



Town of Cobourg

Committee of Adjustment – Notice of Decision

Submission No: **A-12-25**
Date of Hearing: November 18, 2025
Date of Decision: November 18, 2025

In the matter of Section 45 of the *Planning Act*, an application for a minor variance, at property municipally known as 448 Cottesmore Avenue to:

1. To permit relief from the minimum interior side yard setback requirement of 1.6 metres, as per section 9.1.10 of Comprehensive Zoning By-law 85-2003, to allow for a minimum interior side yard setback of 0.87 metres, conditional that the garage does not permit habitation and will not include any new residential uses.
2. To permit relief from the minimum front yard setback requirement of 6 metres, as per section 9.1.8 of Comprehensive Zoning By-law 85-2003, to allow for a minimum front yard setback of 3.3 metres.
3. To permit relief from the minimum required number of parking spaces of two, as per section 6.1.1 i) of Comprehensive Zoning By-law 85-2003, to allow only one parking space, conditional that no additional residential units are located on the property.

Name of Applicant / Agent: Nicole Edwardson
Property Address: 448 Cottesmore Avenue

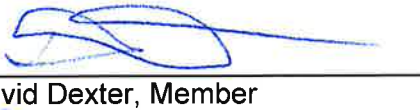
The request is hereby granted for the following reasons:

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 Marr, Member


Peter Delanty, Member


Terry Brown, Member


David Dexter, Member


Brian Murphy, Member

SIGNED ON: November 18, 2025
Last date of Appeal of Decision: December 8, 2025

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 in by a majority of the members who heard the application.


Nicole Lizotte,
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 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 45(12) 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.