

NOTICE OF HEARING OF THE COMMITTEE OF ADJUSTMENT

SUBJECT LANDS: 224 Bay Street
FILE NO: A-07-25



The Town of Cobourg Committee of Adjustment has received a Minor Variance application from Natasha Meiliunas to permit relief from the interior side yard setback requirements for the subject lands municipally known as 224 Bay Street 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 renovate the Primary Dwelling at 224 Bay Street (the Subject Property) to create additional dwelling space by bringing the existing height of 1.5 storeys to 2 storeys. Existing gross floor area measures 1339 square feet (ft²). The additional proposed square footage is to measure 213 square feet (ft²) on the first floor and 1277 square feet (ft²) on the existing half storey to transform it into a full second storey. Total proposed square footage to measure 1490 square feet (ft²). The Subject Property is zoned "Residential 2" (R2) in Comprehensive Zoning By-law No. 085-2003. Section 8.1.10 of the Zoning By-law requires a minimum of 1.0 metre plus an additional 0.6 metres for every additional storey added for interior side yard setbacks. The Subject Property currently has an interior side yard setback of 1.22 metres but requires an interior side yard setback of 1.6 metres to accommodate a second storey addition, per the By-law. The purpose of this application is to seek relief of .38 metres to decrease the minimum interior side yard setback requirement to 1.22 metres.

A Hearing will be held by the Committee of Adjustment on **Tuesday, June 17th, 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) 372-4301 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

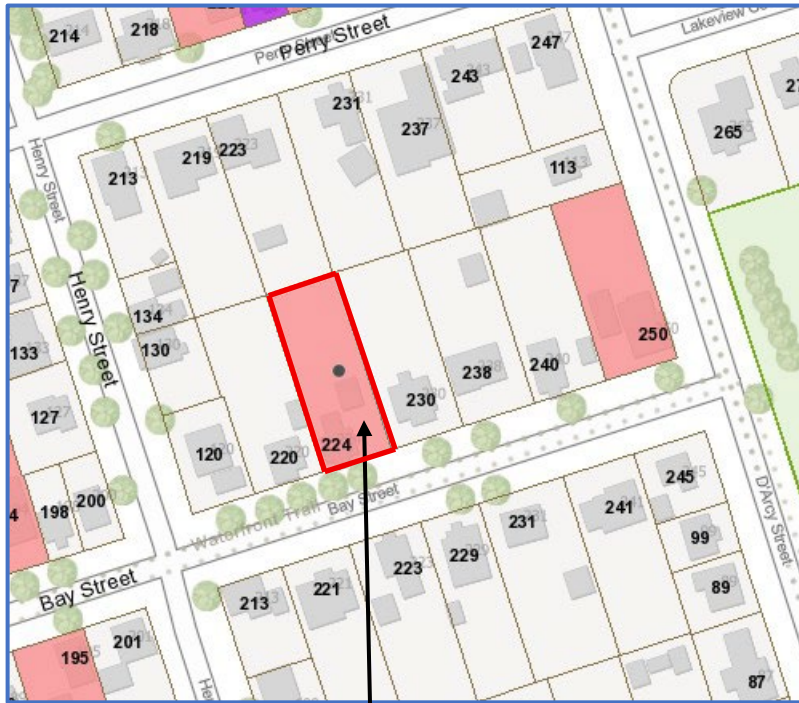
Citizens may also tune into the Town of Cobourg's eSCRIBE feed to watch the Public Meeting at www.Cobourg.ca/eSCRIBE

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 5th DAY OF JUNE 2025
ZONE: Residential 2 (R2) Zone

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

Key Map



**Subject Property:
224 Bay Street**