



THE CORPORATION OF THE TOWN OF COBOURG

BY-LAW NUMBER 007-2013

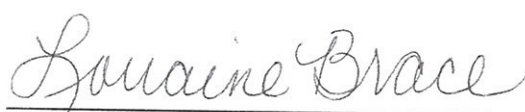
A BY-LAW TO ADOPT AMENDMENT NO. 71 TO THE OFFICIAL PLAN OF THE TOWN OF COBOURG (421 King Street East).

The Municipal Council of the Corporation of the Town of Cobourg, in accordance with the provisions of Section 22 of the Planning Act, R.S.O. 1990, as amended, hereby enact as follows:

- 1) AMENDMENT NO. 71 to the Official Plan of the Town of Cobourg is hereby adopted;
- 2) THIS By-law will come into force and take effect upon final approval of the parts of AMENDMENT NO. 69 to the Official Plan of the Town of Cobourg relevant to Amendment No. 71 in accordance with the requirements of the Planning Act, R.S.O. 1990, c.P. 13 as amended.

READ a first, second and third time and finally passed in Open Council
this 11th day of February, 2013.


MAYOR


MUNICIPAL CLERK

Schedule "A"

**AMENDMENT NO. 71
TO THE OFFICIAL PLAN
OF THE
TOWN OF COBOURG**

**Subject: Mixed Use Area, Vezina Auto Centre
421 King Street East**

**The following text and schedules constitute
Amendment No. 71 to the Official Plan
of the Town of Cobourg**

**Draft: FEBRUARY 4, 2013
Final: FEBRUARY 11, 2013**

**AMENDMENT NO. 71 TO THE OFFICIAL PLAN OF
THE CORPORATION OF THE TOWN OF COBOURG**

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THE STATEMENT OF COMPONENTS

PART I - THE PREAMBLE does not constitute part of the Amendment.

PART II - THE AMENDMENT consisting of the attached schedules and text constitutes Amendment No. 71 to the Official Plan of the Town of Cobourg.

PART III - THE APPENDICES do not constitute part of this Amendment. The appendices contain supporting information and/or background reports which form part of the basis for the Amendment.

PART 1 - THE PREAMBLE

Town of Cobourg Official Plan Amendment No. 71

Draft: February 4, 2013
Final: February 11, 2013

PART I - THE PREAMBLE

1. PURPOSE

This is an amendment to the Official Plan of the Town of Cobourg. The purpose of this Official Plan Amendment is to change the Residential Area designation of the subject lands to Mixed Use Area.

2. LOCATION

The amendment affects the 0.16 ha (0.4 acre) parcel of land, located at 421 King Street East.

3. BASIS

The "Mixed Use Area" designation permits a number of commercial uses and limited residential development. The purpose of this designation is to recognize those existing commercial areas which are oriented to the service of vehicular traffic and require direct access from arterial roads and the exposure afforded by such a location. In addition, the designation is designed to recognize those existing uses, while providing for the transition to a mixed use development form. It permits commercial, institutional, light industrial, office and residential of medium or high density residential as part of a commercial development. It prohibits department store, supermarket and retail commercial uses.

Vezina Auto Centre submitted an application to amend the Land Use Schedule 'A' of OPA 69 which extended the commercial block at Brook Road North and King Street East westwards to the adjacent property to the "Mixed Use Area" designation. The application requests an extension of this designation to include the lands at 421 King Street East.

The application was reviewed in detail, and it was concluded that the proposed amendment is appropriate in principle, conforms to OPA 69, requires the boundary of the Stable Residential Area to be moved, and represents good planning subject to:

- i) the rezoning of the property as part of the Comprehensive Zoning By-law update or a site-specific amendment;
- ii) removing light industrial as a permitted use in said zoning amendment; and
- iii) OPA 69, or the relevant sections thereto, coming into force and effect.

This amendment has been prepared in accordance with the recommendations.

PART II - THE AMENDMENT

Town of Cobourg Official Plan Amendment No. 71

Draft: February 4, 2013
Final: February 11, 2013

PART II - THE AMENDMENT

1. Introduction

All of this part of the document entitled **Part II - The Amendment**, consisting of the following text and attached schedule designated as Schedule "1" constitutes Amendment No. 71 to the Official Plan of the Town of Cobourg.

2. Details of the Amendment

The Official Plan of the Town of Cobourg is hereby amended as follows:

- 2.1 By amending Schedule "A", Land Use Plan, as shown on Schedule 1 to this amendment.

The implementing Zoning By-law shall establish land use restrictions as identified above.

3. Implementation and Interpretation

The implementation and interpretation of this amendment shall be in accordance with the respective policies of the Official Plan of the Town of Cobourg.

Schedule 1



PART III – THE APPENDICES

The Planning Report, dated January 15, 2013, and other supporting documentation associated with Application OPA-1-12 from Clark Consulting Services which formed the basis for the Amendment are held in the offices of the Planning Department, Victoria Hall, 55 King Street West, Cobourg, Ontario, K9A 2M2.