Town of Cobourg

Committee of Adjustment – Notice of Decision

Submission No: **B-01-26**
Date of Hearing: November 17, 2026
Date of Decision: November 17, 2026

In the matter of Section 53 of the *Planning Act*, an application for a proposed severance, to create one new lot with a frontage of 129.03 metres on Elgin Street West and an area of 6,025 square metres.

Name of Applicant / Agent: The Biglieri Group
Property Address: 0 Elgin Street West, west of Rogers Road
Legal Description: PT LT 23 CON A COBOURG, PT 1, 39R-13261

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 Planning Statement;
2. The proposed consent conforms to both the County of Northumberland and the Town of Cobourg Official Plan;
3. The proposed consent does not create any deficiency with respect to the Zoning By-law;
4. The proposed consent will continue to comply with the Lot Area and Frontage requirements of the Zoning By-law; and,
5. The proposed consent satisfies the criteria of Section 51 (24) of the Planning Act.

Subject to following conditions:

1. That each condition shall be fulfilled no later than two (2) years from the date the notice of decision is issued;
2. That, to the satisfaction of the Manager of Development Review, a Severance Agreement be registered on title of the Severed Parcel in accordance with Section 51 of the Planning Act prior to the stamping of the deed that requires the owner or subsequent owners to address any municipal and/or agency comments and items including but not limited to zoning, servicing, stormwater management, transportation, grading, drainage, access, buffering/screening, urban design, landscaping, and requirements to facilitate the development of the Retained Parcel in accordance with draft approved Plan of Subdivision 14T-200001;
3. That a revision to draft approved Plan of Subdivision 14T 200001 be approved to remove the land proposed to be severed as part of this application;
4. That the Owner(s) provide written confirmation from Northumberland County that access to the land proposed to be severed from Elgin Street West (County Road 2) is acceptable;
5. That 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 Manager of Development Review for review and approval prior to registration of the survey;
6. 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;
7. That the Owner(s) pay all invoices related to the Consent for Severance application payable to the Municipality;
8. That all outstanding municipal taxes as of the date of decision, including any penalties and interest, be paid in full to the satisfaction of the Municipality; and,
9. 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 to 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.

Robert Marr, Member

David Dexter, Member

Peter Delanty, Member

Brian Murphy, Member

Terry Brown, Member

SIGNED ON: November 17, 2026

Last date of Appeal of Decision: **December 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 with 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 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 December 9, 2026. 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.