

# NOTICE OF HEARING OF THE COMMITTEE OF ADJUSTMENT

SUBJECT LANDS: 372 Major Street  
FILE NO: A-01-26



The Town of Cobourg Committee of Adjustment has received a Minor Variance application from Vitor Veloso to permit relief from the maximum additional residential unit floor area for the subject lands municipally known as 372 Major Street 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 create two new additional residential units within the primary dwelling on 372 Major Street (the Subject Property). The Subject Property is located in the "Residential Two" (R2) Zone of Comprehensive Zoning By-law 066-2025. Section 4.3 of the Zoning By-law prevents additional residential units from occupying more than 50% of the floor area of the primary dwelling unit. The purpose of this application is to seek to increase the maximum permitted floor area that may be occupied by additional residential units to 65.4% of the primary dwelling unit.

A Hearing will be held by the Committee of Adjustment on **Tuesday, February 17, 2026**, 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 [cofa@cobourg.ca](mailto:cofa@cobourg.ca) or by phone at (905) 372-1005 no later than 4:00 pm on **Friday, February 13, 2026**. 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 any interested person at the Hearing.

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

**Web:** <https://us02web.zoom.us/j/83223381018>  
**Phone:** +1-647-374-4685  
**Meeting ID:** 832 2338 1018  
**Password:** N/A

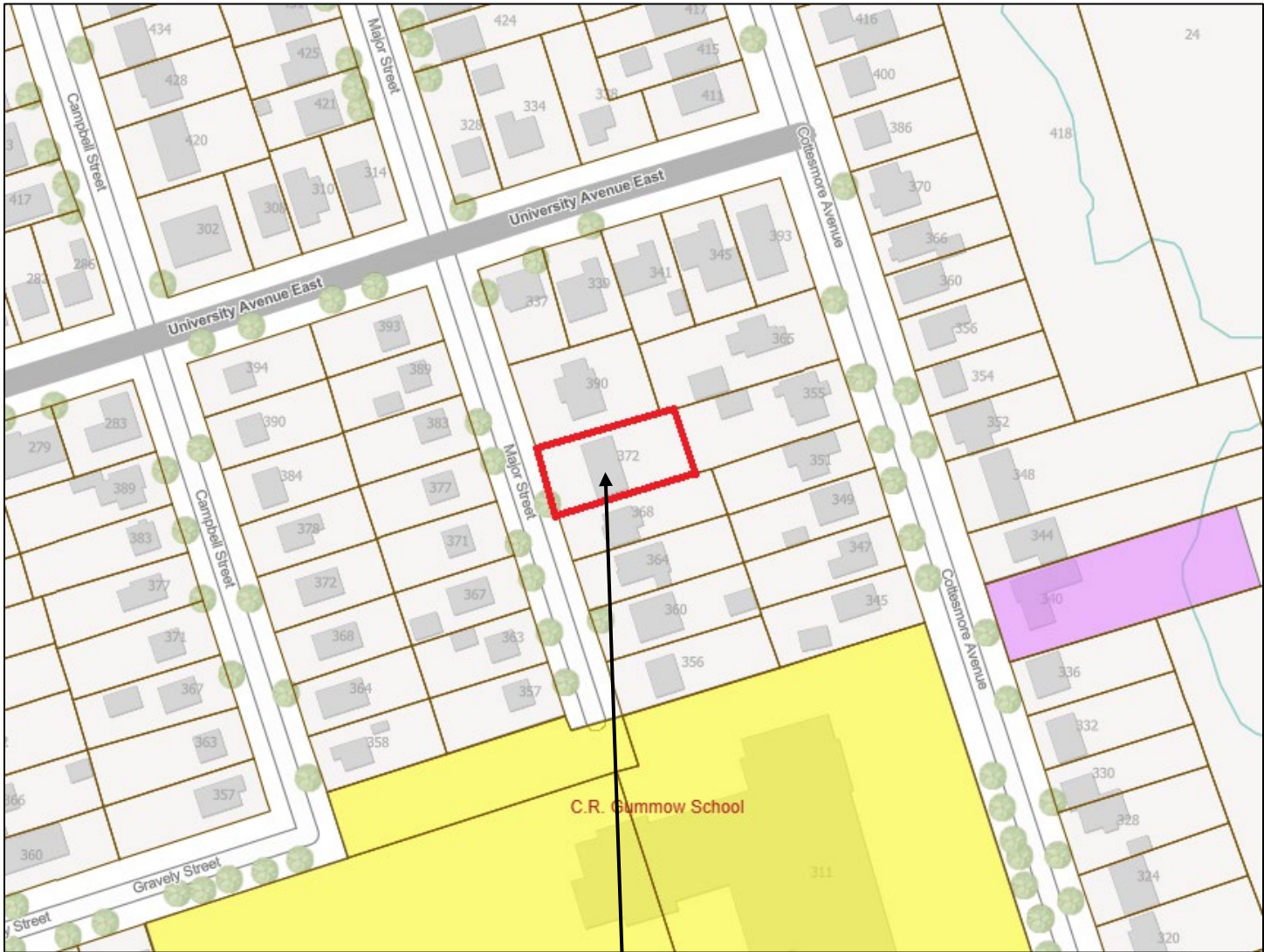
Citizens may also tune into the Town of Cobourg's eSCRIBE feed to watch the Public Meeting at [www.Cobourg.ca/eSCRIBE](http://www.Cobourg.ca/eSCRIBE)

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](mailto:committeeofadjustment@cobourg.ca) or by phone at 905-372-1005 during regular office hours.

**DATED THIS 5<sup>th</sup> DAY OF FEBRUARY, 2026**  
ZONE: Residential Two (R2) Zone

**Nicole Lizotte, Secretary-Treasurer**  
Committee of Adjustment  
[committeeofadjustment@cobourg.ca](mailto:committeeofadjustment@cobourg.ca)  
(905) 372-1005

# Key Map



Subject Property:  
372 Major Street