

NOTICE OF HEARING OF THE COMMITTEE OF ADJUSTMENT

SUBJECT LANDS: 1125 Elgin Street West
FILE NO: A-06-25



The Town of Cobourg Committee of Adjustment has received a Minor Variance application from Andrew Smith Building Design Inc. on behalf of Canadian Tire REIT to increase the maximum lot coverage for the subject lands municipally known as 1125 Elgin Street West in accordance with Section 45 of the *Planning Act*, R.S.O. 1990, c.P.13. See Key Map on reverse.

The applicant is proposing to add a storage warehouse addition on 1125 Elgin Street West (the Subject Property). The Subject Property is zoned District Commercial (DC) in Comprehensive Zoning By-law #85-2003. Section 14 of the Zoning By-law permits a maximum lot coverage of 25%. The purpose of this application is to seek to increase the lot coverage to 25.54%.

A Hearing will be held by the Committee of Adjustment on **Tuesday, April 15, 2025**, 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 Nicole Lizotte, Secretary-Treasurer, via e-mail at committeeofadjustment@cobourg.ca or by phone at (905) 372-1005 no later than 4:00 pm on **Monday, April 14, 2025**. 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/84052453891>
Phone: +1 647 374 4685 Canada
Meeting ID: 840 5245 3891
Password: N/A

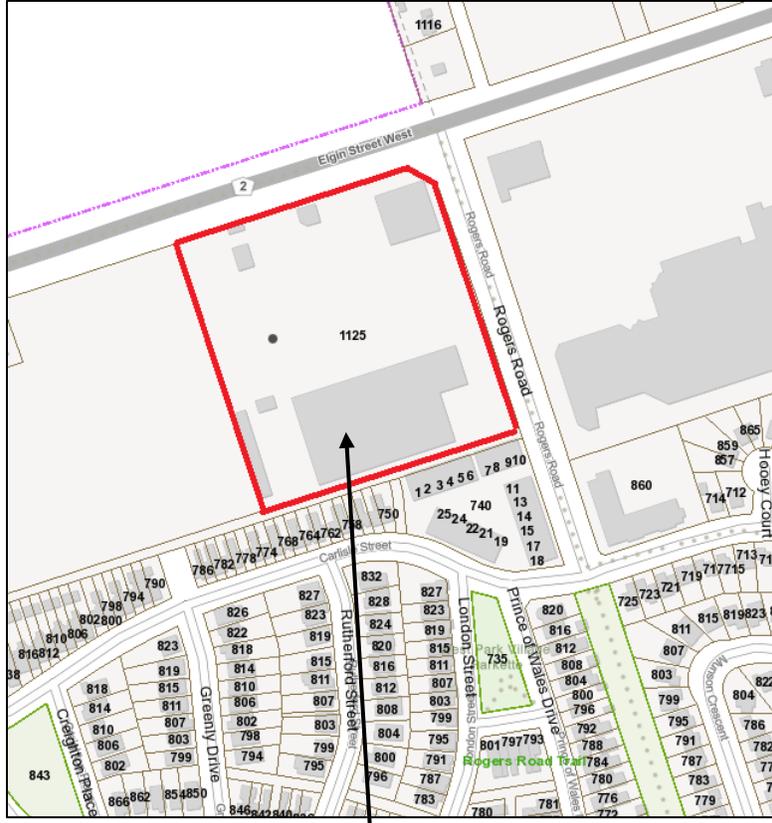
Citizens may also tune into the Town of Cobourg's eSCRIBE feed to watch the Public Meeting at www.Cobourg.ca/eSCRIBE

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 30th day of March 2025
ZONE: District Commercial (DC) Zone

Nicole Lizotte, Secretary-Treasurer
Committee of Adjustment
committeeofadjustment@cobourg.ca
(905) 372-1005

Key Map



Subject Property: 1125 Elgin Street West