

Notice of Hearing of the Committee of Adjustment

Subject Lands: East Village – Block 46 & Part of Block 47 (Drewery Road)
File No: A-03-24



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 46 and part of Block 47 at the corner of Drewery Road and John Keefer Mahony Court within the subdivision known as East Village (Subject Lands) in accordance with Section 45 of the *Planning Act*, R.S.O. 1990, c.P.13. See Key Map on reverse.

The application proposes to introduce a purpose-built rental townhouse building on Block 46 and part of Block 47 (Subject Lands), containing four (4) townhouse units. Within each townhouse unit, there will be one (1) accessory dwelling unit. The Subject Lands are 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 m² (1076.39 ft²) 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 of the building to 49% of the total floor of the building.

A Hearing will be held by the Committee of Adjustment on **Tuesday, March 19, 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. If you wish to participate via Zoom Video Conference, please register with the Planning Department, via e-mail at committeeofadjustment@cobourg.ca or by phone at (905) 372-1005 no later than 4:00 pm on **Monday, March 18, 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 Secretary-Treasurer, 55 King Street West, Cobourg, Ontario, K9A 2M2, in advance of the Committee of Adjustment Meetings are encouraged and will be made available to Committee of Adjustment Members and Staff prior to the Meeting.

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

Web: <https://us02web.zoom.us/j/81044658509>
Phone: +1 647 558 0588 Canada / +1 778 907 2071 Canada
Meeting ID: 810 4465 8509
Password: N/A

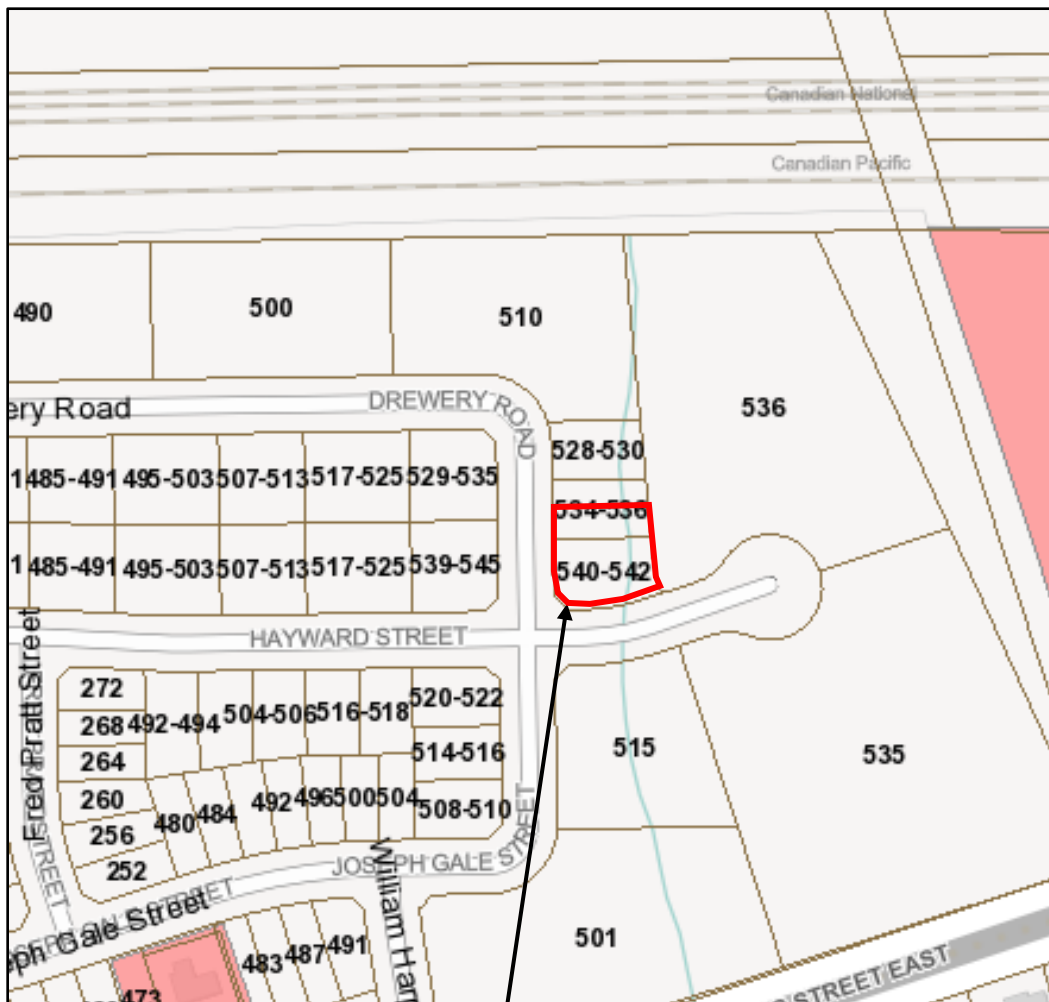
Citizens may also tune into the Town of Cobourg's eSCRIBE feed to watch the Public Meeting at www.Cobourg.ca/eSCRIBE

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. Most of the submitted material can be viewed on the **Town's Development Dashboard**, available on the Town's Planning and Development website page at [Planning Applications - Town of Cobourg](#).

Dated this 26th day of February 2024
Zone: Mutiple Residential 4 Exception 29 (R4-29) Zone

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

Key Map



Subject Lands:
Block 46 & Part of Block 47