



THE CORPORATION OF THE TOWN OF COBOURG

NOTICE OF THE PASSING OF AN OFFICIAL PLAN AMENDMENT AND A ZONING BY-LAW AMENDMENT

TAKE NOTICE that the Municipal Council of the Corporation of the Town of Cobourg passed **By-law No. 032-2019** (being Official Plan Amendment No. 78) and **By-law No. 031-2019** (being a Zoning By-law Amendment) on the **29th** day of **April, 2019** under Sections 17, 22 and 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 Local Planning Appeal Tribunal in respect of the Official Plan Amendment and/or Zoning By-law Amendment by filing with the Municipal Clerk of the Corporation of the Town of Cobourg not later than **May 28, 2019** a Notice of Appeal setting out the objection to the specific part(s) of the Official Plan Amendment and/or Zoning By-law Amendment to which the appeal applies 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'. The Official Plan Amendment is exempt from approval by the County of Northumberland and the decision of Cobourg Municipal Council is final if a Notice of Appeal is not received before or on the last day for filing a Notice of Appeal.

NOTE: Only individuals, corporations and public bodies may appeal an Official Plan Amendment and/or a Zoning By-law Amendment to the Local Planning Appeal Tribunal. 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(s) 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 Local Planning Appeal Tribunal, there are reasonable grounds to add the person or public body as a party.

AN EXPLANATION of the purpose and effect of the Official Plan Amendment and Zoning By-law Amendment, describing the lands to which the Amendments applies, and a Key Map showing the location of the lands to which the Amendments applies is attached. The complete Official Plan Amendment and Zoning By-law Amendment are 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. OPA-02-19 and Z-02-19.

DATED AT THE TOWN OF COBOURG THIS 8th DAY OF MAY, 2019.

**Glenn J. McGlashon, BAA, MCIP, RPP
Director of Planning & Development
Corporation of the Town of Cobourg
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EXPLANATION OF THE PURPOSE AND EFFECT OF THE OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT AND A KEY MAP SHOWING THE LOCATION OF THE SUBJECT LANDS

1. The Official Plan Amendment and Zoning By-law Amendment have the following purpose and effect:

THE PURPOSE & EFFECT of By-law No. 032-2018 (Official Plan Amendment No. 78) and By-law No. 031-2019 (being the Zoning By-law Amendment) is to facilitate the construction of a new 27-unit, 3-storey rental apartment building alongside the existing 20-unit rental apartment building on a 0.4 ha parcel located at 25 James Street East and 321 John Street. The Holding (H) Symbol will not be removed from the Zoning By-law by Cobourg Municipal Council until the proponent has received approval of all applicable documentation, including a Development Agreement.

Note: Cobourg Municipal Council considered one (1) submission from an area landowner regarding the land use planning amendments. The submission from a Division Street landowner asking if a High Density Residential project shouldn't be located on lands already designated and zoned for that purpose when the immediately adjacent neighbourhood is low-density residential. They also asked, if approved, that the project include coniferous screening on the west boundary.

The site's proximity to the downtown core and mixed-use and higher density land uses was found to be appropriate, and landscaping and other buffering measures will be examined during the Site Plan approval process and prior to final approval by Council. Therefore, based on all information available, Cobourg Municipal Council approved the amendments to the Official Plan and Zoning By-law.

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

KEY MAP Trinity Housing Corporation of Cobourg Ltd.

