

# NOTICE OF HEARING OF THE COMMITTEE OF ADJUSTMENT

SUBJECT LANDS: 448 Cottesmore Avenue  
FILE NO: A-04-25



The Town of Cobourg Committee of Adjustment has received a Minor Variance application from Nicole Edwardson to permit relief from the exterior yard setback 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 exterior side yard setback of 6 metres. The purpose of this application is to seek to decrease the minimum setback to 1.06 metres.

A Hearing will be held by the Committee of Adjustment on **Tuesday, May 20, 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 [cofa@cobourg.ca](mailto:cofa@cobourg.ca) or by phone at (905) 372-1005 no later than 4:00 pm on **Friday, May 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 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/87328875368>  
**Phone:** +1-647-374-4685  
**Meeting ID:** 873 2887 5368  
**Password:** N/A

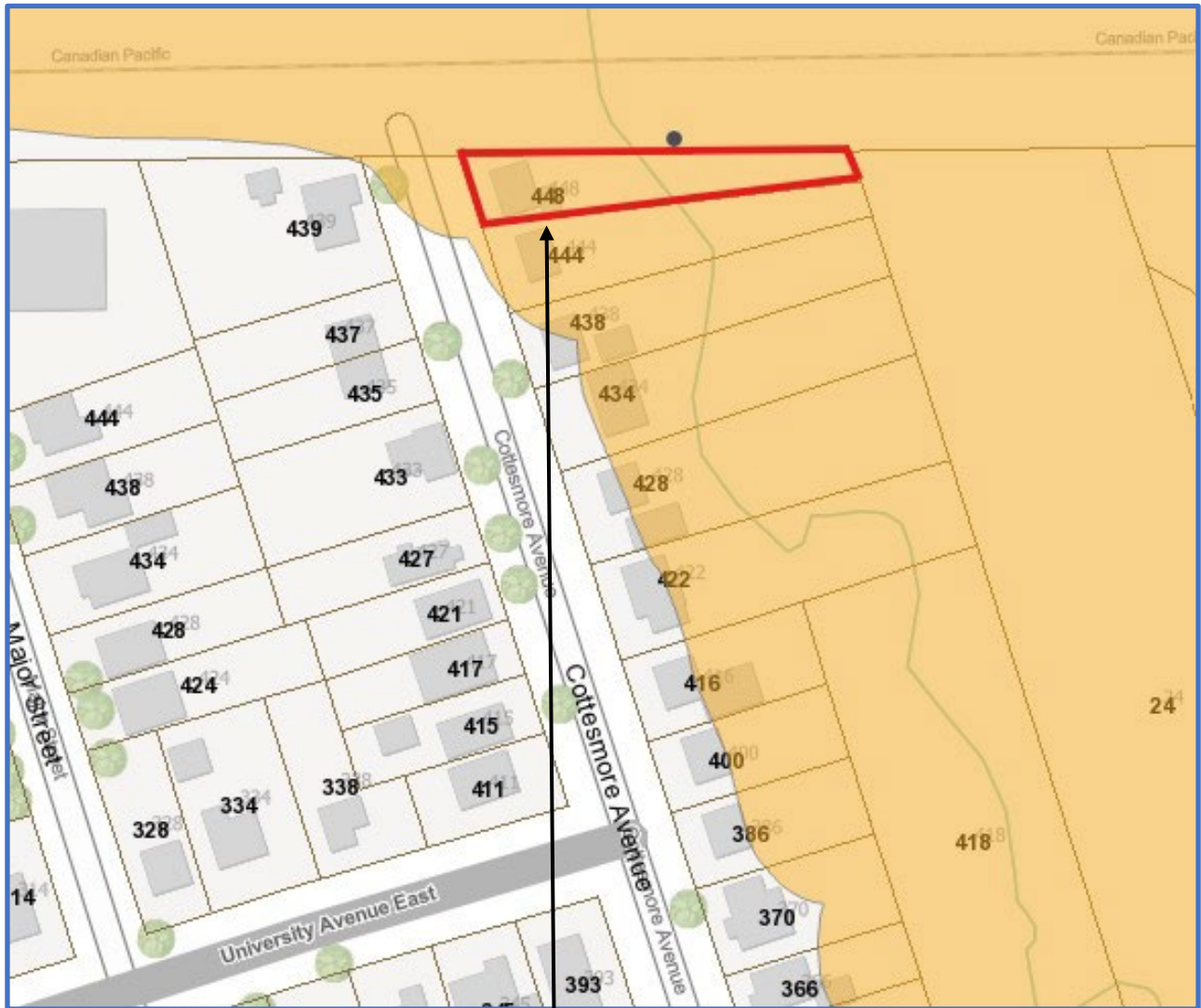
Citizens may also tune into the Town of Cobourg's eSCRIBE feed to watch the Public Meeting at [www.Cobourg.ca/eSCRIBE](http://www.Cobourg.ca/eSCRIBE)

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 9<sup>th</sup> DAY OF MAY, 2025**  
ZONE: Residential 3 (R3) Zone

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

# Key Map



Subject Property:  
448 Cottesmore Avenue