



The Corporation of the Town of Cobourg

NOTICE OF HEARING OF THE COMMITTEE OF ADJUSTMENT

SUBJECT LANDS: 105 Havelock Street

FILE NO: A-05/20 B-06/20

The Town of Cobourg Committee of Adjustment has received an application from Shawn Legere of RFA Planning Consultant Inc. on behalf of 2471366 Ontario Inc. for a Consent for Severance – New Lot and a Minor Variance from Comprehensive Zoning By-law No. 85-2003 on lands known municipally as 105 Havelock Street in accordance with Sections 53 and 45 of the Planning Act, R.S.O. 1990, c.P.13, as amended. Please see the Key Map below.

The proposed Consent – New Lot will sever the vacant area of land to the west of the existing dwelling at the corner of Spring and Havelock Streets (105 Havelock Street) for a residential building lot having a frontage of 14.8 m on Havelock Street and a lot area of 367 m² (the “Severed Lands”). The “Retained Lands” occupied by the existing dwelling would have a frontage of 18.2 m on Havelock Street and a lot area of 470 m² under this proposal.

A number of Variances to the Zoning By-law have been requested on the Severed Lands: to reduce the lot area from 370 m² to 367 m²; to increase the maximum permitted lot coverage from 40% to 45% and; to decrease the required exterior side yard setback from 6.0 m to 4.5 m where there is no established side yard. The applicant is also requesting a variance to increase the lot coverage on the Retained Lands from 40% to 50% and to recognize the existing detached accessory building setback of 0.6 m (a reduction of 0.4 m from the required 1.0 m).

A Hearing of the subject application, pursuant to Planning Act requirements, will be held by the Committee of Adjustment on Tuesday, November 17th 2020 via Zoom Video Conference at 4:00 p.m. 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:

Due to the COVID-19 Pandemic, Committee of Adjustment Hearings will be conducted through Zoom Video Conference Applications. If you wish to be a Participant at the Video Hearing, you should register with Brent Larmer, Municipal Clerk, via e-mail at clerk@cobourg.ca or by phone at (905)372-4301 no later than 12:00 pm (noon) on November 16th. Please ensure that you have a computer or tablet with good internet access to enable you to participate in the Public Meeting electronically. If you do not wish to participate by video, or do not have the necessary technology, 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 Video Hearing 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/87173414333?pwd=REtSTW42aDRpa1E1THhSaDhmS0NsQT09
Phone: +1 647 374 4685 or 1 647 558 0588 Canada
Meeting ID: 871 7341 4333
Password: 878720

Citizens may tune into the LIVE YouTube feed to watch the Hearing at www.youtube.com/towncobourg.

Additional information which will enable the public to understand the proposed application is available upon request by contacting the Town's Planning Department, c/o Rob Franklin, Manager - Planning, Victoria Hall, 55 King Street West, Cobourg, K9A 2M2, via e-mail at franklin@cobourg.ca or by phone at 905-372-1005 during regular office hours.

DATED at Cobourg this 29th day of October, 2020
ZONE: Residential Type 3 (R3) Zone

Adriane Miller, Secretary-Treasurer
Committee of Adjustment
amiller@cobourg.ca
(905)372-1005

