



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. 060-2019** (being a Zoning By-law Amendment) on the **9th** day of **September, 2019** 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 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 **October 15, 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 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 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 Amendments 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-01-19.

DATED AT THE TOWN OF COBOURG THIS 24th DAY OF SEPTEMBER, 2019.

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

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

THE PURPOSE & EFFECT of By-law No. 060-2019 (being a Zoning By-law Amendment) is to change the zone category on an 10.42 ha (25.75 ac) parcel of vacant land generally located to the north-west of King Street East and Willmott Street, south of the CN/CR Railway lines (refer to the Key Map below), from “*Development (D) Zone*” to “*Multiple Residential 4 Exception 29 Holding [R4-29(H)] Zone*”, “*Multiple Residential 4 Exception 31 Holding [R4-31(H)] Zone*”, and “*Open Space (OS) Zone*” in the Zoning By-law.

The amendment will facilitate the development of the Subject Lands for a residential subdivision (known as East Village Phase 5) comprised of a mix of housing types and densities, open space lands and new internal road allowances to act as an extension of East Village Phases 1 – 4. Note: The aforementioned By-law does not change the zone category of the land known as Block 61 on the Draft Plan of Subdivision, which is subject to separate By-laws No. 061-2019 and 062-2019.

The Holding (H) Symbol will not be removed from the Zoning By-law on the Subject Lands by Cobourg Municipal Council until the proponent has received approval of all applicable documentation, including the execution of a Subdivision Agreement and/or Development Agreement, in conformance with municipal policies, guidelines and standards. The related Plan of Subdivision file to this Zoning By-law Amendment is File No. Z-01-2019SUB/14T-190001.

Note: Cobourg Municipal Council considered a number of submissions from area residents and municipal advisory committees regarding high density land uses, building height, visual aesthetics/gateway image, stormwater management, drainage, traffic, sustainability and the environment, and affordable/accessible housing, plus two (2) submissions in support of the development plans.

Following the Public Meeting on June 24, 2019, a detailed response to the submissions was submitted by the applicant’s planning and engineering consultants, and a Report was prepared by Cobourg’s Director of Planning and Development, both of which were presented to Council prior to the approval of the Amendment. These follow-up responses described how each of the submissions were addressed via the existing background information, special provisions within the proposed amendments and/or through detailed conditions of Draft Plan of Subdivision Approval and a future Subdivision/Development Agreement, as applicable.

Based on all information available, Cobourg Municipal Council approved the amendment to the Zoning By-law.

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

KEY MAP

