



# THE CORPORATION OF THE TOWN OF COBOURG

## NOTICE OF THE PASSING OF A ZONING BY-LAW AMENDMENT

**TAKE NOTICE** that the Municipal Council of the Corporation of the Town of Cobourg passed **By-law No. 016-2017** (being a Zoning By-law Amendment) on the **13<sup>th</sup>** day of **March, 2017** under Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended.

**AND TAKE NOTICE** that any person, incorporated group of persons or agency may appeal to the Ontario Municipal Board in respect of the Zoning By-law Amendment by filing with the Clerk of the Corporation of the Town of Cobourg not later than **April 5, 2017** a Notice of Appeal setting out the objection to the Zoning By-law Amendment and the reasons in support of the objection, together with the prescribed fee of \$300.00 for each appeal made payable to the 'Minister of Finance'.

**NOTE:** Only individuals, corporations and public bodies may appeal a Zoning By-law Amendment to the Ontario Municipal Board. A Notice of Appeal may not be filed by an unincorporated association or group. However, a Notice of Appeal may be filed in the name of an individual who is a member of the association or the group on its behalf. No person or public body shall be added as a party to the hearing of an appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

**AN EXPLANATION** of the purpose and effect of the Zoning By-law Amendment, describing the lands to which the Amendment applies, and a Key Map showing the location of the lands to which the Amendment applies is attached. The complete Zoning By-law Amendment is available for inspection in the Planning Department, Victoria Hall, 55 King Street West, Town of Cobourg, (905) 372-1005 between the office hours of 8:30 am and 4:30 pm under File No. Z-08-15.

**DATED AT THE TOWN OF COBOURG THIS 16<sup>th</sup> DAY OF MARCH, 2017.**

**Glenn J. McGlashon, BAA, MCIP, RPP**  
**Director of Planning & Development**  
**Corporation of the Town of Cobourg**  
**Victoria Hall**  
**55 King Street West**  
**Cobourg ON K9A 2M2**  
**(905) 372-1005**

## EXPLANATION OF THE PURPOSE AND EFFECT OF THIS ZONING BY-LAW AMENDMENT AND KEY MAP SHOWING THE LOCATION OF THE SUBJECT LANDS

1. This Zoning By-law Amendment has the following purpose and effect:

**THE PURPOSE & EFFECT** of By-law No. 016-2017 is to amend By-law No. 85-2003 (a comprehensive Zoning By-law affecting lands in the Town of Cobourg) by changing the zone category of the lands known municipally as 990-1000 Division Street from 'District Commercial Holding (DC-H) Zone' to 'District Commercial Exception 28 Holding (DC-28[H]) Zone' to permit the re-development of the site for a new Foodland supermarket store with a total floor area of 3,024 m<sup>2</sup> (32,551 ft<sup>2</sup>) and a maximum gross floor area (GFA) of 2,397 m<sup>2</sup> (25,802 ft<sup>2</sup>). The Holding (H) Symbol will not be removed by Cobourg Municipal Council until the proponent has received approval by the Municipality of all applicable documentation, including all applicable plans, drawings, and reports, and after a Development Agreement has been entered into between the proponent and the Municipality.

*Note: Cobourg Municipal Council considered a number of submissions from residents, municipal staff and the Planning & Sustainability Advisory Committee who were generally in support of the proposed Zoning By-law Amendment, however concerns were expressed over the location and function of the proposed access driveway at the south limit of the subject property. Cobourg Municipal Council duly considered these concerns and advised that matters relating to traffic and site access would be addressed as part of the proponent's application for Site Plan Approval, and that the Holding (H) Symbol affixed to the implementing zoning by-law would not be removed until these and other site planning issues have been addressed to the satisfaction of Council.*

2. **A KEY MAP** showing the lands to which this Zoning By-law Amendment applies is included below:

