

NOTICE OF HEARING OF THE COMMITTEE OF ADJUSTMENT

SUBJECT LANDS: 48 PARK STREET
FILE NO: A-05-23



The Town of Cobourg Committee of Adjustment has received a Minor Variance application from Andrew Smith of Andrew Smith Building Design Inc. on behalf of Wybe and Jean Bylsma. The application seeks to increase the permitted total floor area of the coach house (accessory dwelling unit) for lands known municipally as 48 Park Street (the Subject Lands) in accordance with Section 45 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended.

The applicant is proposing to increase the total floor area of the coach house from the maximum floor area of 40% of the total floor area of the main building to 70.71% of the total floor area of the main building and to increase the total floor area of the coach house from the maximum floor area of 100 m² to 111.49 m² (Section 5.28.2.b).

A Hearing will be held by the Committee of Adjustment on **Tuesday, July 18, 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, July 17, 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 in the Hearing are as follows:

Web: <https://us02web.zoom.us/j/89759688886>

Phone: +1 778 907 2071 Canada / +1 780 666 0144 Canada

Meeting ID: 897 5968 8886

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 21ST DAY OF JUNE 2023
ZONE: Residential 3 (R3) Zone

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

Key Map



Subject Lands:
48 Park Street