



**Town of Cobourg**

**Committee of Adjustment – Notice of Decision**

Submission No: **A-01-26**  
Date of Hearing: February 17, 2026  
Date of Decision: February 17, 2026

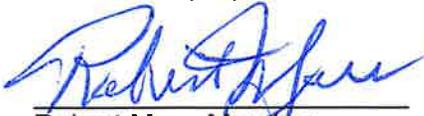
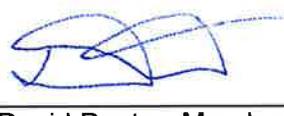
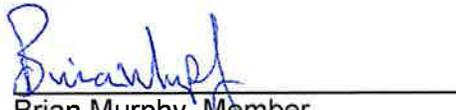
In the matter of Section 45 of the *Planning Act*, an application for a minor variance, at property municipally known as 372 Major Street:

1. To permit relief from the maximum permitted floor area additional for additional residential units of 50% of the floor area of the main dwelling unit, as per Section 4.3 2 c) of Comprehensive Zoning By-law No. 066-2025, to allow for a maximum permitted floor area for additional residential units of 65.4% of the floor area of the main dwelling unit conditional that the applicant submit a site plan showing an access laneway to the south side of the building to the satisfaction of the Manager of Development Review.

**Name of Applicant / Agent:** Vitor Veloso  
**Property Address:** 372 Major 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  
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David Dexter, Member  
\_\_\_\_\_  
Peter Delanty, Member  
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Brian Murphy, Member  
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Terry Brown, Member

**SIGNED ON:** February 17, 2026  
**Last date of Appeal of Decision:** **March 9, 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](http://www.olt.gov.on.ca). If the e-file portal is down, you can submit your appeal to [committeeofadjustment@cobourg.ca](mailto: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.