

# NOTICE OF HEARING OF THE COMMITTEE OF ADJUSTMENT

SUBJECT LANDS: 349 Cottesmore Avenue  
FILE NO: A-08-25



The Town of Cobourg Committee of Adjustment has received a Minor Variance application from Andrew Smith Building Design Inc. to increase the maximum lot coverage for an accessory building from 8% maximum to 13.3% maximum, and to reduce the minimum required lot frontage from 18.3m to 14.28m for the subject lands municipally known as 349 Cottesmore Avenue 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 construct a 1-storey coach house dwelling with covered patio on 349 Cottesmore Avenue (the Subject Property). The Subject Property is zoned "Residential 2" (R2) in Comprehensive Zoning By-law #85-2003. Section 8.1.16 of the Zoning By-law requires detached accessory buildings and structures to have a lot coverage less than 8%. Section 5.28.2 of the Zoning By-law requires lots with coach house dwellings to have a minimum lot frontage of 18.3 metres. The purpose of this application is to seek to permit a maximum lot coverage for an accessory building or structure of 13.3% and to permit a coach house dwelling on a property with a lot frontage of 14.28 metres.

A Hearing will be held by the Committee of Adjustment on **Tuesday, June 17, 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](mailto:committeeofadjustment@cobourg.ca) or by phone at (905) 372-4301 no later than 4:00 pm on **Monday, June 16, 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/81411182310>  
**Phone:** 1-647-374-4685  
**Meeting ID:** 814 1118 2310  
**Password:** N/A

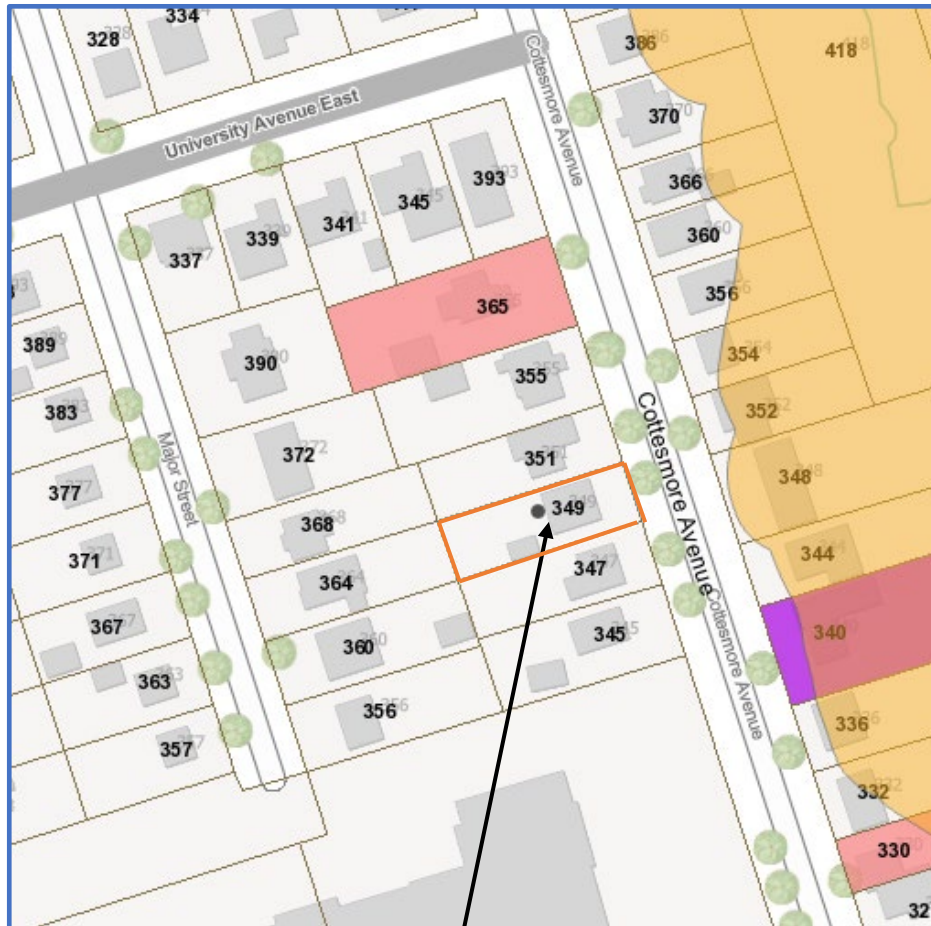
Citizens may also tune into the Town of Cobourg's eSCRIBE feed to watch the Public Meeting at [www.Cobourg.ca/eSCRIBE](http://www.Cobourg.ca/eSCRIBE)

Additional information which will enable the public to understand the proposed application is available upon request by contacting the Town's Planning Department, Victoria Hall, 55 King Street West, Cobourg, K9A 2M2, via e-mail at [committeeofadjustment@cobourg.ca](mailto:committeeofadjustment@cobourg.ca) or by phone at 905-372-1005 during regular office hours.

**DATED THIS 5<sup>th</sup> DAY OF JUNE 2024**  
ZONE: Residential 2 (R2) Zone

**Nicole Lizotte, Secretary-Treasurer**  
Committee of Adjustment  
[committeeofadjustment@cobourg.ca](mailto:committeeofadjustment@cobourg.ca)  
(905) 372-1005

## Key Map



**Subject Property:**  
**349 Cottesmore Avenue**