

# NOTICE OF HEARING OF THE COMMITTEE OF ADJUSTMENT

SUBJECT LANDS: 304 LAKEVIEW COURT  
FILE NO: A-07-23



Committee of

Adjustment has received a Minor Variance application from Michael and Courtney Lutz to reduce the minimum front yard setback for lands known municipally as 304 Lakeview Court (the Subject Property) in accordance with Section 45 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended. See Key Map on reverse.

The applicant is proposing to construct a covered front porch for the existing residential dwelling. The Subject Property is zoned "Residential 2 (R2)" in Comprehensive Zoning By-law #85-2003. Section 8.1.8 of the Zoning By-law requires the minimum front yard setback to be the established building line, or where not applicable, 6 metres. The purpose of the application is to seek to reduce the minimum front yard setback from the established building line of 6.3 metres (20.67 feet) to 4.24 metres (13.91 feet).

A Hearing will be held by the Committee of Adjustment on **Tuesday, December 19, 2023**, 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 Brent Larmer, Municipal Clerk, via e-mail at [clerk@cobourg.ca](mailto:clerk@cobourg.ca) or by phone at (905) 372-4301 no later than 4:00 pm on **Monday, December 18, 2023**. 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/87389410318>

**Phone:** + 1-204-272-7920 / + 1-438-809-7799

**Meeting ID:** 873 8941 0318

**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 [cofa@cobourg.ca](mailto:cofa@cobourg.ca) or by phone at 905-372-1005 during regular office hours.

**DATED THIS 17 DAY OF NOVEMBER 2023**

ZONE: Residential 2 (R2) Zone

**Vanessa Reusser, Secretary-Treasurer**

Committee of Adjustment

[cofa@cobourg.ca](mailto:cofa@cobourg.ca)

(905) 372-1005

# Key Map

