

NOTICE OF HEARING OF THE COMMITTEE OF ADJUSTMENT

SUBJECT LANDS: 448 Cottesmore Avenue
FILE NO: A-12-25



The Town of Cobourg Committee of Adjustment has received a Minor Variance application from Nicole Edwardson to permit relief from the interior yard setback, front yard setback, and parking requirements for the subject lands municipally known as 448 Corresmore 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 two-storey attached garage and one-storey foyer on the front of the primary dwelling on 448 Cottesmore Avenue (the Subject Property). The Subject Property is zoned "Residential 3 (R3) Zone in Comprehensive Zoning By-law #85-2003. Section 9 of the Zoning By-law requires an interior side yard setback of 1.6 metres and a front yard setback of 6 metres. Section 6 of the Zoning By-law requires single detached dwellings to have at least two parking spaces. The purpose of this application is to seek to decrease the minimum interior side yard setback to 0.87 metres, decrease the minimum front yard setback to 3.3 metres, and decrease the minimum number of required parking spaces to one.

A Hearing will be held by the Committee of Adjustment on **Tuesday, November 18, 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 12:00 pm on **Tuesday, November 18, 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 Secretary-Treasurer, 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/82495129438>
Phone: +647-374-4685
Meeting ID: 824 9512 9438
Password: N/A

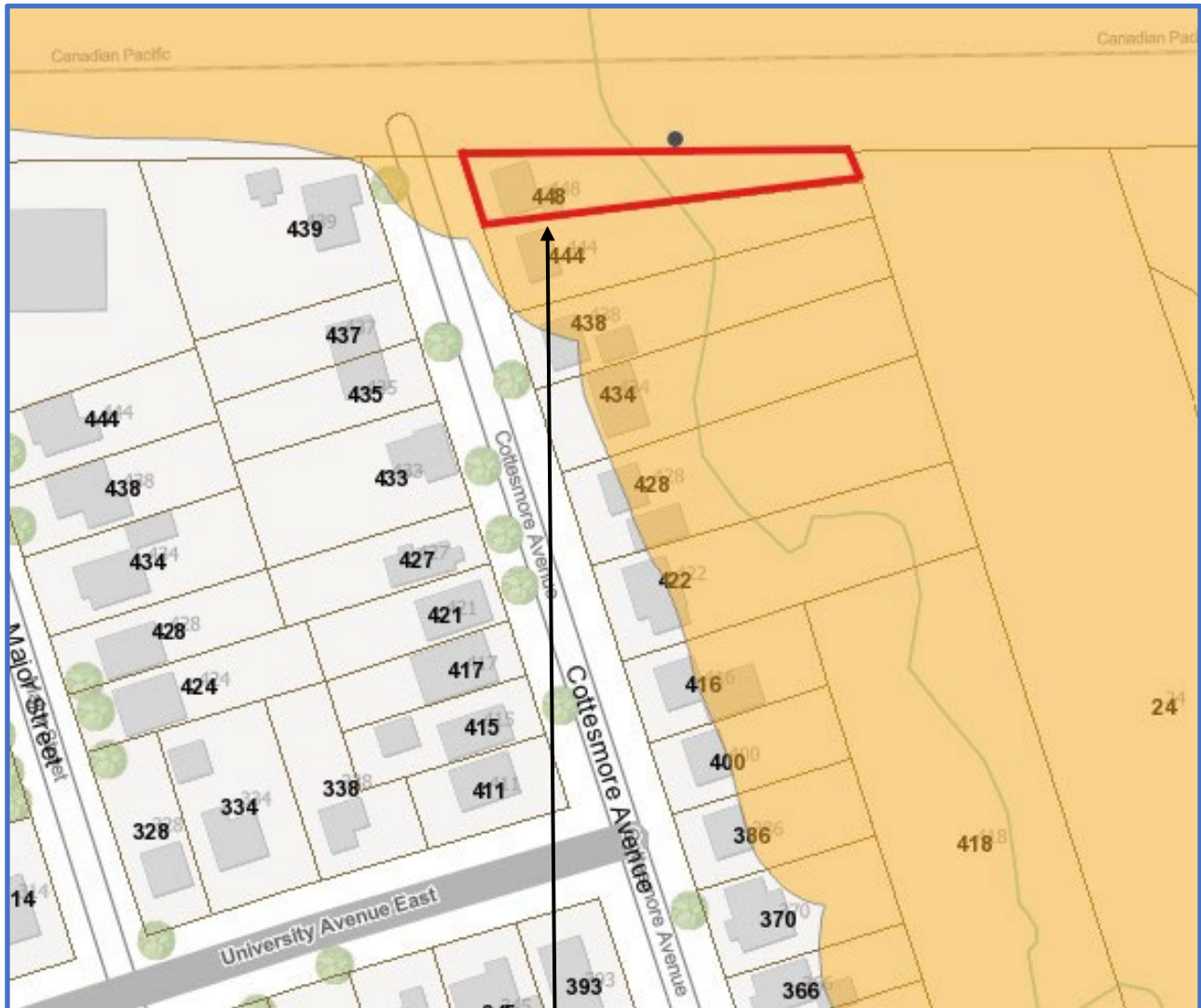
Citizens may also tune into the Town of Cobourg's eSCRIBE feed to watch the Committee of Adjustment Meeting at www.Cobourg.ca/eSCRIBE

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 6th DAY OF NOVEMBER, 2025
ZONE: Residential 3 (R3) Zone

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

Key Map



Subject Property:
448 Cottesmore Avenue