

NOTICE OF HEARING OF THE COMMITTEE OF ADJUSTMENT

SUBJECT LANDS: 994 ONTARIO STREET
FILE NO: A-08-23



The Town of Cobourg Committee of Adjustment has received a Minor Variance application from Britt Parker, Ingrid MacNiel, Erika Seggie, and Rick Holmes to increase the maximum permitted floor area for an accessory dwelling unit for lands known municipally as 994 Ontario Street (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 convert a portion of the basement of the existing single detached dwelling into an accessory dwelling unit. The Subject Property is zoned "Residential 2 (R2)" in Comprehensive Zoning By-law #85-2003. Section 5.28.1(c) of the Zoning By-law requires the maximum floor area used for an accessory dwelling on a lot to be 100 square metres (1076.39 square feet) and shall not exceed 45% of the total floor area of the building (including basement or cellar). The purpose of the application is to seek to increase the maximum permitted floor area for an accessory dwelling unit from 100 square metres (1076.39 square feet) to 135 square metres (1453.13 square feet), which represents 35.06% of the total floor area of the building.

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 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

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 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

(905) 372-1005

Key Map

