



THE CORPORATION OF THE TOWN OF COBOURG

BY-LAW NUMBER 060-2019

A BY-LAW TO AMEND ZONING BY-LAW NUMBER 085-2003 (EAST VILLAGE PHASE 5, LANDS GENERALLY AT THE NORTH-WEST CORNER OF KING STREET EAST AND WILLMOTT STREET)

WHEREAS the Council of the Corporation of the Town of Cobourg held a Public Meeting in accordance with the Planning Act, R.S.O. 1990, c.P. 13, as amended, on the 24th day of June, 2019 regarding an application by RFA Planning Consultant Inc. on behalf of JMCD Holdings Inc. to re-zone an 11.87 ha parcel of land at the north-west corner of King Street East and Willmott Street (hereinafter referred to as the "Subject Lands") to permit a residential subdivision;

AND WHEREAS the Council of the Corporation of the Town of Cobourg duly considered all public submissions, the Director of Planning & Development's reports and all other relevant background information surrounding the subject matter, and deems it advisable to amend the Town of Cobourg Zoning By-law, subject to detailed regulations to address development matters including but not limited to land use permissions, building types and lot provisions;

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

1. That By-law No. 85-2003, Section 10 is hereby amended by the addition of the following new subsection:

10.2.31 Multiple Residential 4 Exception 31 Holding (R4-31[H]) Zone"

10.2.31.1 Defined Area:

(R4-31[H]) as shown on Schedule 'A', to this by-law.

10.2.31.2 Permitted Uses:

The uses permitted in Section 10.1.1 and 10.1.2

10.2.31.3 Permitted Buildings and Structures

The buildings and structures permitted in Section 10.1.3 in addition to the following:

- i) Up to four (4) apartment and/or multiple dwellings on one lot, including dwellings for senior citizens and/or the disabled.

10.2.31.4 Regulations for Permitted Uses in the R4-31 Zone

The regulations of Section 10.1 shall apply with the exception of the following:

- i) **Lot Frontage**

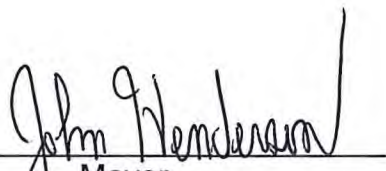
48 m min.

ii) Front Yard

3 m (9.8 ft.) minimum

2. That Schedule 'A', Map 5, attached to and forming part of By-law No. 85-2003, is hereby amended by changing the zone category of the lands generally located at the north-west corner of King Street East and Willmott Street 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" as illustrated on Schedule "B" attached hereto.
3. The Holding (H) Symbol shall not be removed by Cobourg Municipal Council until the Owner(s) has received approval of all applicable plans, drawings, and other related documentation by the Municipality and following the execution of a Subdivision Agreement and/or a Development Agreement with the Municipality and/or other authority having jurisdiction. The Agreement(s) shall address technical matters both internal and external to the Subject Lands, including but not limited to: plans and/or other documentation pertaining to the architectural, landscape and urban design; vehicular access, parking, site circulation, pedestrian connections and access; infrastructure and servicing; fencing and buffering; and, performance measures (re: financial securities and regulations for construction and use), all to the satisfaction of the Municipality.
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. 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, c. P. 13, as amended.

READ and passed in Open Council on this 9th day of September, 2019.



Mayor



Municipal Clerk

Certified that this is a true copy of By-law 060-2019 as enacted and passed by the Council of the Corporation of the Town of Cobourg on 9th day of September, 2019.

Municipal Clerk

SCHEDULE "B"



To be changed from "Development (D) Zone" to "Multiple Residential Four Exception 29 Holding [R4-29(H)] Zone"



To be changed from "Development (D) Zone" to "Multiple Residential Four Exception 31 Holding [R4-31(H)] Zone"



To be changed from "Development (D) Zone" to "Open Space (OS) Zone"



Area to remain "Development (D) Zone" under this By-law