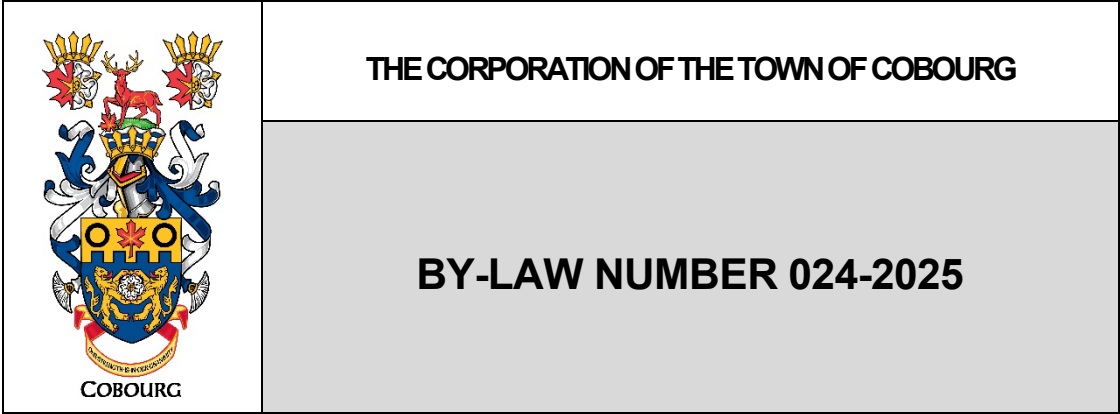




BY-LAW TO AMEND ZONING BY-LAW 85-2003 FOR 253 MATHEW STREET

WHEREAS the Council of the Corporation of the Town of Cobourg deems it advisable to amend By-law Number 85-2003, as amended; and

WHEREAS the Council of the Corporation of the Town of Cobourg convened a Public Meeting on November 13, 2024 to consider submissions regarding the proposed Zoning By-law Amendment in accordance with the provisions under the Planning Act, R.S.O. 1990, C.P. 13, as amended; and

WHEREAS the Council of the Corporation of the Town of Cobourg considered a staff report on the proposed Zoning By-law Amendment on April 23, 2025.

NOW THEREFORE BE IT RESOLVED THAT THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE TOWN OF COBOURG ENACTS AS FOLLOWS:

1. That Schedule ‘A’, Map 2, attached to and forming part of By-law No. 85-2003, is hereby amended by changing the zoning of the subject lands from “Residential 3 (R3) Zone” to “Multiple Residential 4 (R4) Zone”, and Residential 3 Exception 78 (R3-78) as shown on Figure 1 attached hereto.
2. That Section 9.2 is hereby amended to add the following sub-section:

9.2.78 Residential 3 Exception 68 (R3-78) – 253 Mathew Street (southern lot)

9.2.78.1 Regulations for the Uses Permitted in the R3-78 Zone

Notwithstanding the provisions of Section 9.1, the minimum front lot line for the lands in the R3-78 Zone shall be 10.7 m.

In all other respects, the permitted uses and the regulations of the Residential 3 (R3) Zone shall apply.
3. That Figure 1 attached hereto, is hereby made part of this By-law as fully and to all intends and purposes as though recited in full herein.
4. 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 finally passed in Open Council this 30th day of April, 2025.

"Lucas Cleveland"

Lucas Cleveland, Mayor

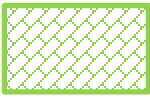
"Brent Larmer"

Brent Larmer, Clerk

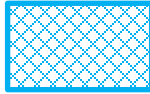
Figure 1



Lands to be rezoned from the Residential 3 (R3) Zone to the Multiple Residential (R4) Zone.



Lands to be remain within the Residential 3 (R3) Zone.



Lands to be rezoned from the Residential 3 (R3) Zone to the Residential 3 Exception 78 (R3-78) Zone.