

NOTICE OF HEARING OF THE COMMITTEE OF ADJUSTMENT

SUBJECT LANDS: 111 HIBERNIA STREET
FILE NO: A-06-23



REVISED NOTICE

The Town of Cobourg Committee of Adjustment has received a Minor Variance Application from Michael Eden on behalf of Branch 133 Legion Village Inc. to propose two (2) additions to Legion Village in accordance with Section 45 of the *Planning Act*, R.S.O. 1990, c.P.13. The Subject Property is municipally known as 111 Hibernia Street. See Key Map below.

The application proposes to demolish the existing one-storey building fronting Durham Street and construct two (2) five-storey additions to the existing four (4) storey building. The Subject Property is zoned "High Density Residential 5 Exception 2 (R5-2) Zone" in Comprehensive Zoning By-law #85-2003. Section 11.2.2.3. of the Zoning By-law permits a maximum number of dwelling units of 172 units for the elderly and disabled and 32 hostel dwelling units with no more than 2 beds per unit; permits a maximum height of four (4) storeys; states that the landscaped open space shall not be reduced below the amount existing at the date of adoption of the amending by-law; and, **Section 11.1.7(i) permits a maximum net density of 100 units per net hectare.**

The purpose of the application is to seek relief from:

- Section 11.2.2.3(i) to increase the maximum permitted number of dwelling units from 172 units for the elderly and disabled and 32 hostel dwelling units to a maximum of 400 dwelling units, regardless of type;
- Section 11.2.2.3(iii) to increase the permitted maximum height from four (4) storeys to five (5) storeys;
- Section 11.2.2.3(iii) to decrease the landscaped open space from the existing 65% to 42%; and,
- **Section 11.1.7(i) to increase the maximum net density of 100 units per net hectare to 150 units per net hectare.**

A Hearing will be held by the Committee of Adjustment on **Tuesday, February 20, 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 **Friday, February 16, 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/85848952510>
Phone: 1 438 809 7799 Canada / +1 587 328 1099 Canada
Meeting ID: 858 4895 2510
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 9th DAY OF FEBRUARY 2024

ZONE: High Density Residential 5 Exception 2 (R5-2)

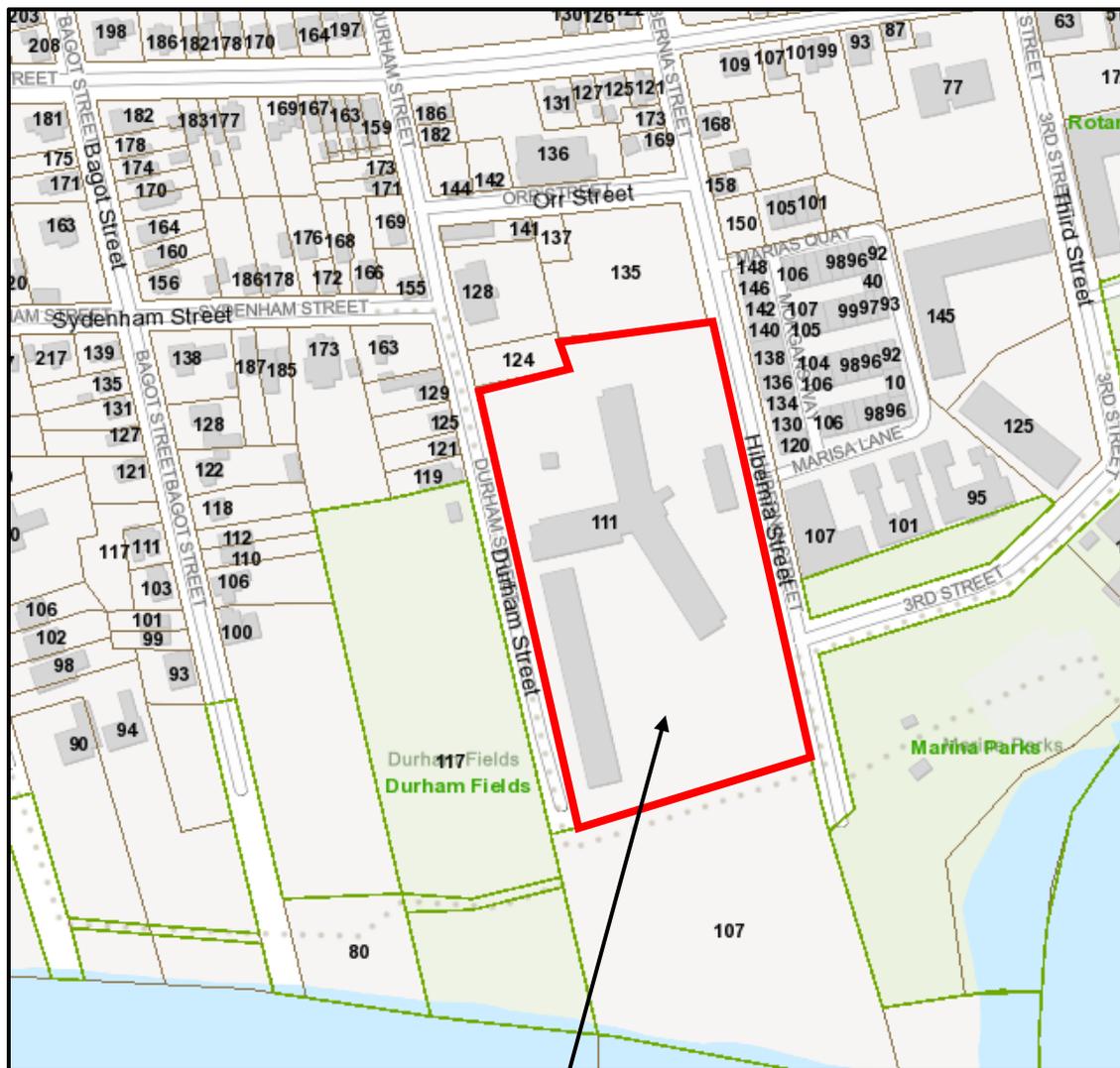
Vanessa Reusser, Secretary-Treasurer

Committee of Adjustment

committeeofadjustment@cobourg.ca

(905) 372-1005

Key Map



Subject Property:
111 Hibernia Street