	<p>THE CORPORATION OF THE TOWN OF COBOURG</p>
	<p><b>BY-LAW NUMBER <u>067-2022</u></b></p>

**A BY-LAW TO AUTHORIZE EXECUTION OF A DEVELOPMENT AGREEMENT WITH MGM DEVELOPMENTS INC., LAKEFRONT UTILITY SERVICES INC. AND THE CORPORATION OF THE TOWN OF COBOURG (274 KING STREET EAST, COBOURG)**


**WHEREAS** Section 41 (7) of the Planning Act, R.S.O. 1990 c. P. 13 as amended provides that a municipality has the authority to enter into one or more agreements dealing with and ensuring the provision of facilities, works or other matters and the maintenance thereof and to ensure that development proceeds in accordance with approved plans and drawings;

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

1. That the Mayor and Municipal Clerk are hereby authorized and instructed to execute on behalf of the Corporation an agreement with MGM Developments Inc., Lakefront Utility Services Inc. and the Corporation of the Town of Cobourg for the four-unit residential apartment development at 274 King Street East, Cobourg, subject to the finalization of details by municipal staff and partner review agencies.
2. THAT this By-law come into effect as of its final passing thereof, and shall expire two (2) years from the date of passing.

By-law read and passed in Open Council this 12<sup>th</sup> day of September, 2022.

  
 \_\_\_\_\_  
 MAYOR

  
 \_\_\_\_\_  
 MUNICIPAL CLERK

**214 KING STREET EAST**  
**COBORO, ON**

**PROPOSED 4 PLEX BUILDING**

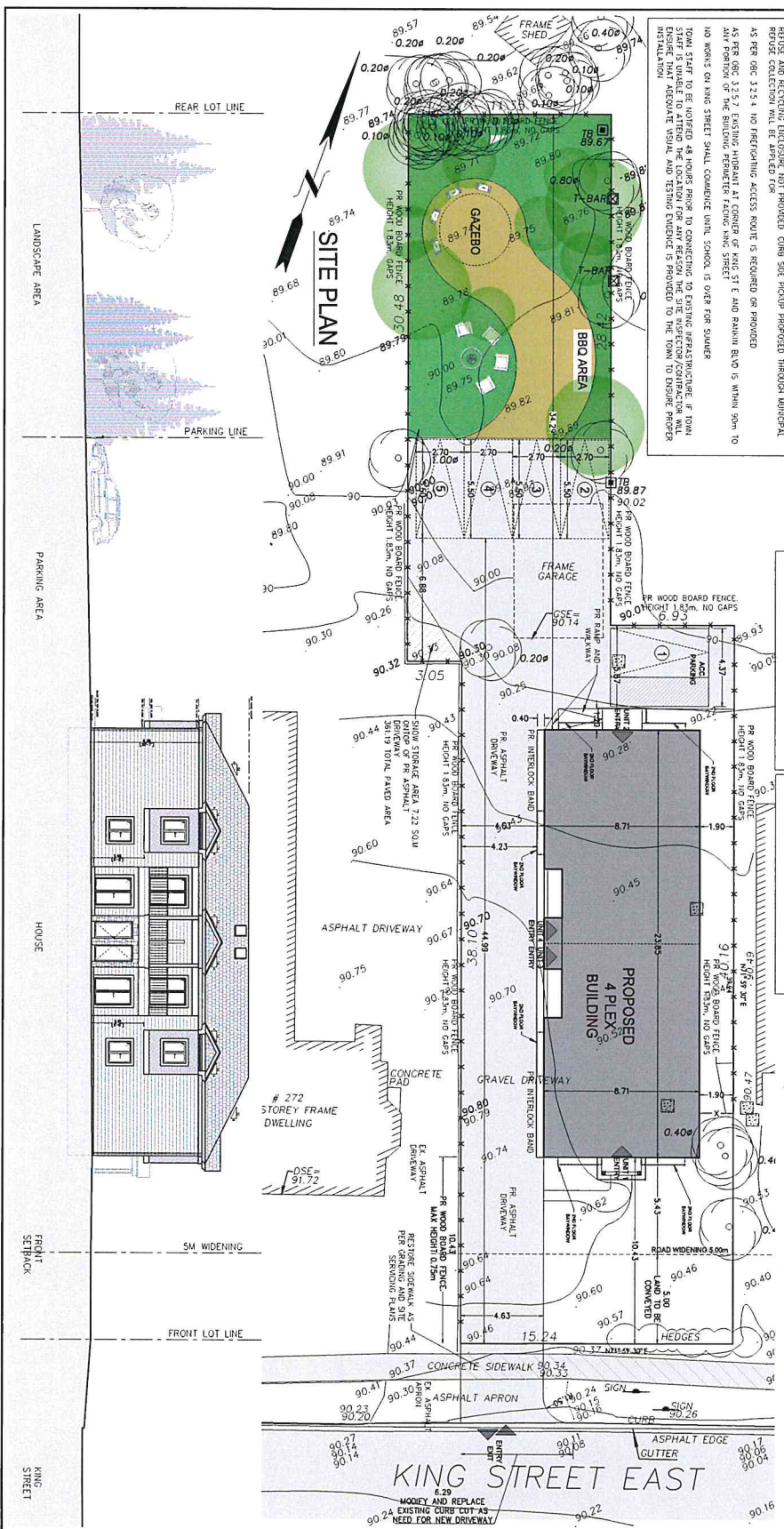
NO.	DESCRIPTION	AREA (SQ. M)	AREA (SQ. FT.)
1	PROPOSED 4 PLEX BUILDING	1,234.56	13,345.67
2	FRAME GARAGE	150.00	1,620.00
3	LANDSCAPE AREA	200.00	2,160.00
4	PARKING AREA	300.00	3,240.00
5	HOUSE	100.00	1,080.00
6	ASPHALT DRIVEWAY	50.00	540.00
7	CONCRETE SIDEWALK	20.00	216.00
8	ASPHALT APRON	10.00	108.00
9	ASPHALT EDGE GUTTER	5.00	54.00
10	GRASS	100.00	1,080.00
11	WOOD BOARD FENCE	100.00	1,080.00
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49	WOOD BOARD FENCE	100.00	1,080.00
50	WOOD BOARD FENCE	100.00	1,080.00

**GENERAL NOTES**

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED.
2. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2018 NATIONAL BUILDING CODE (NBC) AND THE 2018 ONTARIO BUILDING CODE (OBC).
3. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2018 NATIONAL FIRE CODE (NFC) AND THE 2018 ONTARIO FIRE CODE (OFC).
4. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2018 NATIONAL ELECTRICAL CODE (NEC) AND THE 2018 ONTARIO ELECTRICAL CODE (OEC).
5. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2018 NATIONAL MECHANICAL CODE (NMC) AND THE 2018 ONTARIO MECHANICAL CODE (OMC).
6. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2018 NATIONAL PLUMBING CODE (NPC) AND THE 2018 ONTARIO PLUMBING CODE (OPC).
7. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2018 NATIONAL GAS CODE (NGC) AND THE 2018 ONTARIO GAS CODE (OGC).
8. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2018 NATIONAL HAZARDOUS WASTE CODE (NHWC) AND THE 2018 ONTARIO HAZARDOUS WASTE CODE (OHWC).
9. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2018 NATIONAL ENVIRONMENTAL CODE (NEC) AND THE 2018 ONTARIO ENVIRONMENTAL CODE (OEC).
10. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2018 NATIONAL ACCESSIBILITY CODE (NAC) AND THE 2018 ONTARIO ACCESSIBILITY CODE (OAC).
11. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2018 NATIONAL SIGNAGE CODE (NSC) AND THE 2018 ONTARIO SIGNAGE CODE (OSC).
12. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2018 NATIONAL BILLBOARDING CODE (NBC) AND THE 2018 ONTARIO BILLBOARDING CODE (OBC).
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**SITE PLAN NOTES**

FENCE AND RECYCLING ENCLOSURE NOT PROVIDED. CURB SIDE PICKUP PROPOSED THROUGH MUNICIPAL RECYCLE COLLECTION WILL BE APPLIED FOR AS PER OBC 3.23.4. NO PAVEMENT ACCESS ROUTE IS REQUIRED OR PROVIDED AS PER OBC 3.23.7. PAVING MATERIAL AT CORNER OF KING ST E AND RAINN BLVD IS WITHIN 90M TO ANY PORTION OF THE BUILDING PERMITTER FENCE KING STREET. NO WORKS ON KING STREET SHALL COMMENCE UNTIL SCHOOL IS OVER FOR SUMMER. TOWN STAFF TO BE NOTIFIED 48 HOURS PRIOR TO CONNECTING TO EXISTING INFRASTRUCTURE. IF TOWN ENGINEER THAT APPROVAE VISUAL AND TECHNICAL EVIDENCE IS PROVIDED TO THE TOWN TO INSURE PROPER INSTALLATION.



**KEY MAP**

**PROPOSED 4 PLEX BUILDING**

**OWNER:** [Name]

**DESIGNER:** [Name]

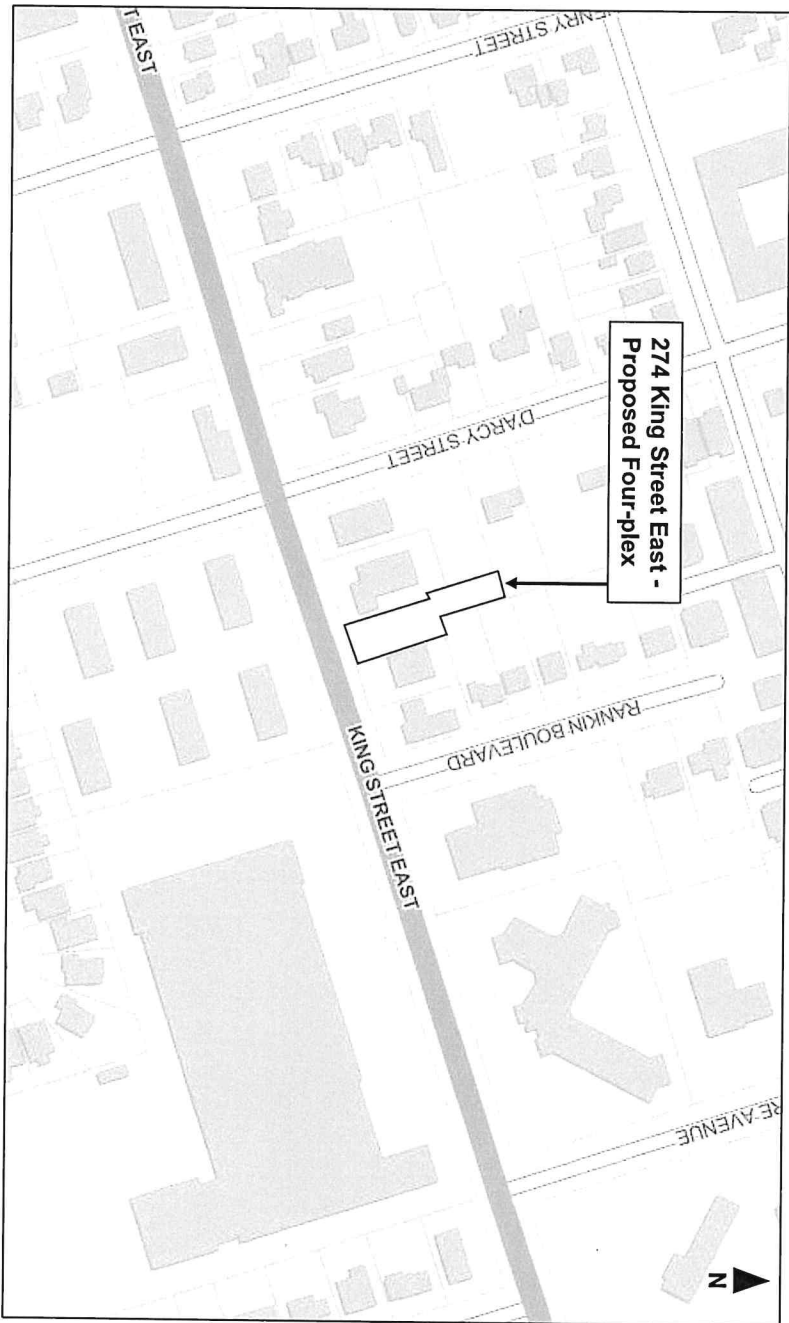
**DATE:** [Date]

**SCALE:** 1:100

**PROJECT NO.:** A11

**APPROVED:** [Signature]

**DATE:** [Date]



**CONTEXT MAP**