



# 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. 050-2018** (being a Zoning By-law Amendment) on the **1<sup>st</sup> day of October, 2018** 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 **October 25<sup>th</sup>, 2018** a Notice of Appeal setting out the reasons for the appeal, 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 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-04-18.

**DATED AT THE TOWN OF COBOURG THIS 5<sup>TH</sup> DAY OF OCTOBER, 2018.**

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## 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. 050-2018 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 22-24 University Avenue West (see Key Map below), from a “Residential 3 (R3) Zone” to “Multiple Residential 4 Exception Thirty Holding [R4-30 (H)] Zone.”

**THE EFFECT** of By-law No. 050-2018 is to increase the maximum permitted residential density on the Subject Lands from two dwelling units, to four dwelling units total. Specifically, the By-law will facilitate the development of a 93 m<sup>2</sup> (1,000 sq ft) two storey rear building addition behind the existing semi-detached building. The rear addition will house the proposed two additional residential dwelling units on the subject property. The Holding (H) Symbol affixed to the R4-30 Zone will not be removed until the Owner(s) have 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 three submissions from the public in support of the proposed amendment, and one submission in opposition. Cobourg Municipal Council duly considered the public submissions and all available information prior to making its decision. Following the Public Meeting on September 24<sup>th</sup>, 2018, Council approved the Zoning By-law Amendment as described above at its regular meeting on October 1<sup>st</sup>, 2018.*

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

