NOTICE OF APPLICATION AND PUBLIC MEETING

SUBJECT LANDS: Elgin Street West (COBOURG CON A PT LOT 23 RP 39R13261 PT 1)
FILE NO: B-01-26

The Town of Cobourg Committee of Adjustment has received a Consent application from The Biglieri Group on behalf of Castlegrove Homes (Cobourg) Inc. to permit the creation of a new lot on the property described as COBOURG CON A PT LOT 23 RP 39R13261 PT 1 (the Subject Property), located on the south side of Elgin Street West between Wilkins Gate and Rogers Road, in accordance with Section 53 of the *Planning Act*, R.S.O. 1990, c.P.13. The Subject Property is subject to Draft Approved Plan of Subdivision 14T-200001. See Key Map on reverse.

The applicant is proposing to sever the northern portion of the Subject Property to allow the commercially-zoned portion of the Subject Property to be developed seperately from the residentially-zoned portion. The severed property would have a lot area of 6,025 square metres, 129.03 metres of frontage along Elgin Street West, and is located in the "Corridor Commercial Exception 4 Holding" (CC-4[H]) zone of Comprehensive Zoning By-law 066-2025. The retained parcel would have a lot area of 31,047 square metres, 20 metres of frontage on Greenly Drive, and is located in the "New Amherst Neighbourhood Residential One Exception 1 Holding" (NR1-1[H]) zone of Comprehensive Zoning By-law 066-2025.

A Hearing will be held by the Committee of Adjustment on **Tuesday, November 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:

This Committee of Adjustment Meeting will begin at 4:00 PM. and is being held using a hybrid meeting model. The public may view the Council meeting in person or online via the Town of Cobourg live stream.

If you would like to speak to an agenda item electronically via Zoom, please email committeeofadjustment@cobourg.ca no later than 12:00 p.m. the business day prior to the meeting and you will be registered as a virtual speaker. If you have any questions or would like to provide feedback, please email committeeofadjustment@cobourg.ca.

If a person or public body has the ability to appeal the decision of the Town of Cobourg Committee of Adjustment in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to the Town of Cobourg Committee of Adjustment before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.

If you wish to be notified of the decision of the Town of Cobourg Committee of Adjustment in respect of the proposed consent, you must make a written request to the Town of Cobourg Committee of Adjustment, 55 King Strreet West, Cobourg ON, K9A 2M2.

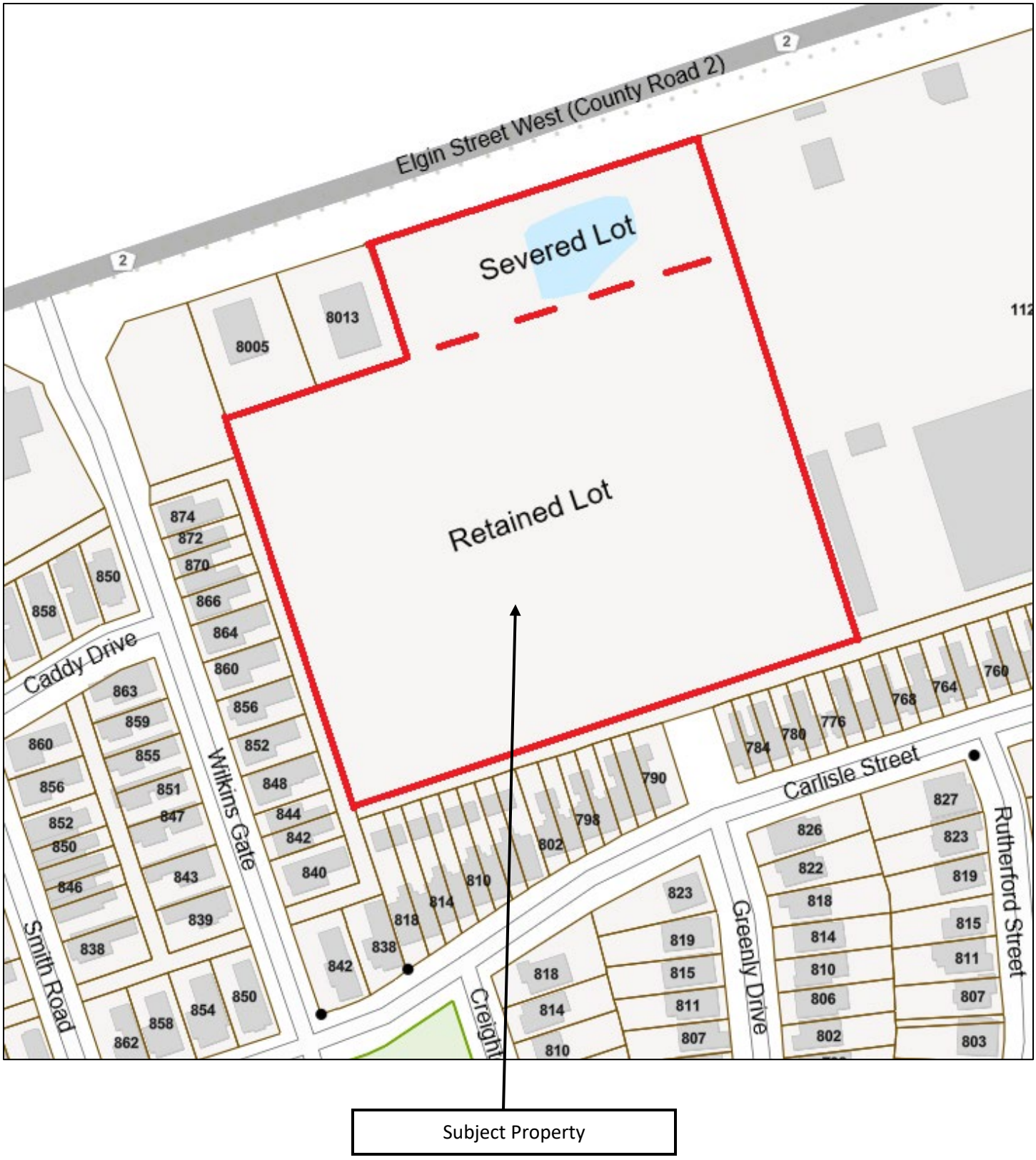
Additional information which will enable the public to understand the proposed application is available upon request by contacting the Town's Planning Department, Victoria Hall, 55 King Street West, Cobourg ON, K9A 2M2, via e-mail at committeeofadjustment@cobourg.ca or by phone at 905-372-1005 during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

Join Livestream: https://calendar.cobourg.ca/council

DATED THIS 2nd DAY OF NOVEMBER, 2026
ZONE: "Corridor Commercial Exception 4 Holding" (CC-4[H])
"New Amherst Neighbourhood Residential One Exception 1 Holding" (NR1-1[H])

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

Key Map



Subject Property