

A BY-LAW TO AMEND ZONING BY-LAW NUMBER 085-2003 (NEW AMHERST STAGE 2 PHASE 3, WEST OF NEW AMHERST BOULEVARD, COBOURG)

WHEREAS the Council of the Corporation of the Town of Cobourg deems it advisable to amend By-law Number 85-2003, as amended;

WHEREAS the owner of the land described in this By-law has requested a technical map correction and rezoning to portion of the subject to permit a Draft Plan of Subdivision.

AND WHEREAS the Council of the Corporation of the Town of Cobourg convened a Public Meeting on 17th day of September 2021 to consider applications submitted by D.M. Wills Associates Limited on behalf of New Amherst Ltd., for proposed Official Plan and Zoning By-law Amendments in accordance with the *Planning Act, R.S.O. 1990, c.P. 13, as amended*;

AND WHEREAS the Council of the Corporation of the Town of Cobourg considered a staff report on the proposed Official Plan and Zoning By-law Amendment and Draft Plan of Subdivision Approval on September 26, 2022;

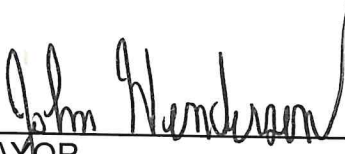
NOW THEREFORE the Council of the Corporation of the Town of Cobourg enacts as follows:


1. That Map 8 of Schedule "A" of By-law No. 85-2003, as amended, is hereby amended:
 - a) by removing the Holding Exception Two (H-2) zone, the lands comprised of area "A" highlighted in red;
 - b) by changing the zones located within designated 7.5 metre Urban/Rural Vegetation Buffer from Neighborhood Residential 1 Holding (NR1[H]) Zone, Neighborhood Residential Holding Exception 2 (NR1 [H-2]) Zone, and Neighborhood Mixed-use Holding Exception 2 (NMU [H-2]) Zone to Urban Rural Transitions (B) Zone, the lands comprised of area "B" highlighted in green;, and
 - c) by rezoning portions of Block 13 from Neighborhood Residential Two Holding (NR2-[H]) Zone to Neighborhood Mixed-use Holding (NMU [H]) Zone, the lands comprised of Area "C" highlighted in Blue.
2. THAT Schedule 'A', Map 8, attached to and forming part of By-law No. 85-2003, is hereby amended by changing the zone category of the lands as illustrated on Schedule "B" attached hereto.
3. The Holding (H) Symbol shall not be removed by Cobourg Municipal Council until the Owner(s) has received approval of all applicable plans, drawings, and other related documentation by the Municipality and following the execution of a Development

Agreement with the Municipality and/or other authority having jurisdiction. The Agreement(s) shall address technical matters both internal and external to the Subject Lands, including but not limited to: plans and/or other documentation pertaining to the architectural, landscape and urban design; vehicular access, parking, site circulation, pedestrian connections and access; infrastructure and servicing; fencing and buffering; and, performance measures (re: financial securities and regulations for construction and use), all to the satisfaction of the Municipality.

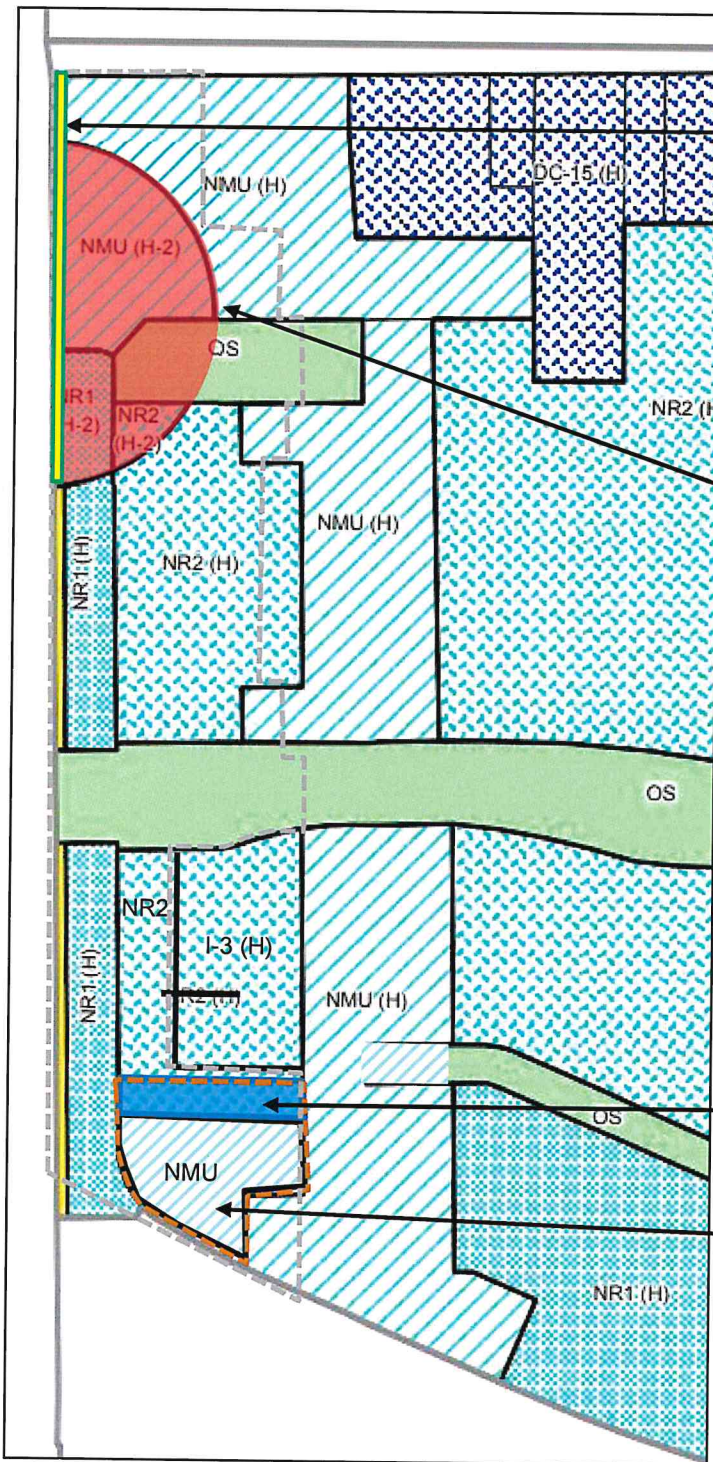
4. THAT Schedule "B" attached hereto is hereby made part of this By-law as fully and to all intents and purposes as though recited in full herein.
5. THAT this By-law shall come into force and effect upon final passing hereof, subject to the provisions of the *Planning Act, R.S.O. 1990, c. P. 13, as amended.*

READ and passed in Open Council on this 3rd day of October, 2022.


MAYOR


MUNICIPAL CLERK

SCHEDULE "B"



Lands to be Rezoned (7.5 metre buffer) from Neighborhood Residential 1 Holding (NR1[H]) Zone, Neighborhood Residential Holding Exception 2 (NR1 [H-2]) Zone, and Neighborhood Mixed-use Holding Exception 2 (NMU [H-2]) Zone TO Urban/Rural Transition (B) Zone

Remove Holding Exception Two (H-2) Zone from following zones:

- Neighborhood Residential One (NR1) Zone
- Neighborhood Residential (NR2) Zone
- Neighborhood Mixed-use (NMU) Zone
- Open Space (OS) Zone

Lands to be rezoned from Neighborhood Residential Two Holding (NR2 [H]) TO Neighborhood Mixed Use Holding (NMU [H]) Zone

Introduce a Holding (H) symbol for Block 13 as identified in Draft Plan of Subdivision



Proposed Draft Plan of Subdivision Boundary