



Corporation of the Town of Cobourg

NOTICE OF HEARING OF THE COMMITTEE OF ADJUSTMENT

SUBJECT LANDS: 600 Daintry Crescent, Cobourg

FILE NO: A-07/19

The Town of Cobourg Committee of Adjustment has received an application for minor variances from Habitat for Humanity Northumberland, in accordance with Section 45 of the Planning Act, R.S.O. 1990, c.P. 13, as amended. The purpose of the proposed minor variances is to remove the Special Use Regulations that relate to a previous site plan that considered the joint development of the Subject Property and the property immediately west, now referred to as Daintry Park, and consisted of thirty-six (36), two-storey detached dwellings linked by a solid rear wall. The application also seeks to reduce the required front yard from the established building line of 9.25 m to 6.45 m. The effect of the proposed variances is to permit the development of the Subject Property with a single storey residential dwelling and a 2.4 m local sound barrier fence in the rear yard, up to 0.0 m from the north side lot line. Please see the key map.

The applicant is seeking the following variances:

- To reduce the minimum required front yard from the established building line of 9.25 m to 6.45 m, a variance of 2.8 m.
- To remove the following Special Use Regulations of the R3-1 Zone within Section 9.2.1 of Zoning By-law #85-2003:
 - Section 9.2.1.3 (*Permitted Buildings and Structures*) which only permits thirty-six (36) single detached dwellings and accessory buildings and structures for the permitted uses to permit the construction of a single dwelling unit on one lot;
 - Section 9.2.1.4 (*Regulations for Permitted Uses in the R3-1 Zone*) Subsection i) which permits the tallest portion of a dwelling to be no less than 9.1 m to permit a single storey dwelling; and
 - Section 9.2.1.4 (*Regulations for Permitted Uses in the R3-1 Zone*) Subsection ii) which requires the construction of a solid, continuous wall no less than the highest point of the permitted thirty-six dwellings, to permit the construction of a single detached dwelling with a 2.4 m high local sound barrier constructed in the proposed rear yard up to a 0.0 m setback from the north side lot line.

NOTE: The applicant is seeking to *retain Section 9.2.1.4 (Regulations for Permitted Uses in the R3-1 Zone) Subsection iii)* which exempts the R3-1 Zone from Section 9.1.20 Regulations (Property Abutting Railway Mainline) in order to permit the construction of a single detached dwelling on a property with no berm, approximately 79 m from the centre of the Canadian Pacific Railway line, and approximately 111 m from the centre of the Canadian National Railway line.

A Hearing will be held by the Committee of Adjustment on **November 12th, 2019** in Victoria Hall, 55 King Street West, 3rd Floor Committee Room at **4:00 p.m.**

Additional information which will enable the public to understand the proposed application is available for inspection upon request by contacting the Town's Planning Department, c/o Adriane Miller, Secretary-Treasurer, Victoria Hall, 55 King Street West, Cobourg, K9A 2M2, 905-372-1005, amiller@cobourg.ca during regular office hours.

For more information about this matter, please contact the Town of Cobourg Planning Department at 905-372-1005.

DATED at Cobourg this 31st day of October, 2019
ZONE: Residential Three Exception One (R3-1)
Zone

Adriane Miller, Secretary-Treasurer
Committee of Adjustment

KEY MAP

