

Notice of Hearing of the Committee of Adjustment

Subject Property: 357-361 Elgin Street West
File No: A-06-24



The Town of Cobourg Committee of Adjustment has received a Minor Variance application from n Architecture Inc. on behalf of 357 Elgin Inc. and 359 Elgin Inc., to seek to propose townhomes and an apartment building on the Subject Property municipally known as 357, 359 and 361 Elgin Street West in accordance with Section 45 of the *Planning Act*, R.S.O. 1990, c.P.13. See Key Map below.

The application proposes to:

1. Increase in maximum allowable lot coverage for townhouse lots from 40% to 54% for POTL 1-13 in Parcel D
2. Reduction for minimum number of parking spaces for apartment building from 129 spaces to 105 spaces,
3. Reduction for minimum Landscaped Open Space percentage per townhouse lot from minimum 35% to 33% for POTLs 1, 2, 3, and 5.
4. Reduction for interior side yard setback for the end side of the townhouse (POTL 1) from 1.5 m to 0.0m
5. Reduction in right-of-way width from a minimum of 10 m wide to 6.5 m wide.

A Hearing will be held by the Committee of Adjustment on **Tuesday, October 15, 2024**, 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. If you wish to participate via Zoom Video Conference, please register with the Planning Department, via e-mail at committeeofadjustment@cobourg.ca or by phone at (905) 372-1005 no later than 4:00 pm on **Friday, October 11, 2024**. 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 Secretary-Treasurer, 55 King Street West, Cobourg, Ontario, K9A 2M2, in advance of the Committee of Adjustment Meetings are encouraged and will be made available to Committee of Adjustment Members and Staff prior to the Meeting.

The details for participating virtually in the Hearing are as follows:

Web: <https://us02web.zoom.us/j/87488168696>
Phone: +1-647-374-4685
Meeting ID: 874 8816 8696
Password: N/A

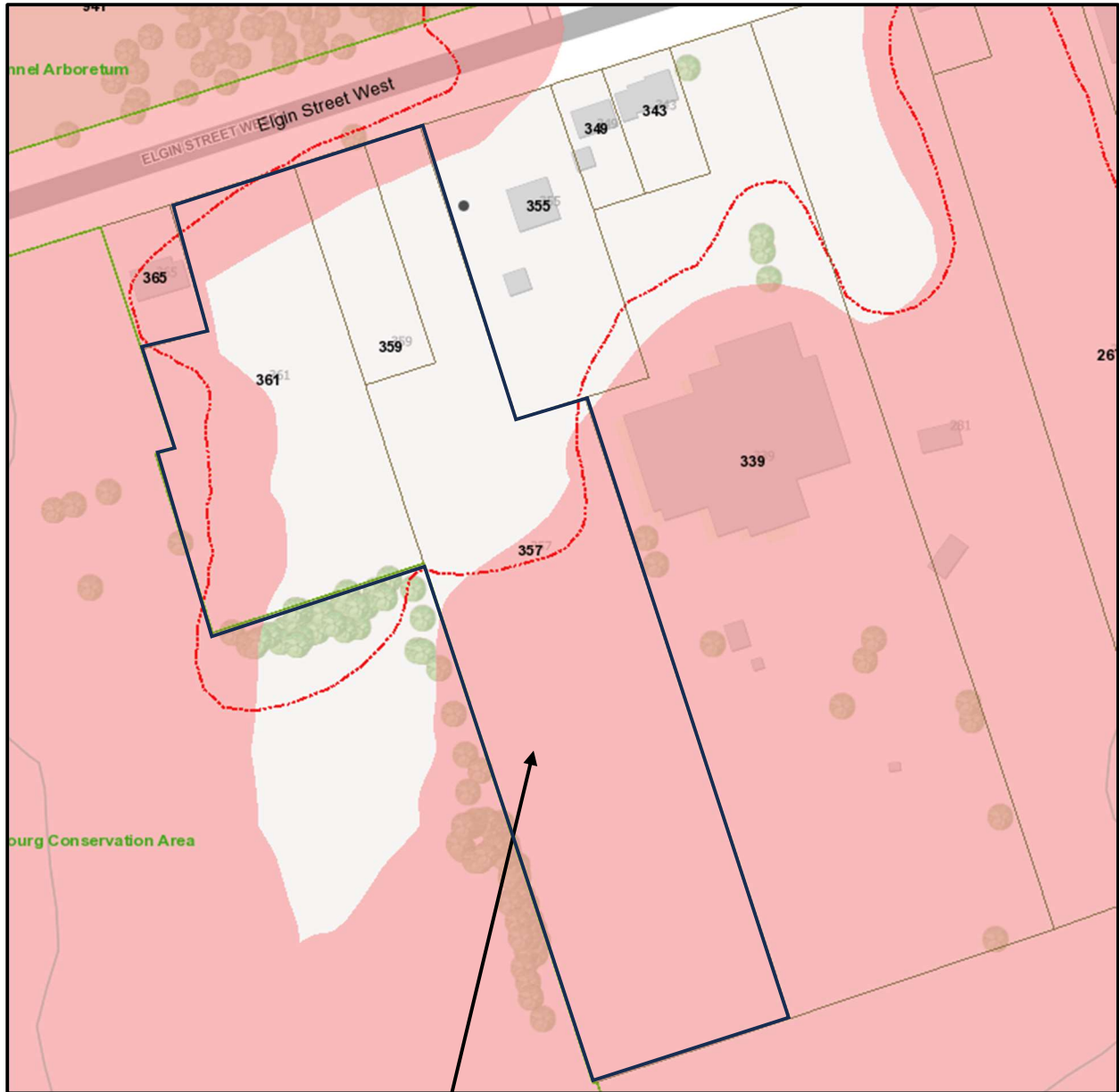
Citizens may also tune into the Town of Cobourg's eSCRIBE feed to watch the Public Meeting at www.Cobourg.ca/eSCRIBE

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 committeeofadjustment@cobourg.ca or by phone at 905-372-1005 during regular office hours. Most of the submitted material can be viewed on the **Town's Development Dashboard**, available on the Town's Planning and Development website page at <https://www.cobourg.ca/en/business-and-development/Planning-Applications.aspx>.

Dated this 24th day of September 2024
Zone: Residential 4 (R4) and (R4-1) Zone

Brent Larmer, Interim
Secretary-Treasurer
Committee of Adjustment
committeeofadjustment@cobourg.ca
(905) 372-1005

Key Map



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357, 359 and 361 Elgin Street West