



Corporation of the Town of Cobourg

NOTICE OF HEARING OF THE COMMITTEE OF ADJUSTMENT

SUBJECT LANDS: 377 William Street, Cobourg

FILE NO: A-03/19

The Town of Cobourg Committee of Adjustment has received applications for minor variances from R.W. Bruynson Inc. on behalf of Joshani Homes Ltd., in accordance with Section 45 of the Planning Act, R.S.O. 1990, c.P. 13, as amended. The purpose and effect of the proposed minor variances is to facilitate the development of the subject property for a freehold residential development comprised of two (2) semi-detached buildings and two (2) townhouse buildings totalling 14 dwelling units, together with a common element condominium laneway. Please see the key map below.

The applicant is seeking the following variances:

- To reduce the required front yard setback for the freehold semi-detached units which front onto the common element condominium laneway in the R3-10 Zone from 6 m to 4.5 m, a variance of 1.5 m.
- To reduce the required rear yard setback in the R3-10 Zone from 7 m to 6 m, a variance of 1 m.
- To increase the maximum permitted lot coverage for freehold townhouse lots in the R4-21 Zone from 40% to 50%, a variance of 10% lot coverage.
- To reduce the required interior side yard for freehold townhouse units in the R4-21 Zone from 6.5 m to 2.5 m, a variance of 4 m, to reflect the individual freehold lot design.
- To increase the maximum length for a townhouse building block in a R4-21 Zone from 40 m to 51 m, a variance of 11 m.

A Hearing will be held by the Committee of Adjustment on **February 20th, 2019** in Victoria Hall, 55 King Street West, 3rd Floor Board 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 7th day of February, 2019

Adriane Miller, Secretary-Treasurer

ZONE: Residential 3 Exception 10 Holding [R3-10 (H)] Zone & Multiple Residential 4 Exception 21 Holding [R4-21 (H)] Zone

Committee of Adjustment

KEY MAP

