



THE CORPORATION OF THE TOWN OF COBOURG

BUILDING & PLANNING DEPARTMENT
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Elaine Yates



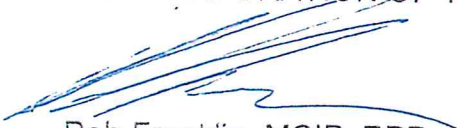
Dear Elaine:

RE: Legal Residential Units
268 University Avenue West, Cobourg

The Planning Department for the Town of Cobourg is aware of two (2) residential units within the building at 268 University Avenue West. Although no Building Permit exists for the past renovations, Fire Department retrofit inspections (file IN19-0239) appears to be closed and relates to the 2 apartment units. The Comprehensive Zoning By-law 85-2003 zones the property District Commercial (DC) making the strictly residential use of the property legal non-conforming, with the two legal apartments within as of this date.

It appears there is a right-of-way for the joint driveway serving both 264 and 268 University Avenue West (Inst. #96853). Setbacks for the house and garage do not appear to meet current By-law standards however would be considered legal non-conforming as well given the age of the structures.

Yours truly,
THE CORPORATION OF THE TOWN OF COBOURG



Rob Franklin, MCIP, RPP
Manager of Planning Services