



THE CORPORATION OF THE TOWN OF COBOURG

BY-LAW NUMBER 015-2014

A BY-LAW TO AMEND ZONING BY-LAW NUMBER 85-2003 (9148 Danforth Road)

WHEREAS the Municipal Council of the Corporation of the Town of Cobourg convened a Public Meeting under the Planning Act, R.S.O. 1990, c.P. 13, as amended, regarding an application for a Zoning By-law Amendment for 9148 Danforth Road;

AND WHEREAS the Council of the Corporation of the Town of Cobourg deems it advisable to amend By-Law Number 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 7 is hereby amended by the addition of the following subsections:

“7.2.3 Residential 1 Exception 3 (R1-3) Zone – 9148 Danforth Road

7.2.3.1 Defined Area

R1-3 as shown on Schedule ‘A’, portion of Map 12 to this By-law

7.2.3.2 Permitted Uses

The uses permitted shall be in accordance with Section 7.1.1 and 7.1.2.

7.2.3.3 Permitted Buildings and Structures

The buildings and structures permitted in Section 7.1.3.

7.2.3.4 Regulations for Permitted Uses in the R1-3 Zone

The regulations of Section 7.1 shall apply to the permitted uses in the R1-3 Zone, with the exception of the following:

i) **Lot Frontage:**

53.09 m (174.18 ft)

ii) **Lot Area:**

0.699 ha (1.7 ac)

- iii) **Lot Coverage:**
10% maximum;
- iv) **Interior Side Yard:**
10 m (33ft) minimum;
- v) **Residential Density:**
Maximum two dwelling units on one lot, which shall include one residential dwelling unit in the accessory building.

7.2.16 Regulations for Detached Accessory Buildings and Structures

The provisions of Section 7.1.16 shall apply with the following exception:

- i) The accessory building existing at the date of passing of this by-law shall be permitted to continue to be used for human habitation.

2. That By-law No. 85-2003, Section 23 is hereby amended by the addition of the following subsections:

"23.2.4 Development Exception 4 (D-4) Zone – Land Parcel Generally East of 9148 Danforth Road

23.2.4.1 Defined Area

D-4 as shown on Schedule 'A', portion of Map 12 to this By-law

23.2.4.2 Permitted Uses, Buildings and Structures in the D-4 Zone

Uses, buildings and structures legally existing at the date of passing of the by-law.

23.2.4.3 Regulations for Uses Permitted in the D-4 Zone

Agricultural use shall not exceed the raising, breeding or caring for ten (10) livestock, fowl and fur-bearing animals and shall not include a farm dwelling.

23.2.4.4 Enlargement or Replacement of Existing Buildings or Structures

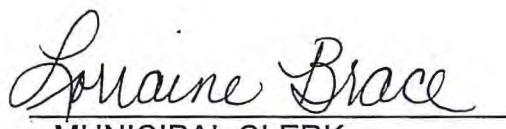
Enlargement of legally existing buildings and structures and erection of new accessory buildings and structures shall not be permitted.

3. That Schedule 'A', Map 12, 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 "Rural Exception One (RU-1) Zone" to "Residential One Exception Three (R1-3) Zone", "Development Exception Four (D-4) Zone".

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.

READ a first, second and third time and finally passed in Open Council
this 10th day of February, 2014.


MAYOR


MUNICIPAL CLERK

Schedule "B"

