



Town of Cobourg

Committee of Adjustment – Notice of Decision

Submission No: **A-03-26**
Date of Hearing: July 21, 2026
Date of Decision: July 21, 2026

In the matter of Section 45(2)(a)(ii) of the *Planning Act*, an application for a minor variance, at property municipally known as 664 Ontario Street to recognize an existing accessory dwelling within the existing legal non-conforming single detached dwelling and bring the property into compliance with Comprehensive Zoning By-law 066-2025, subject to the following condition:

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 the applicant obtain either a Change of Use Permit or Building Permit (as applicable) from the Building Department to establish the secondary dwelling unit.

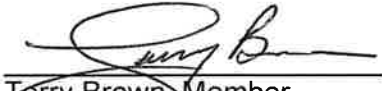
Name of Applicant / Agent: Michael Sprayson on behalf of 2681194 Ontario Ltd.
Property Address: 664 Ontario Street

The request is hereby granted for the following reasons:

1. The application is desirable for the appropriate development of the subject property; and
2. The application will not result in undue adverse impacts on the surrounding properties and neighbourhood.


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,
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 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.