**The Corporation of the Town of Cobourg**

# NOTICE OF HEARING OF

**THE COMMITTEE OF ADJUSTMENT**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **SUBJECT LANDS:** | 22 Queen Street 36 Queen Street  |  | **FILE NO:** | **A-02/22****A-03/22** |

The Town of Cobourg Committee of Adjustment has received two applications from RSHK Architects Inc., on behalf of Queensview Garden Inc. for Minor Variances to Comprehensive Zoning By-law No. 85-2003 as amended by site specific By-law No. 073-2010 for 22 Queen Street to permit part of the proposed mixed-use five (5) storey mid-block building at 36 Queen Street and part of the mixed-use four (4) storey building at 22 Queen street in accordance with Section 45 of the Planning Act, R.S.O. 1990, c.P.13 as amended.

The applicant is requesting the following Variances:

**22 Queen Street:**

* To permit a 0.0 metre east side yard setback, when the Zoning By-law requires a minimum of 5.0 metres,;

**36 Queen Street:**

* To permit 4 stories, when the Zoning By-law only permits 3 stories,;

**22 & 36 Queen Street (Common Variance)**

* To Revise the definition of “Gross Floor Area, Residential” to reflect “Floor Area (gross) residential” shall mean the total habitable area of a building or structure between the exterior faces of the exterior walls or from the centre line of a common or party wall of the habitable area, but excluding any areas which are used for heating or mechanical equipment, elevators, the storage or parking of motor vehicles, storage facilities, laundry facilities and open and enclosed balconies or sunrooms.

A Hearing will be held by the Committee of Adjustment on **Tuesday, February 15th, 2022** via Zoom Video Conference at **4:00 p.m.** 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:**

Due to the COVID-19 Pandemic, Committee of Adjustment Hearings will be conducted through Zoom Video Conference Applications. If you wish to be a Participant at the Video Hearing, **you should 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 February 14th**. Please ensure that you have a computer or tablet with good internet access to enable you to participate in the Public Meeting electronically. If you do not wish to participate by video, or do not have the necessary technology, 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 Video Hearing are encouraged and will be made available to any interested person at the Hearing.

The details for participating in the Hearing are as follows:

**Web:** <https://us02web.zoom.us/j/82695948630?pwd=Q0tjNHpiVXZxeERodm5peFNmdVg3UT09>

**Phone:**  +1 647 374 4685 +1 647 558 0588

**Meeting ID:** 826 9594 8630

**Password:** 368000

Citizens may also tune into the Town of Cobourg’s eSCRIBE feed to watch the Public Meeting at [www.Cobourg.ca/eSCRIBE](http://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, c/o Rob Franklin, Manager - Planning Department, Victoria Hall, 55 King Street West, Cobourg, K9A 2M2, via e-mail atrfranklin@cobourg.ca or by phone at 905-372-1005during regular office hours.

|  |  |
| --- | --- |
| **DATED AT COBOURG THIS 27TH DAY OF JANUARY, 2022**ZONE: Main Central (MC) & Main Central Exception Fifteen (MC-15)   | Adriane Miller, Secretary-TreasurerCommittee of Adjustmentamiller@cobourg.ca(905)372-1005 |

KEY MAP



Proposed 4-5 Story Mixed-Use Building

22 Queen Street

36 Queen Street

##  N