

Notice of Hearing of the Committee of Adjustment

Subject Property: 526 Elizabeth Street
File No: A-05-24



The Town of Cobourg Committee of Adjustment has received a Minor Variance application from Paul Herron on behalf of John Herron to seek to reduce the minimum lot frontage and increase the maximum lot coverage for a coach house on the Subject Property municipally known as 526 Elizabeth 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 convert the existing detached accessory structure (2-car garage) into a coach house. Section 5.28.2(f) of the Zoning By-law requires a minimum lot frontage of 18.3 metres (60 feet) to support a coach house on the Subject Property. The Subject Property is a corner lot with a lot frontage of 14.63 metres (48 feet) along Ruth Street. The application seeks to reduce the required lot frontage from 18.3 metres (60 feet) to 14.63 metres (48 feet) in support of a coach house on the Subject Property.

Section 8.1.16(vii) of the Zoning By-law states the maximum lot coverage for accessory buildings and structures is 8% coverage of the lot area. The application seeks to increase the maximum lot coverage for accessory buildings and structures on the lot from 8% to 11.5% in support of a coach house on the Subject Property.

A Hearing will be held by the Committee of Adjustment on **Tuesday, June 18, 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. If you wish to participate via Zoom Video Conference, please register with the Planning Department, via e-mail at committeeofadjustment@cobourg.ca or by phone at (905) 372-1005 no later than 4:00 pm on **Monday June 17, 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 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 Committee of Adjustment Members and Staff prior to the Meeting.

The details for participating virtually in the Hearing are as follows:

Web: <https://us02web.zoom.us/j/84894256784>
Phone: +1-647-558-0588 / +1-778-907-2071 Canada
Meeting ID: 848 9425 6784
Password: N/A

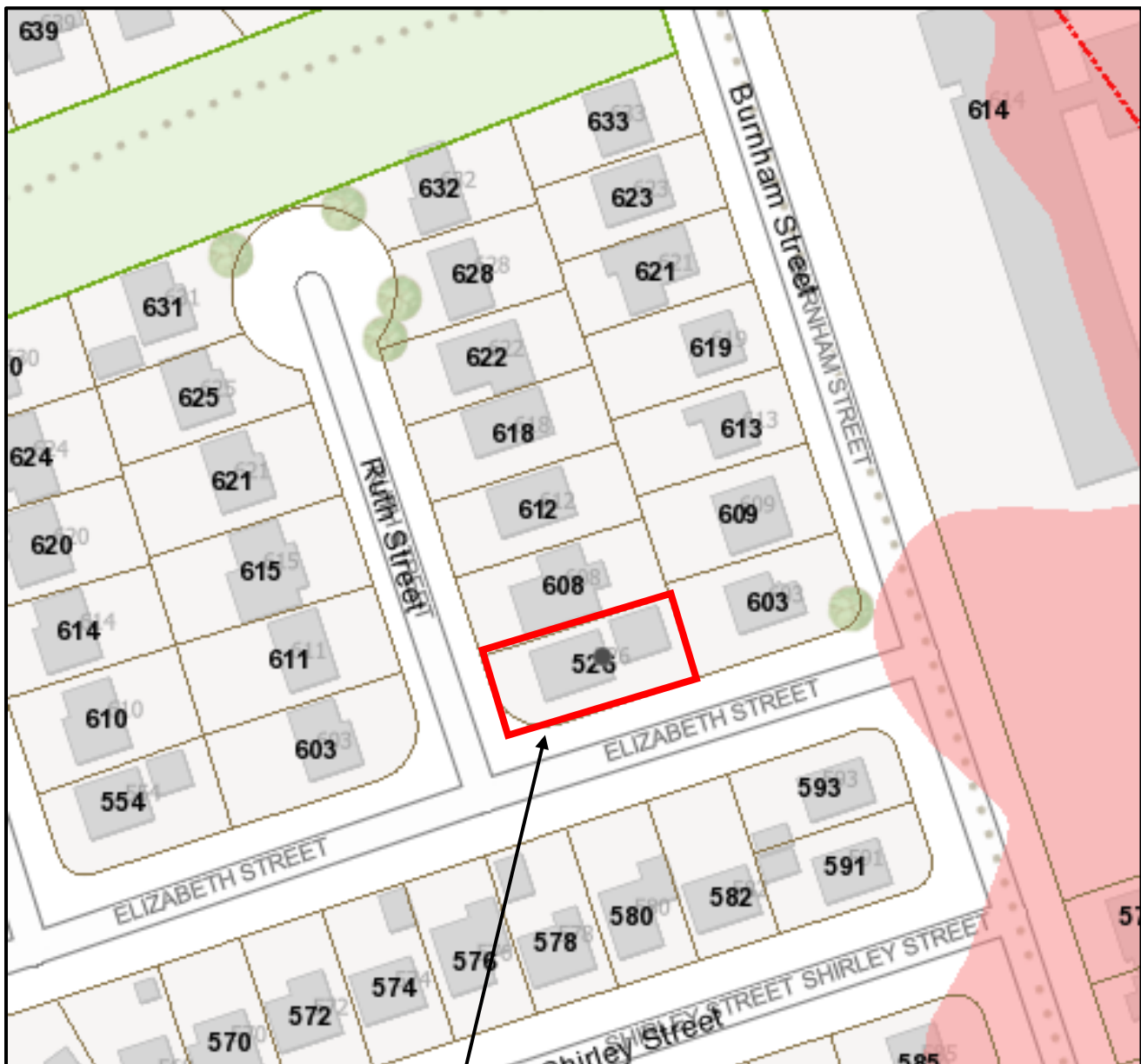
Citizens may also tune into the Town of Cobourg's eSCRIBE feed to watch the Public Meeting at www.Cobourg.ca/eSCRIBE

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. Most of the submitted material can be viewed on the **Town's Development Dashboard**, available on the Town's Planning and Development website page at <https://www.cobourg.ca/en/business-and-development/Planning-Applications.aspx>.

Dated this 27 day of May 2024
Zone: Residential 2 (R2) Zone

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

Key Map



Subject Property:
526 Elizabeth Street