

THE CORPORATION OF THE TOWN OF COBOURG

BY-LAW NUMBER 6-2009

A BY-LAW TO AMEND ZONING BY-LAW NUMBER 85-2003 (411 King Street East).

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 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:
 - "10.2.22 **Residential Type 4 Exception 22 (R4-22) Zone - 411 King Street East**
 - 10.2.22.1 **Defined Area**

(R4-22) as shown on Schedule 'A', portion of Map 3 to this By-law.
 - 10.2.22.2 **Permitted Uses**

The uses permitted under Section 10.1.1. and accessory uses permitted under Section 10.1.2.
 - 10.2.22.3 **Permitted Buildings and Structures**

The main building existing as of February 2, 2009 for an apartment or multiple residential dwelling; and accessory buildings and structures for the permitted uses.
 - 10.2.22.4 **Regulations for Permitted Uses in R4-22 Zone**

Regulations of Section 10.1 shall apply to the uses permitted in the R4-22 Zone, in addition the following regulations shall apply:

 - i) Maximum number of dwelling units shall be 6.
2. The removal of the Holding (H) Symbol shall only be considered once the Owner(s) has received approval of all applicable plans, drawings, and other related documentation by the Municipality and all applicable agencies, and after an Agreement has been entered into pursuant to Site Plan Control. Criteria to be considered under Site Plan Control relate to matters prescribed by the Planning Act and Official Plan, including but not limited to: plans and/or other documentation which addresses landscaping, parking, servicing, grading, pedestrian and vehicle connections, environmental protection, road allowance dedication, and a heritage impact study.
3. That Schedule 'A', portion of Map 3, attached to and forming part of By-law No. 85-2003, is hereby amended by changing the zone

category of a portion of the lands known municipally as 411 King Street East from "Institutional Exception 6 (I-6) Zone" to "Residential Type 4 Exception 22 Holding [R4-22(H)] Zone" and "Institutional Exception 6 special policy 84.9 [I-6(sp 84.6)] Zone" to "Residential Type 4 Exception 22 special policy 84.6 Holding [R4-22(sp 84.6)(H)] Zone" as illustrated on Schedule "B" attached hereto.

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.

READ a first, second and third time and finally passed in Open Council this
2nd day of February, 2009.


MAYOR

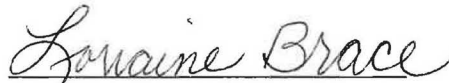

MUNICIPAL CLERK

THE CORPORATION OF THE TOWN OF COBOURG

THE PLANNING ACT

Pursuant to the provisions of The Planning Act, R.S.O. 1990, Chapter P.13, Section 34(22), I hereby declare that notice of passing of By-law Number 006-2009 was given as required by Section 34(18) of The Planning Act and that no notice of appeal to By-law Number 006-2009 was filed under Section 34(19) of The Planning Act.

Dated at Cobourg, Ontario this 27th day of February, 2009.

A handwritten signature in cursive script that reads "Louaine Brace".

L. V. Brace,
Municipal Clerk,
The Corporation of the Town of Cobourg

Respecting 411 King Street East, Cobourg



THE CORPORATION OF THE TOWN OF COBOURG

NOTICE OF THE PASSING OF A ZONING BY-LAW AMENDMENT

TAKE NOTICE that the Municipal Council of the Corporation of the Town of Cobourg passed **By-law No. 006-2009** on the 2nd day of **February, 2009** under Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended.

AND TAKE NOTICE that any person, incorporated group of persons or agency may appeal to the Ontario Municipal Board in respect of the Zoning By-law Amendment by filing with the Clerk of the Corporation of the Town of Cobourg not later than **February 26, 2009** a Notice of Appeal setting out the objection to the Zoning By-law Amendment and the reasons in support of the objection, together with the prescribed fee of \$125.00 for each appeal made payable to the 'Minister of Finance'.

NOTE: Only individuals, corporations and public bodies may appeal a Zoning By-law Amendment to the Ontario Municipal Board. A Notice of Appeal may not be filed by an unincorporated association or group. However, a Notice of Appeal may be filed in the name of an individual who is a member of the association or the group on its behalf. No person or public body shall be added as a party to the hearing of an appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

AN EXPLANATION of the purpose and effect of the Zoning By-law Amendment, describing the lands to which the Amendment apply, and a Key Map showing the location of the lands to which the Amendment applies is attached. The complete Zoning By-law Amendment is available for inspection in The Planning Department, Victoria Hall, 55 King Street West, Town of Cobourg, (905) 372-1005 between the office hours of 8:30 am to 5:00 pm under File No. Z-9/08.

DATED AT THE TOWN OF COBOURG THIS 6th DAY OF FEBRUARY, 2009.

**Lorraine Brace,
Municipal Clerk
Corporation of the Town of Cobourg
Victoria Hall
55 King Street West
Cobourg ON K9A 2M2
(905) 372-4301**

SCHEDULE "B"

BY-LAW NUMBER 6-2009

