

NOTICE OF HEARING OF THE COMMITTEE OF ADJUSTMENT

SUBJECT LANDS: 190 PERRY STREET
FILE NO: A-01-24



The Town of Cobourg Committee of Adjustment has received a Minor Variance application from Andrew Smith Building Design Inc. on behalf of Donna and Michael Edwards which proposes a coach house dwelling on the Subject Property municipally known as 190 Perry Street in accordance with Section 45 of the *Planning Act*, R.S.O. 1990, c.P.13. See Key Map below.

The application proposes to introduce a coach house dwelling (accessory dwelling unit) on 190 Perry Street (Subject Property). The Subject Property is zoned "Residential 2 (R2) Zone" in Comprehensive Zoning By-law #85-2003. Section 5.28.2(b) of the Zoning By-law requires the floor area used for a coach house dwelling to be a maximum of 100 square metres (1076.39 square feet) and not exceed 40% of the total floor area of the building (including basement or cellar). Further, Section 8.1.1.6(vii) of the Zoning By-law requires a detached accessory structure to have a maximum of 8% coverage of the lot area provided that all buildings and structures not exceed 40% total lot coverage.

The purpose of the application is to seek to increase the permitted floor area for a coach house dwelling unit from 40% of the total floor area to 49% of the total floor area of the building. The application also seeks to increase the maximum permitted lot coverage for an accessory structure from 8% of the total lot area to 17.5% of the total lot area.

A Hearing will be held by the Committee of Adjustment on **Tuesday, February 20, 2024**, 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 **Friday, February 16, 2024**. 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/85848952510>
Phone: 1 438 809 7799 Canada / +1 587 328 1099 Canada
Meeting ID: 858 4895 2510
Password: N/A

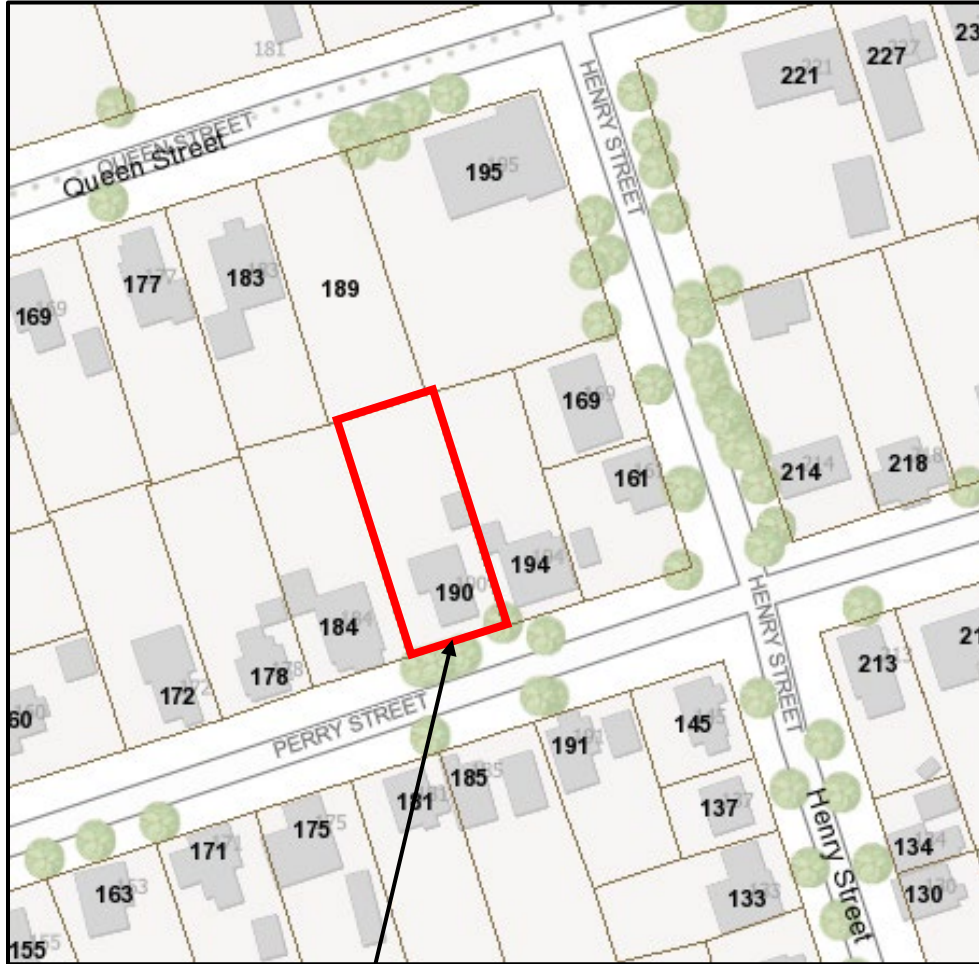
Citizens may also tune into the Town of Cobourg's eSCRIBE feed to watch the Public Meeting at www.Cobourg.ca/eSCRIBE

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 30 DAY OF JANUARY 2024
ZONE: Residential 2 (R2) Zone

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

Key Map



Subject Property:
190 Perry Street