



## TOWNSHIP OF HAMILTON COMMITTEE OF ADJUSTMENT

### Notice of Application for Minor Variance A 07/25

The Committee of Adjustment for the Township of Hamilton has received an application for a minor variance for a parcel of land as follows:

Owner: Ashley Keith and Muhammad Alabedy  
Agent: Holly Richards-Conley (Black Point Construction Services)  
Location: 5301 County Rd 45  
Part of Lot 5, Concession 3,  
Township of Hamilton  
Assessment Roll Number: 1419-000-020-24000

#### PURPOSE AND EFFECT:

The applicant is proposing to construct an additional dwelling unit on the property and is seeking relief from:

- Section 5.2 p) iii) to increase height from 5.5m (18') to 8.03m (26'4")
- Section 5.2 f) ii) to increase the maximum size of the ARU from 98 sq. m to 155.43 sq
- Section 9.3.3 b) to decrease the interior side yard from 3m to 1.34m

A key map illustrating the location of the subject property can be found on the reverse side of this notice.

Please note that additional information is available from Township of Hamilton, Planning Department between 8:30 a.m. and 4:30 p.m., Monday to Friday, at the Municipal Office located at 8285 Majestic Hills Drive, Cobourg, Ontario.

The Committee will be considering the above noted application at its meeting scheduled for **Tuesday, September 9, 2025 at 2:00 p.m.** taking place in the Council Chambers of the Municipal Office located at 8285 Majestic Hills Drive.

Jennifer Current, B.A. (Hons.), MCIP, RPP  
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KEY MAP  
MINOR VARIANCE APPLICATION A 07/25  
5301 COUNTY ROAD 45  
PART OF LOT 5, CONCESSION 3

