieu of parkland payment equal to 5% of the value of the subject severed lands if used for an institutional use be provided to the Municipality in accordance with Section 42 of the Planning Act at the time of execution of the Site Plan Control Agreement. If, however, the subject severed lands are used for a commercial/industrial use, the Cash-in-lieu of parkland payment shall be provided at 2% of the value of the noted lands;
- e. That the Owner(s) provide confirmation of no outstanding taxes on the Subject Lands;
- f. That the Owner(s) pay all invoices related to the Consent for Severance application payable to the Municipality.
- g. That for Consent File Nos. B-06-24, the owner(s) shall provide two (2) white prints of a deposited plan of reference of the severed lands, including any required road widening or easements, which conform substantially to the application as approved to the Municipality's Planning Department and a digital copy of the final survey also be provided in a suitable format (preferably .dwg) to the Municipality at planninginfo@cobourg.ca referencing the Planning Department file number, the name of the client, and the registered plan number (if appropriate) in the subject line. A draft copy of the Reference Plan shall be provided to the Secretary-Treasurer for review and approval prior to registration of the survey;
- h. That the Owner(s) provide the Municipality with a registrable description on a deed conveying the severed lands, for use for the issuance of the official Certificate of Consent; and,
- i. That all conditions are subject to the specifications and approvals of the Town of Cobourg, but at no cost to the municipality.

You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have made a written request to be notified of changes to the conditions of the provisional consent.

CERTIFICATION:

I, Nicole Lizotte, 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 with by a majority of the members who heard the application.



Nicole Lizotte,
Secretary-Treasurer to the Committee of Adjustment

Signed on: August 19, 2025

Last date of Appeal of Decision: **September 8, 2025**

Appealing to the Ontario Land Tribunal
The Planning Act, R.S.O. 1990, as amended, Section 53

The applicant, the Minister or a specified person or public body that has an interest in the matter may, within 20 days of the making of the decision, appeal to the Tribunal against the decision of the committee by filing a notice of appeal with the City Clerk either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting [Town of Cobourg] as the Approval Authority or by mail [Town of Cobourg, Committee of Adjustment, 55 King Street West, Cobourg, ON K9A 2M2], no later than 4:30 p.m. on or before **September 8, 2025**. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day.

The appeal fee of \$1,100 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca. If the e-file portal is down, you can submit your appeal to committeeofadjustment@cobourg.ca

Note: In accordance with Section 53 of the *Planning Act* third party appeals by persons or individuals are not permitted. When no appeal is lodged within twenty days after the giving of notice, the decision becomes final and binding and notice to that effect will be issued by the Secretary-Treasurer.

For more information on the appeal process to the Ontario Land Tribunal (OLT), please contact: [Appeals Process - Tribunals Ontario - Environment & Land Division \(gov.on.ca\)](#) or (416) 212-6349 /1-866-448-2248.