



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. 018-2018** (being a Zoning By-law Amendment) on the **30th** day of **April, 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 **May 31, 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-09-17.

DATED AT THE TOWN OF COBOURG THIS 11th DAY OF MAY, 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. 018-2018 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 a 1.86 hectare (4.60 ac) area of land located on the west side of New Amherst Boulevard, south of the east-west linear park (hereinafter referred to as the “Subject Lands” and is illustrated on the Key Map attached), from “Neighbourhood Mixed Use (NMU) Zone” and “Neighbourhood Residential 2 (NR2) Zone” to “Institutional Exception 3 Holding [I-3(H)] Zone”.

THE EFFECT of By-law No. 018-2028 is to permit the development of a 2,600 m² (28,000 ft²), single storey elementary school and associated playground, playing field and parking area on the Subject Lands.

The Holding (H) Symbol affixed to the I-3 Zone will not be removed by Cobourg Municipal Council until the proponent has received approval of all applicable documentation associated with the development proposal, including the submission and approval of all plans and reports, and the execution of a Development Agreement with the Municipality in accordance with the Site Plan Control provisions of the Planning Act, R.S.O. 1990, c.P. 13, as amended. The Agreement shall address all relevant technical matters both internal and external to the Subject Lands, including but not limited to: plans, reports and/or other documentation pertaining to site plan, landscape and urban design; architectural and building design; vehicular access, parking and site circulation; passenger loading/unloading; pedestrian connections and access; infrastructure and servicing; fencing and buffering; and, performance measures (ie. financial securities and regulations for construction and use), all to the satisfaction of the Municipality.

Note: Cobourg Municipal Council considered many submissions from the public regarding the proposed development, both for and against. Submissions in favour of the proposal included but were not limited to such issues as: positive quality of life and fabric; enhanced community appeal; economic and sustainable growth; an attraction for a younger demographic to the neighbourhood; and, support for new educational and employment opportunities. Submissions in opposition to the proposal included but were not limited to such issues as: impact on neighbourhood vision and character; need for a French language school; increased noise, traffic and environmental issues; safety concerns; reduced quality of life; aging demographics; misleading neighbourhood advertising/marketing (ie. “adult lifestyle”); lot premiums; and, reduced property values.

Cobourg Municipal Council duly considered all public submissions and available information prior to making its decision. Following the Public Meeting on March 19, 2018, Council referred all public submissions received prior to, during and after the Public Meeting to the Planning Department for a report. After considering the follow-up planning report and further public submissions/delegations, Cobourg Municipal Council subsequently approved a Zoning By-law Amendment (By-law No. 018-2018) to permit the proposed school on the Subject Lands, with a number of special zoning provisions. Specifically, the I-3(H) Zone limits the use of the Subject Lands to an elementary school, day nursery, library, recreation and community centre, public use, and accessory uses. Other site-specific provisions

include minimum lot area, minimum and maximum building heights, minimum front and side yards, minimum and maximum exterior side yard, and a site access restriction. In addition, a Holding (H) symbol has been affixed to the new I-3 Zone category which requires that the proponent submit detailed site planning and design documentation and enter into a Development Agreement with the Municipality as part of the Site Plan Approval process prior to its removal by Council. The purpose of the Holding Symbol is to ensure that all technical details, issues, and concerns associated with the development of the school on the Subject Lands (as referenced above) are addressed to the satisfaction of the Municipality.

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

