

Regarding File #A-02-20/B-03-20
171 Bagot Street, Cobourg
Minor Variance and Application for Severance

From: John Hinman and Sue Peers
186 Albert Street, Cobourg

We received notice of the July 28, 2020 meeting and regret having not participated. We have since reviewed the information presented both in its PDF form as well as the recorded zoom meeting.

We understand that any final decision has been postponed awaiting further input from the applicants.

If the application comes before the committee again in the future we would like to be notified and to have our concerns considered as part of the process.

Our Concerns:

1. Initially it is difficult to understand why a home would be purchased under the apparent assumption that a lot could be severed and minor variance obtained to build another home to retire to. This was the impression we were left with after reviewing the information provided.

It is much easier to understand if you take the suggested retirement "dream home" out of the equation and simply look at the created lot as having a market value in the range of \$200,000 to \$300,000.

2. From November 1 until March 31st of the next year there is no overnight parking allowed on Albert Street. The homes on Albert Street that do not have driveways, or those that have shared drives, park their cars on the west side of Bagot Street during this period. There are a minimum of 3 vehicles, and sometimes more, from Albert Street annually added to the number of vehicles already parking on Bagot due the small driveways (allowing only for a single car) at some of the homes on the east side of Bagot Street.

Adding another driveway on the west side of Bagot, allowing for one vehicle, will not only decrease the amount of street parking, but in all likelihood will increase the number of vehicles requiring this parking as the majority of households in the neighbourhood have more than one car.

The added congestion will mean that area residents will be jockeying for parking spots and some may have to consider moving farther afield to find additional parking.

3. If this application were to receive final approval it would create a lot that would have one of the narrowest frontages in the entire West Heritage District. There are 3 properties with more narrow frontages, but there are extraordinary reasons for them.

-182 Albert Street has a frontage of 25 feet but is a semi-detached dwelling built in the early 20th century with no driveway and a side yard of approximately 2 ½ feet.

-168 Sydenham Street has a frontage of 20 feet. This home was one of two homes built on a single lot decades ago. It was severed from 166 Sydenham roughly 30 years ago to correct this. It is wider at the rear.

-176 Sydenham Street has a frontage of 26 ½ feet and was severed decades ago to allow for a flag shaped lot beside and behind it for the building of the triplex that currently sits at 178 Sydenham Street.

There is no extraordinary, historic reason to create another undersized lot. This would be creating the most narrow lot for a single detached home in the immediate neighbourhood.

4. A few comments on the schedule attached to Part 4.2 of the Heritage Conservation Strategy:


In attempting to justify, by comparison to other properties there are some issues to note.

1. 177 & 183 Albert Street both have frontages of 33 feet. Neither of these homes has a private driveway. The owners of these homes account for additional vehicles being parked on Bagot Street during the winter restrictions.

2. 182 Albert Street, as mentioned in our previous comments, is an older semi-detached with no driveway and a very small side yard. The owners here also have to park on Bagot Street during the winter restrictions. Please note that the photo provided of this property was actually a photo of 174 Bagot Street which is a detached home with private driveway on a larger lot.

We feel the negatives for the neighbourhood far outweigh the positives for the applicants and as such are opposed to the application.

Thank you

A handwritten signature in dark ink, featuring a large, stylized 'J' and 'H' with a long horizontal line extending to the right.

John Hinman

A handwritten signature in dark ink, featuring a stylized 'S' and 'P' with a small flourish at the end.

Sue Peers