

NOTICE OF HEARING OF THE COMMITTEE OF ADJUSTMENT

SUBJECT LANDS: 507-513 DREWERY ROAD (EAST VILLAGE BLOCK 51)
FILE NO: A-09-2025



The Town of Cobourg Committee of Adjustment has received a Minor Variance application from 1141897 Ontario Limited (operating as Stalwood Homes) to increase the maximum permitted floor area for accessory units for the subject lands municipally known as 507-513 Drewery Road in accordance with Section 45 of the *Planning Act*, R.S.O. 1990, c.P.13. See Key Map on reverse.

The applicant is proposing to construct a residential building containing four townhouse dwellings with four accessory dwellings on 507-513 Drewery Road (the Subject Property). The Subject Property is zoned "Multiple Residential 4 Exception 29 Holding" (R4-29[H]) in Comprehensive Zoning By-law #85-2003. Section 5.28.1 of the Zoning By-law requires accessory dwellings to occupy no more than 45% of the building floor area. The purpose of this application is to seek to allow accessory dwellings to occupy up to 49% of the building floor area.

A Hearing will be held by the Committee of Adjustment on **Tuesday, July 15, 2025**, 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 or if you wish to participate via Zoom Video Conference, please register with Nicole Lizotte, Secretary-Treasurer, via e-mail at committeeofadjustment@cobourg.ca or by phone at (905) 372-4301 no later than 4:00 pm on **Monday, July 14, 2025**. 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 Municipal Clerk, 55 King Street West, Cobourg, Ontario, K9A 2M2 in advance of the Committee of Adjustment Meetings are encouraged and will be made available to any interested person at the Hearing.

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

Web: <https://us02web.zoom.us/j/87222454509>
Phone: 1-647-374-4685
Meeting ID: 872 2245 4509
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

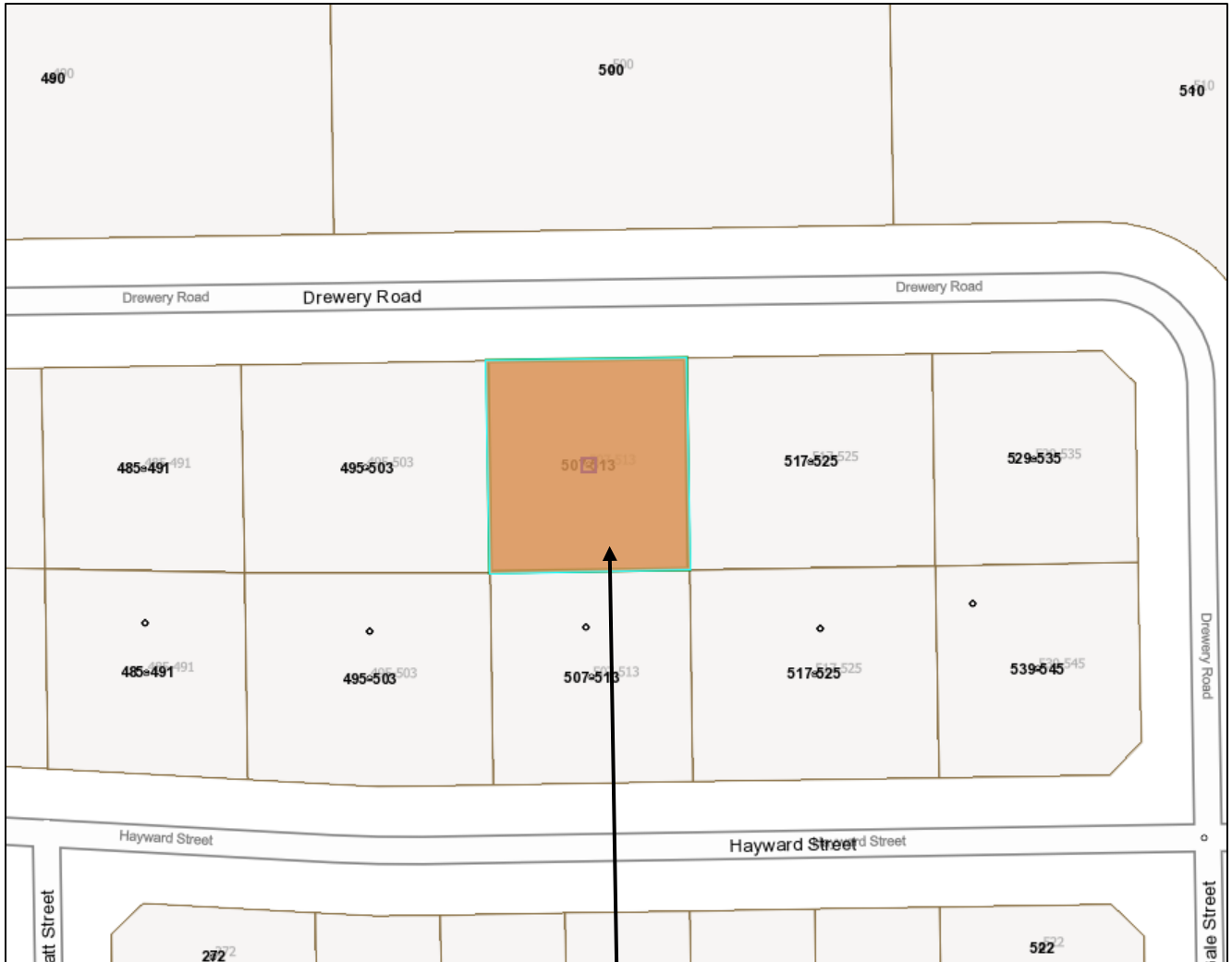
Additional information which will enable the public to understand the proposed application is available upon request by contacting the Town's Planning Department, Victoria Hall, 55 King Street West, Cobourg, K9A 2M2, via e-mail at committeeofadjustment@cobourg.ca or by phone at 905-372-1005 during regular office hours.

DATED THIS 3rd DAY OF JULY 2025

ZONE: Multiple Residential 4 Exception 29 Holding (R4-29[H]) Zone

Nicole Lizotte, Secretary-Treasurer
Committee of Adjustment
committeeofadjustment@cobourg.ca
(905) 372-1005

Key Map



Subject Property:
507-513 Drewery Road (East Village Block 51)