



Town of Cobourg

Committee of Adjustment – Notice of Decision

Submission No: **A-04-26**
Date of Hearing: July 21, 2026
Date of Decision: July 21, 2026

In the matter of Section 45 of the *Planning Act*, an application for a minor variance, at property municipally known as 48 Swayne Street to permit relief from Section 9.1 of the Comprehensive Zoning By-law 066-2025, to allow the use of an apartment dwelling with an accessory office to service the building, subject to the following conditions:

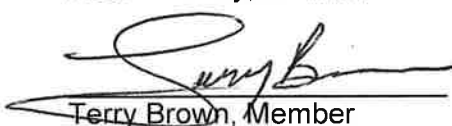
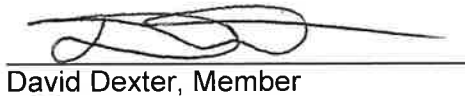
1. That all outstanding municipal taxes, including any penalties and interest, be paid in full to the satisfaction of the Municipality as of the date of the decision;
2. That at the time of the demolition of the remaining structure, the sanitary service shall be capped at the property line, and verified by the Engineering Department;
3. That a site servicing plan demonstrating that the municipal sanitary sewer and sanitary service connection is adequate to service the planned development be submitted to the Engineering Department and is to the satisfaction of the Deputy Director of Engineering;
4. That a site plan showing the location and configuration of all entrances and curb cuts within the municipal right of way be submitted to the Engineering Department and is to the satisfaction of the Deputy Director of Engineering.
5. That a site grading plan and deposit of \$2,500 be submitted to the satisfaction of the Manager of Development Engineering demonstrating site grading and compliance with the Town of Cobourg Engineering Standards and Guidelines.

Name of Applicant / Agent: Barry Bryan Associates on behalf of Cornerstone Family Violence Prevention Centre

Property Address: 48 Swayne Street

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: July 21, 2026
Last date of Appeal of Decision: **August 10, 2026**

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,

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 DATE (*update to reflect appeal date referenced above*). 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.