

	THE CORPORATION OF THE TOWN OF COBOURG
	COMMITTEE OF ADJUSTMENT MEETING MINUTES
	Tuesday September 15, 2020 Concert Hall, Victoria Hall 55 King Street West, Cobourg ON

A regular meeting of the Committee of Adjustment was held on September 15, 2020 at 4:00 P.M. in the Concert Hall, Victoria Hall with the following members in attendance:

Members

Bob Marr, Chair
 Barry Gutteridge, Vice-Chair
 Peter Delanty
 Allen Smelko
 Astrid Hudson

Staff

Rob Franklin, Manager of Planning Services
 Brent Larmer, Municipal Clerk, Manager of Legislative Services

CALL TO ORDER

The meeting was called to order at 4:00PM

DECLARATIONS OF INTEREST BY MEMBERS

There were no declarations of interest by any members made.

ADOPTION OF MINUTES

Approval of the Tuesday July 28, 2020 meeting minutes

Moved by Member Barry Gutteridge, Seconded by Allen Smelko: THAT the minutes be accepted as written and presented.

CARRIED

REPORTS

File No. A-04-20

Application for: Minor Variance

Address: 425/425A King Street East

Name: Mason Homes

- I. Introduction - Chair
- II. Explanation of Application
 - a) Planner
 - b) Applicant
 - c) Questions by Committee
 - d) Questions by Public
- III. Agency/Council Submissions - CoA Secretary
- IV. Public submissions
- V. Public submissions in support
- VI. Public submissions in opposition
- VII. Written comments/submissions received by Secretary
- VIII. Applicant's response
- IX. Committee Discussion of Application
- X. Decision
- XI. Further Notice - Chair

Moved by Member Barry Gutteridge, Seconded by Allen Smelko:

THAT the requested minor variance to permit:

- 1. a variance to the established building line provisions for the exterior side yards of the northerly townhouse units abutting King Street East for Blocks 1 and 5 (the northerly townhouse blocks) to permit exterior side yards of 2.0 m (Block 1) and 2.7 m (Block 5) to the daylighting triangle and 3.1 m to King Street East (Block 1);
- 2. a variance to the front yard setback provision of the northerly townhouse units abutting King Street East for Blocks 1 and 5 to permit front yard setbacks of 2.0 m (Block 1) and 2.7 m (Block 5) to the daylighting triangle
- 3. iii) a variance to the front and exterior side yard setback provisions abutting the new Orchard Avenue for the southerly townhouse unit of Block 2 (southerly townhouse block, east side of the new Orchard Avenue extension) to permit setbacks of 2.2 m (front yard) and 3.0 m (exterior side yard) to the daylighting triangle on its south property line;
- 4. a variance to the front yard setback provision abutting the new Orchard Avenue extension for Blocks 1, 2, 4 & 5 (save and except for the units denoted in ii) above) to permit a front yard setback of 4.0 m;

all for the property known municipally as 425 and 425A King Street East be granted subject to the following conditions:

- 1. That the Variance generally relate to the plans submitted in **Schedule "B"**.
- 2. All conditions are subject to the specifications and approval of the Town of Cobourg, but at no cost to the Municipality.

CARRIED

File No. A-02-20 / B-03-20

Application for: Consent Application- Report #2

Address: 171 Bagot Street

Name: Henderson

- I. Introduction - Chair
- II. Explanation of Application
 - a) Planner
 - b) Applicant
 - c) Questions by Committee
 - d) Questions by Public
- III. Agency/Council Submissions - CoA Secretary
- IV. Public submissions
- V. Public submissions in support
- VI. Public submissions in opposition
- VII. Written comments/submissions received by CoA Secretary
- VIII. Applicant's response
- IX. Committee Discussion of Application
- X. Decision
- XI. Further Notice - Chair

Moved by Member Barry Gutteridge; seconded by Member Bob Marr

THAT the requested minor variance to permit a 9.88 frontage for a new infill lot on the property known municipally as 171 Bagot Street be granted subject to the following conditions:

1. That the Variance generally relate to the plans submitted in **Schedule A**
2. All conditions are subject to the specifications and approval of the Town of Cobourg, but at no cost to the Municipality.

MOTION DEFEATED

Moved by Member Barry Gutteridge; seconded by Member Bob Marr

THAT the requested Consent for an infill lot from 171 Bagot Street with 9.88m frontage and 373m² lot area be granted subject to the following conditions:

1. That prior to the stamping of a Deed, a Severance Agreement be registered on Title of the new lot to address all future development requirements such as but not limited to servicing, grading, driveway and access, heritage conservation and building design (following approved guidelines and generally in accordance with the plans submitted in **Schedule A**), urban design and landscaping including tree re-planting and screening, all to the satisfaction of the Town.
2. That 5% of the value of the land be paid to the Town as cash-in-lieu of parkland.
3. All conditions are subject to the specifications and approval of the Town of Cobourg, but at no cost to the Municipality.

MOTION DEFEATED

RATIONELLE

THAT the request is hereby defeated for the following reasons:

THAT the proposed application does not meet the third criteria; is desirable for the appropriate development of the lands in question.

ADJOURNMENT

Meeting adjourned at 5:27PM