

NOTICE OF HEARING OF THE COMMITTEE OF ADJUSTMENT

SUBJECT LANDS: EAST VILLAGE – BLOCK 45 (DREWERY ROAD & HAYWARD STREET)
FILE NO: A-09-23



The Town of Cobourg Committee of Adjustment has received a Minor Variance application from 1141897 Ontario Limited (Stalwood Homes) to increase the maximum permitted floor area for accessory dwelling units for the lands known as Block 45 at the corner of Drewery Road and Hayward Street within the subdivision known as East Village (the Subject Property) in accordance with Section 45 of the *Planning Act*, R.S.O. 1990, c.P.13. See Key Map on reverse.

The applicant is proposing to introduce a purpose-built rental townhouse building on Block 45 (the Subject Property), containing four (4) townhouse units. Within each townhouse unit, there will be one (1) accessory dwelling unit. The Subject Property is zoned "Multiple Residential 4 Exception 29 (R4-29) Zone" in Comprehensive Zoning By-law #85-2003. Section 5.28.1(c) of the Zoning By-law requires the floor area used for an accessory dwelling unit on a residential lot to be a maximum of 100 square metres (1076.39 square feet) and not exceed 45% of the total floor area of the building (including basement or cellar). The purpose of the application is to seek to increase the maximum permitted floor area for the accessory dwelling units from 45% of the total floor area to 49% of the total floor, which represents an area of 81 square metres (871.88 square feet).

A Hearing will be held by the Committee of Adjustment on **Tuesday, January 16, 2024**, through a hybrid meeting at 4:00 PM. Please note if a party who is notified does not attend the hearing or make written submissions prior to the Hearing, the Committee can proceed and the party is not entitled to any further notice.

NOTE TO THE PUBLIC:

In-person public meetings will be convening in the 3rd Floor Council Chambers, Victoria Hall, 55 King Street West, Cobourg or if you wish to participate via Zoom Video Conference, please register with Brent Larmer, Municipal Clerk, via e-mail at clerk@cobourg.ca or by phone at (905) 372-4301 no later than 4:00 pm on **Monday, January 15, 2024**. If you have limited access to technology or do not wish to participate via electronic platform, you may use a telephone and call in to participate. Alternatively, written submissions to the Municipal Clerk, 55 King Street West, Cobourg, Ontario, K9A 2M2 in advance of the Committee of Adjustment Meetings are encouraged and will be made available to any interested person at the Hearing.

The details for participating virtually in the Hearing are as follows:

Web: <https://us02web.zoom.us/j/87335438849>
Phone: +1 780 666 0144 Canada / +1 204 272 7920 Canada
Meeting ID: 873 3543 8849
Password: N/A

Citizens may also tune into the Town of Cobourg's eSCRIBE feed to watch the Public Meeting at www.Cobourg.ca/eSCRIBE

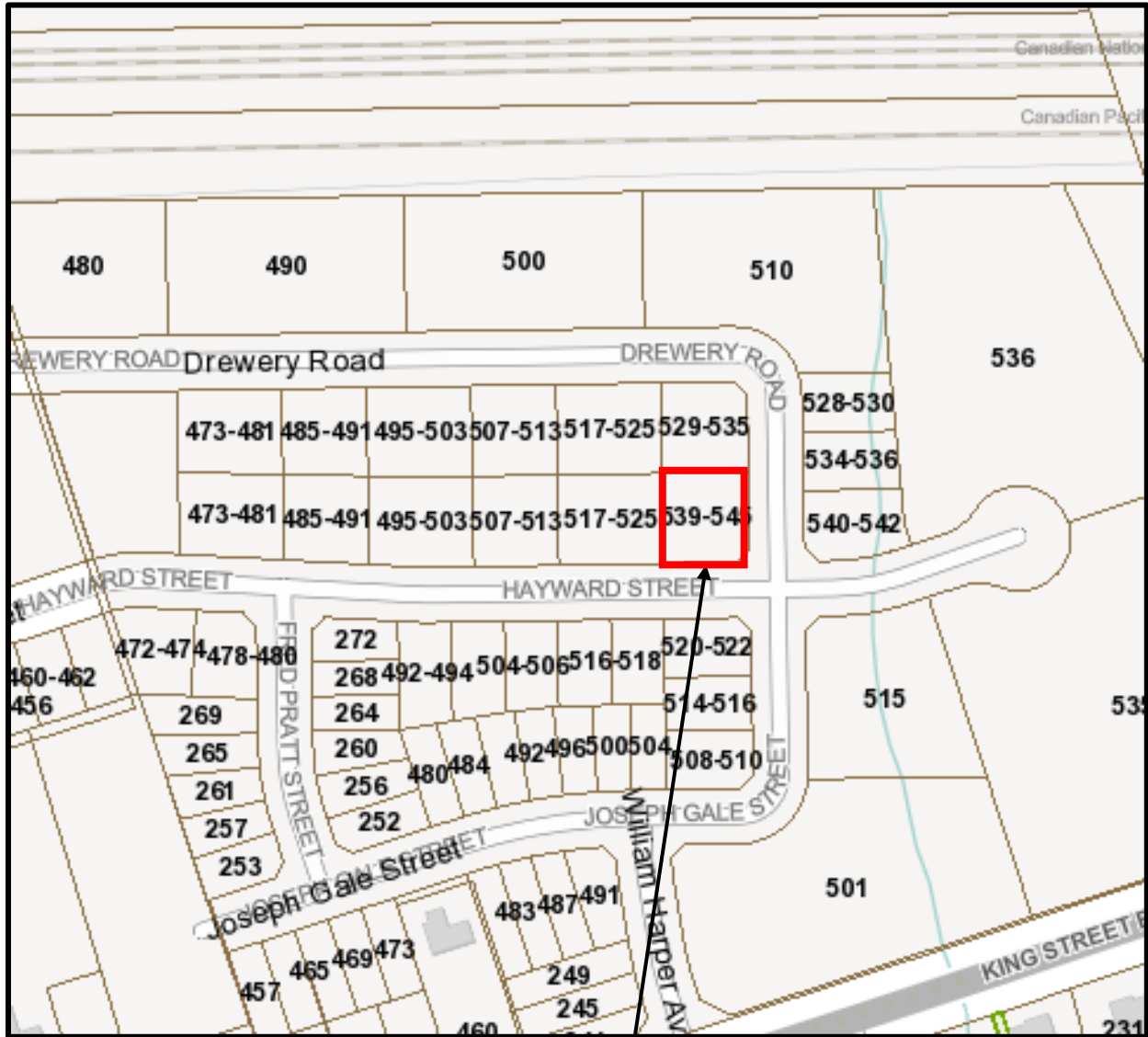
Additional information which will enable the public to understand the proposed application is available upon request by contacting the Town's Planning Department, Victoria Hall, 55 King Street West, Cobourg, K9A 2M2, via e-mail at committeeofadjustment@cobourg.ca or by phone at 905-372-1005 during regular office hours.

DATED THIS 28 DAY OF DECEMBER 2023

ZONE: Multiple Residential 4 Exception 29 (R4-29) Zone

Vanessa Reusser, Secretary-Treasurer
Committee of Adjustment
committeeofadjustment@cobourg.ca
(905) 372-1005

Key Map



Subject Property:
Block 45