



# 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. 009-2021** (being a Zoning By-law Amendment) on the 1st day of February, 2021 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 Local Planning Appeal Tribunal in respect of the Zoning By-law Amendment by filing with the Municipal Clerk of the Corporation of the Town of Cobourg not later than **March 2, 2021** a Notice of Appeal setting out the reasons for the appeal, together with the prescribed fee of \$400 or \$1,100.00 for each appeal made payable to the 'Minister of Finance' depending on status. Please contact for more information.

**NOTE:** Only individuals, corporations and public bodies may appeal 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 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 Zoning By-law Amendment and a Key Map showing the location of the lands to which the Amendment applies are 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-05-20.

**DATED AT THE TOWN OF COBOURG THIS 10<sup>th</sup> DAY OF FEBRUARY, 2021.**

Glenn McGlashon, MCIP, RPP  
Director of Planning & Development  
The Corporation of the Town of Cobourg  
Victoria Hall 55 King Street West  
Cobourg ON K9A 2M2  
(905) 372-1005  
gmcglashon@cobourg.ca

## 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** of By-law No. 009-2021 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 265-327 Elgin Street East (see Key Map below), from “Residential 3 (R3) Zone” to “Medium Density Residential 4 Exception 30 Holding [R4-30(H)] Zone.”

**THE EFFECT** of By-law No. 009-2021 is to facilitate the development of a 2-storey, 40-unit stacked townhouse development on the 0.84 hectare (2.1 acre) site. The proposal would entail the removal of the existing semi-detached dwellings on Elgin Street in a phased manner. The Holding (H) Symbol affixed to the R4-30 Zone will not be removed until the Owner(s) has received Site Plan Approval of all applicable plans, drawings, and other related documentation by the Municipality, and a Development Agreement(s) has been entered into pursuant to the Planning Act, R.S.O. 1990, c.P. 13, as amended.

*Note: Cobourg Municipal Council considered two (2) submissions from the public expressing concerns with respect to traffic and parking, the existing structure and tree removals, as well as loss of yard space, laundry facilities and accessibility requirements. Following the Public Meeting on November 9, 2020 changes were made to the plans for outdoor amenity space (adding patios and balconies) and placing laundry facilities in each building and in each accessible unit. Cobourg Municipal Council duly considered the public submission and all revised information before it and felt that the remaining components in question were technical matters relating to Site Plan Approval and could be addressed during this process. Council approved the Zoning By-law Amendment as described above at its regular meeting on February 1, 2021.*

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

