



THE CORPORATION OF THE TOWN OF COBOURG

NOTICE OF COMPLETE APPLICATION CONCERNING A PROPOSED ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION

TAKE NOTICE that the Corporation of the Town of Cobourg has received complete applications for an amendment to the Comprehensive Zoning By-law (By-law #85-2003) and approval of a draft plan of subdivision by RFA Planning on behalf of EIE Corporation under Sections 34 and 51 of the Planning Act, R.S.O. 1990 c.P. 13, as amended.

AND FURTHER TAKE NOTICE that the Municipal Council of the Town of Cobourg will hold a Public Meeting regarding the aforementioned applications at a future date to be determined, the notice of which will be provided to the public in accordance with the provisions of the Planning Act, R.S.O. 1990 c.P. 13, as amended.

THE PURPOSE of the applications is to amend the Zoning By-law and approve a draft plan of subdivision for a 3.2 ha (8.0 ac) parcel of land, known municipally as 589 King Street West, formerly known as the "The Cedars" (refer to the Key Map below). The Subject Lands are designated as "Residential Area" – Special Provision "King Street West Village Area" and "Environmental Conservation Area" in the Town of Cobourg Official Plan (2002), and zoned "Development (D) Zone" and "Environmental Constraint (EC) Zone" in the Comprehensive Zoning By-law No. 85-2003. The applications propose the development of the Subject Lands for 15 single detached residential dwellings on minimum 18.0 m wide freehold lots accessed by a new internal public road from King Street West with 20.0 m allowance width. A 0.45 ha (1.1 ac) parcel of land along the waterfront is proposed to be conveyed to the Town of Cobourg for use as a public park and trail. The existing heritage designated home and coach house are proposed to be preserved with a larger lot, frontage and building setbacks to ensure the heritage buildings are protected.

IF A PERSON OR PUBLIC BODY does not make oral submissions at the public meeting (date to be determined) or make written submissions to Cobourg Municipal Council, c/o Lorraine Brace, Municipal Clerk, Town of Cobourg, Victoria Hall, 55 King Street West, Cobourg, K9A 2M2 (lbrace@cobourg.ca), before the proposed amendment and draft plan are approved or refused, the person or public body is not entitled to appeal the decision of Cobourg Municipal Council to the Ontario Municipal Board and may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

IF YOU WISH TO BE NOTIFIED of the decision of the Municipal Council of the Town of Cobourg in respect to the proposed amendment and draft plan, you must make a written request to the Municipal Clerk of the Town of Cobourg at the address above, indicating the file number(s).

ADDITIONAL INFORMATION which will enable the public to understand the proposed amendment and draft plan of subdivision is available for inspection upon request in the Town's Planning Department at Victoria Hall under **File Numbers Z-10-15, and Z-10-15SUB** during regular office hours by contacting Kara Euale, Administrative Assistant, at (905) 372-1005 or keuale@cobourg.ca.

DATED AT THE TOWN OF COBOURG THIS 10th DAY OF DECEMBER, 2015.

Glenn J. McGlashon, B.A.A. M.C.I.P. R.P.P.
Director of Planning & Development
The Corporation of the Town of Cobourg
55 King Street West, Cobourg, Ontario K9A 2M2

KEY MAP

