



**The Corporation of The Town of Cobourg
Committee of Adjustment
MINUTES**

**April 27, 2021, 4:00 p.m.
Electronic Participation**

Members Present: Bob Marr, Chair
 Astrid Hudson
 Peter Delanty
 Allan Smelko
 Barry Gutteridge, Vice-Chair

Staff Present: Adriane Miller, Secretary/Treasurer
 Rob Franklin, Manager of Planning Services
 Kaveen Fernando, Planner 1 Development

1. CALL TO ORDER

Chair Bob Marr called the meeting to order at 4:06PM.

2. TRADITIONAL LAND ACKNOWLEDGEMENT

3. DECLARATIONS OF INTEREST BY MEMBERS

There were no declarations of interest made by Committee Members.

4. ADOPTION OF MINUTES

Moved by Peter Delanty

Seconded by Astrid Hudson

THAT the minutes dated March 30, 2021 be adopted as presented

Carried

5. REPORTS

5.1 B-04-21 Kerr Street - Kwendill Holdings

Moved by Peter Delanty

Seconded by Barry Gutteridge, Vice Chair

THAT the requested consent for one (1) new lot, with approximately 99.2 m in frontage on Kerr Street and 1.37 ha in lot area, Lots 16-18, Block X, Caddy Plan, be granted by the Committee of Adjustment subject to the following conditions:

- i. That a Severance/Development Agreement be registered over the Subject Lands to address general development matters including but not limited to: water and sanitary servicing design; site grading; building and landscape design; driveway access; open storage; stormwater management, drainage and overland flows; tree protection and compensation for removals;
- ii. That prior to the stamping of the Deed, a payment equal to 2% of the value of the severed land be made to the Town as cash-in-lieu of parkland;
- iii. All conditions are subject to the approval of the Town of Cobourg, but at no cost to the municipality.

Carried

5.2 B-03-21 - 493 King Street W

Moved by Astrid Hudson

Seconded by Allan Smelko

THAT the requested Technical Severance for Correction to Title by recreating legal parcels under the Planning Act by separating the merged two parcels, legally known as Part Lot 7, Block A Being Part 2 on Reference Plan 39R-1583 and Part Lots 7 and 8, Being Part 1 on

Reference Plan 39R-1783 and municipally known as 487 King Street West and 493 King Street West, be granted subject to the following conditions:

1. The owner/applicant agrees to introduce a new ingress/egress on the west side yard of 493 King Street west, subject to Town of Cobourg Zoning By-law Specifications and the approval of Town's Engineering Department prior to stamping of the deed, should this application be approved by the Committee.
2. All conditions are subject to the specification and approvals of the Town of Cobourg, but at no cost to the Municipality.

Carried

5.3 A-03-21- 471 Harden Cres

Moved by Peter Delanty

Seconded by Barry Gutteridge, Vice Chair

THAT the requested Minor Variance to allow the proposed accessory detached garage in the rear yard of property municipally known as 471 Harden Crescent be granted by the Committee of Adjustment as follows;

- i. Permit a lot coverage of 9.2% when the Zoning By-law only permits a maximum lot coverage of 8% for accessory structures.

Carried

5.4 A-02-21/B-02-21 - 1006 Ontario Street

Moved by Barry Gutteridge, Vice Chair

Seconded by Allan Smelko

THAT the requested minor variance application to permit a lot frontage of 13.56 m for a new infill lot know municipally as 1006 Ontario Street be deferred sine die.

Carried

6. NEW BUSINESS

No new business was conducted

7. UNFINISHED BUSINESS

No unfinished business was discussed

8. ADJOURNMENT

The meeting adjourned at 5:37PM