

A BY-LAW TO AMEND ZONING BY-LAW NUMBER 85-2003 (22-24 UNIVERSITY AVENUE WEST).

WHEREAS the Municipal Council of the Corporation of the Town of Cobourg (the “Town of Cobourg”) convened a Public Meeting in accordance with the *Planning Act*, R.S.O. 1990, Chapter P.13, as amended, on September 24, 2018 regarding an application for a Zoning By-law Amendment for the Lands known as 22-24 University Avenue West, Cobourg;

AND WHEREAS three (3) public submissions in favour of the application was received by the Town of Cobourg at the Public Meeting;

AND WHEREAS one (1) public submission in opposition of the application was received by the Town of Cobourg at the Public Meeting;

AND WHEREAS the Town of Cobourg duly considered the public submissions and all other relevant information surrounding the subject matter, and now deems it advisable to amend By-law No.85-2003, as amended;

NOW THEREFORE the Municipal Council of the Corporation of the Town of Cobourg enacts as follows:

1. THAT By-law No.85-2003, Section 10.2, is hereby amended by the addition of the following subsections:

“ 10.2.30 **Multiple Residential 4 Exception 30 (R4-30) Zone – 22-24 University Avenue West**

10.2.30.1 **Defined Area**

R4-30 as shown on Schedule “A”, portion of Map 7 to this By-law

10.2.30.2 **Permitted Uses and Permitted Accessory Uses**

The uses permitted shall be in accordance with Section 10.1.1 and 10.1.2.

10.2.30.3 **Permitted Buildings and Structures**

The buildings and structures permitted shall be limited to the following:

- i. one unit of a semi-detached dwelling on one lot;
- ii. one semi-detached dwelling on one lot;
- iii. one duplex dwelling on one lot;
- iv. one triplex dwelling on one lot;

- v. one four-plex dwelling on one lot;
- vi. one multiple dwelling on one lot;
- vii. accessory buildings and structures for the permitted uses.

15.2.30.4 **Regulations for Permitted Uses in the R4-30 Zone**

The regulations of Section 10.1 shall apply to the permitted uses in the R4-30 Zone, with the exception of the following:

Lot Area

1,384 m² (0.34 ac) minimum

Front Yard

21.0 m minimum

Interior Side Yard

The minimum west interior side yard shall be 1.5 m (5 ft).

The minimum east interior side yard shall be in accordance with the provisions of Section 10.1.11.

Building Height

Two (2) storeys maximum

Density

Four (4) dwelling units maximum

Parking

In accordance with Section 6 and including the following:

- i) No more than one (1) of the required parking spaces may be provided in the front yard.
- ii) No parking shall be permitted in any side yard.

Driveway Setback

The driveway adjacent to the east side lot line shall be permitted to continue along the established 0.0 m setback to the side lot line.

Unenclosed Decks

- i) No minimum distance shall be required between decks, or between decks and any other building or structure.
- ii) Unenclosed decks over 1.8 m (6 ft) in height may extend along an established building side yard setback.

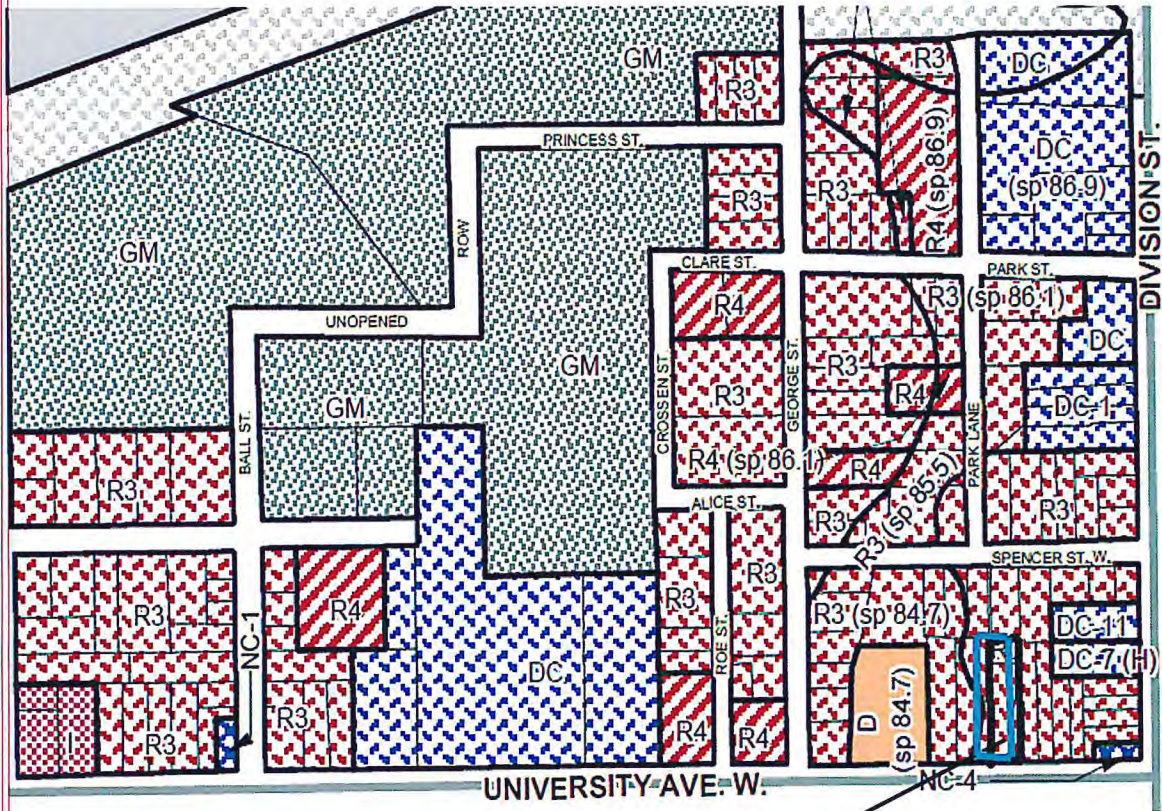
2. THAT Schedule "A" Map 7, attached to and forming part of By-law No.85-2003, is hereby amended by changing the zone category of the lands as illustrated on Schedule "B" attached hereto from "Residential Three (R3) Zone" to "Multiple Residential 4 Exception Thirty Holding [R4-30(H)] Zone."
3. THAT the Holding (H) Symbol shall 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, Chapter P.13, as amended. The Agreement shall address matters including but not limited to: plans and/or other documentation pertaining to site planning and design; architectural, building and landscape design; road widening; vehicular parking and access; infrastructure and servicing; parkland dedication, and performance measures (re: financial securities and regulations for construction, maintenance, and use).
4. THAT Schedule "B" attached hereto is hereby made part of this By-law as fully and to all intents and purposes as though recited in full herein.
5. THAT this By-law shall come into force and effect upon final passing hereof, subject to the provisions of the *Planning Act*, R.S.O. 1990, Chapter P.13.

READ and passed in Open Council on this 1st day of October 2018.


MAYOR


MUNICIPAL CLERK

Schedule "B"



Area to be changed from
 "Residential Three (R3) Zone" to
 "Multiple Residential 4 Exception
 Thirty Holding [R4-30(H)] Zone"