

# NOTICE OF HEARING OF THE COMMITTEE OF ADJUSTMENT

SUBJECT LANDS: 515 John Keefer Mahony Court  
FILE NO: A-02-25



The Town of Cobourg Committee of Adjustment has received a Minor Variance application from **1141897 Ontario Ltd o/a Stalwood Homes (the 'Owner')** to increase the net density for the subject lands municipally known as **515 John Keefer Mahony Court – Block 59 (the 'Subject Property')** in accordance with Section 45 of the *Planning Act*, R.S.O. 1990, c.P.13. See Key Map on reverse.

The Subject Property is zoned "Residential Type 4 Exception 31 Holding [R4-31(H)] Zone" in Comprehensive Zoning By-law No. 85-2003. Section 10.1.7 of the Zoning By-law requires a maximum density of 50 units per net hectare. The purpose of this application is to seek to increase the maximum density to 71 units per net hectare.

A Hearing will be held by the Committee of Adjustment on **Tuesday, March 11, 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 or if you wish to participate via Zoom Video Conference, please register with Nicole Lizotte, Secretary-Treasurer, via e-mail at [committeeofadjustment@cobourg.ca](mailto:committeeofadjustment@cobourg.ca) or by phone at (905) 372-1005 no later than 4:00 pm on **Monday, March 10, 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 Secretary-Treasurer, Committee of Adjustment, 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/81559708554>  
**Phone:** 1-647-374-4685  
**Meeting ID:** 815 5970 8554  
**Password:** n/a

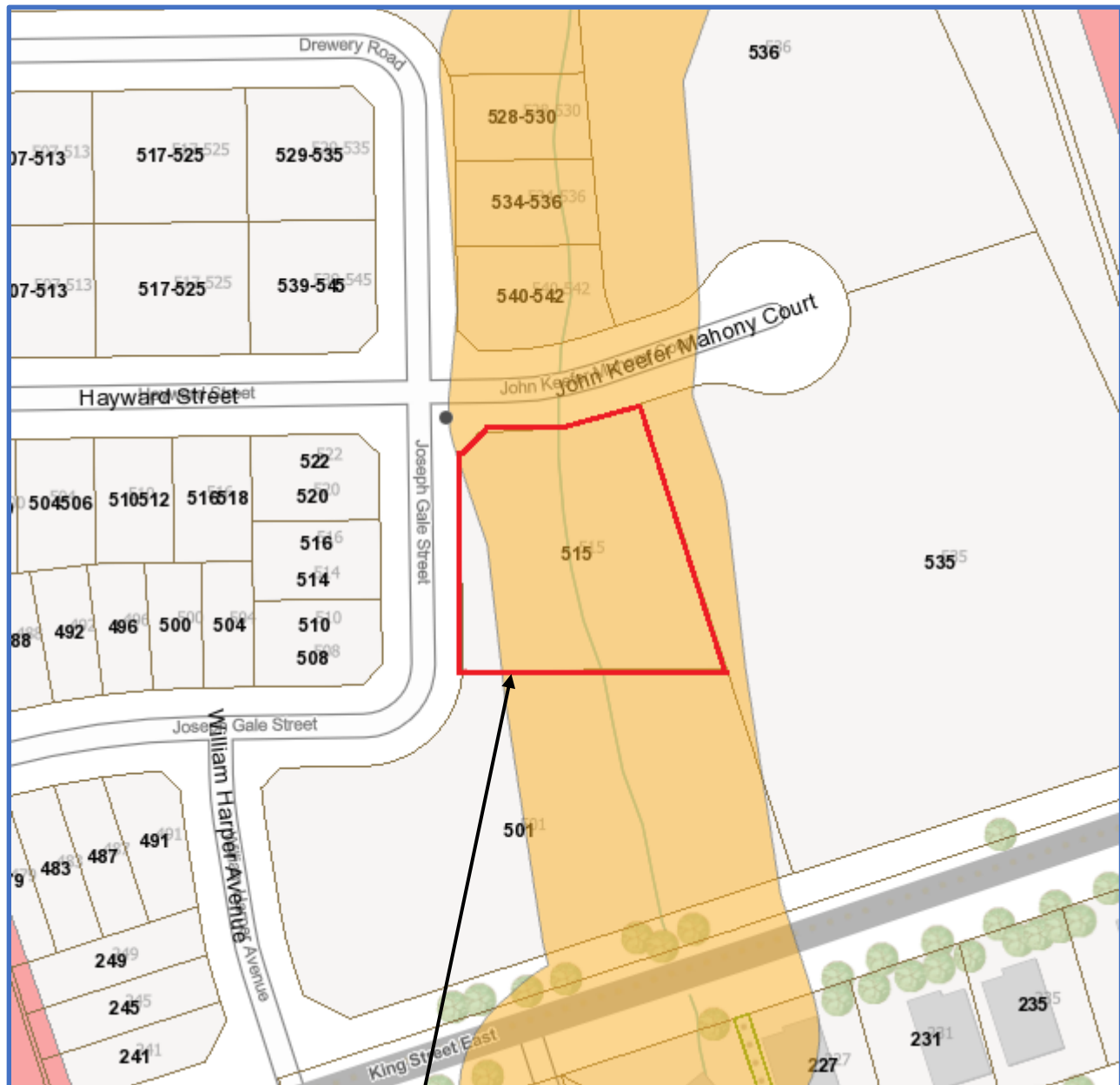
Citizens may also tune into the Town of Cobourg's eSCRIBE feed to watch the Public Meeting at [www.Cobourg.ca/eSCRIBE](http://www.Cobourg.ca/eSCRIBE)

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 27<sup>th</sup> DAY of FEBRUARY, 2024**  
ZONE: R4-31(H) Zone

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

## Key Map



Subject Property:  
515 John Keefer Mahony Court