

**NOTICE OF THE PASSING OF A BY-LAW
BY THE CORPORATION OF THE TOWN OF COBOURG
TO REGULATE LAND USE PURSUANT TO
SECTION 38(1) OF THE *PLANNING ACT*, R.S.O. 1990, c. P.13**

TAKE NOTICE that the Council of the Corporation of the Town of Cobourg passed Interim Control By-law 069-2026 on September 23, 2026 pursuant to the provision of Section 38(3) of the *Planning Act*, R.S.O. 1990, c. P.13.

THE PURPOSE AND EFFECT of the Interim Control By-law 069-2026 is to direct a study be undertaken within the Town's four Heritage Conservation Districts and on properties that are individually designated under Part IV of the *Ontario Heritage Act*. The purpose of the study is to:

1. Identify the relationship between the broader neighbourhood characteristics and growth pressures facing the Town's heritage districts that may include but not be limited to built form, density, height, massing, lot patterns, landscaping, setbacks, and parking requirements;
2. Identify policy gaps and assess the effectiveness of existing policies in the Official Plan and Comprehensive Zoning By-law 066-2025 in responding to growth pressures, including requests for additional heights and densities within and adjacent to established mature neighbourhoods;
3. Inform the development of policies to establish permitted height, density, massing and architectural requirements, landscaping, setbacks, parking requirements, defined adjacency policies, within the ICBL study area.

The Interim Control By-law will be in effect until September 23rd, 2027, unless repealed by a By-law approved by Council before that date. Council has authority to extend the period during which this by-law shall be in effect for a further period of one (1) year.

A copy of the By-law is enclosed and is available for viewing in the Development Services office located on the second floor of Victoria Hall between 8:30 a.m. and 4:30 p.m. Monday to Friday. The lands subject to By-law 069-2026 are shown below in Figure 1 - Key Map.

IF YOU WISH TO APPEAL the decision of the Town of Cobourg to the Ontario Land Tribunal (OLT) in respect to this Interim Control By-law, you may do so within fifty (50) days of the passing of the By-law, being **Wednesday, September 23, 2026**. You may file a notice of appeal with the Municipal Clerk of the Corporation of the Town of Cobourg via

the OLT e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service> by selecting Cobourg (Town) as the Approval Authority or by mail to the Town Clerk at the mailing address provided below no later than 4:30 p.m. on **Thursday, November 12, 2026**. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. If the e-file portal is down, you can submit your appeal to the Municipal Clerk for the Town of Cobourg.

WHO CAN FILE AN APPEAL

Only individuals, corporations and public bodies may appeal an interim control by-law to the OLT. 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.

The Notice of Appeal must:

- i. set out the objection to the by-law and the reasons in support of the objection; and
- ii. be accompanied by the fee of \$1,100 (or as otherwise prescribed by the OLT) per application. The appeal fee can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the OLT or request a fee reduction for an appeal, forms are available from the OLT website at <http://www.olt.gov.on.ca>.

Visit <https://olt.gov.on.ca/appeals-process/> for more information.

ADDITIONAL INFORMATION

For more information about this matter, contact the Development Division: planninginfo@cobourg.ca; Victoria Hall, 55 King Street West, Town of Cobourg, (905) 372-1005 between the office hours of 8:30 am and 4:30 pm.

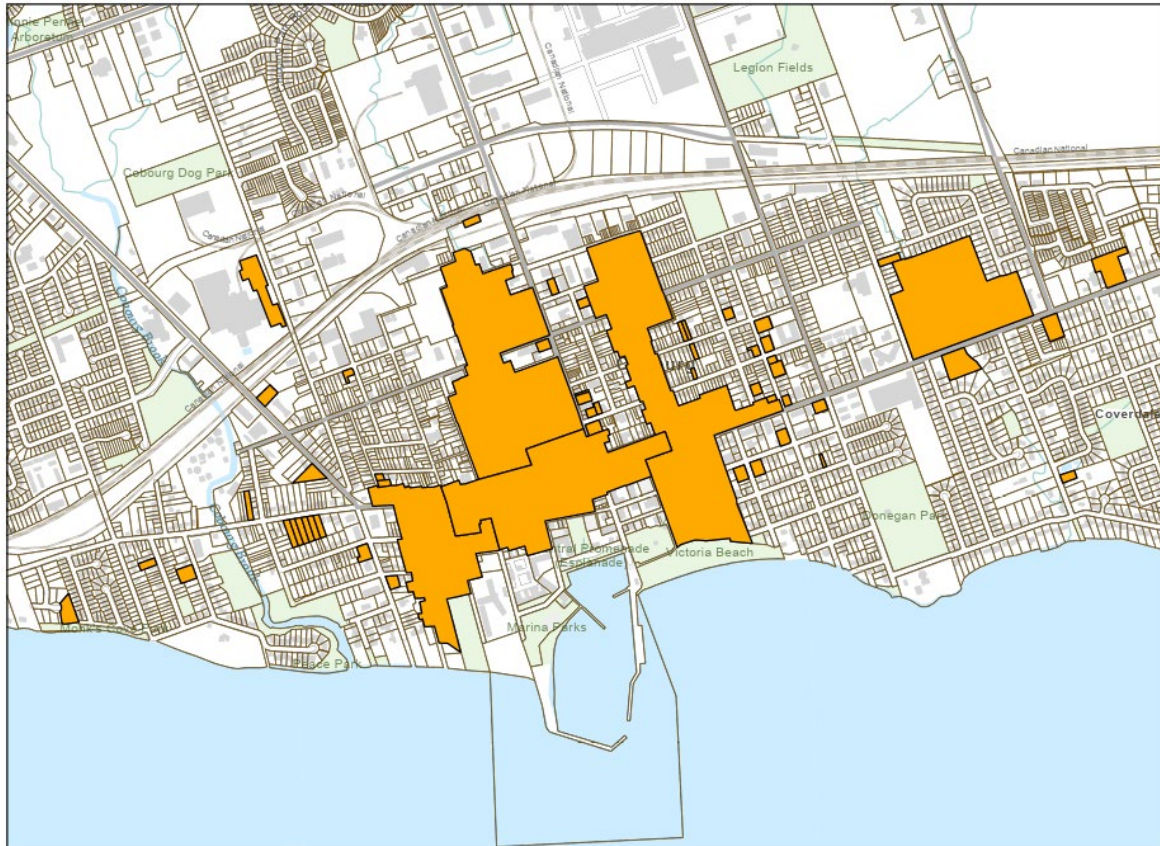
The last day for filing a notice of appeal is Thursday, November 12, 2026.

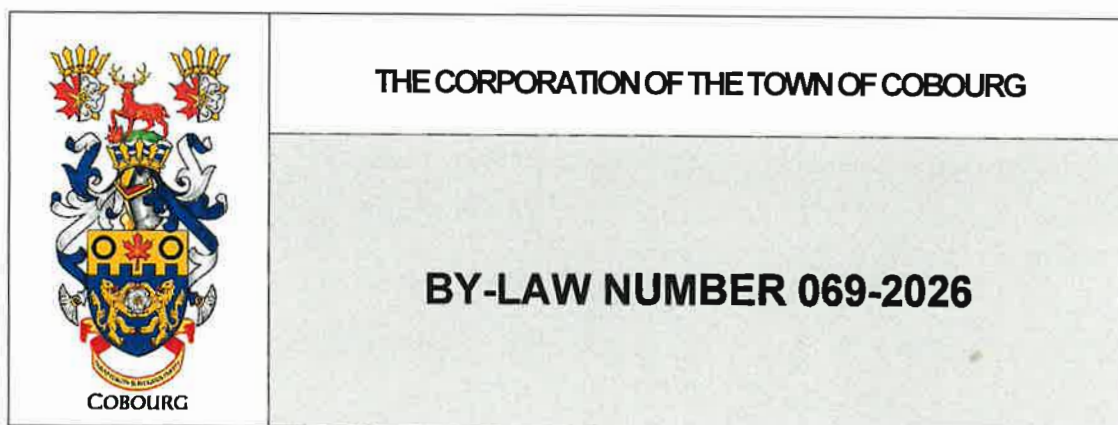
Dated at the Town of Cobourg this 30th day of September, 2026.

Brent Larmer, Municipal Clerk
Victoria Hall
55 King Street West
Cobourg ON
K9A 2M2

Figure 1

Key Map of Lands Subject to the Interim Control By-law (By-law No. 069-2026)





BEING AN INTERIM CONTROL BY-LAW FOR THE CORPORATION OF THE TOWN OF COBOURG UNDER SECTION 38 OF THE PLANNING ACT, R.S.O. 1990, c. P.13, AS AMENDED

WHEREAS Section 38 of the Planning Act, R.S.O. 1990, c. P.13, as amended, authorizes the council of a municipality to pass an interim control by-law where the council has directed that a review or study be undertaken in respect of land use planning policies in the municipality, or in any defined area or areas thereof; and

WHEREAS the Council of the Town of Cobourg deems it necessary to enact this Interim Control By-law to provide the Town the time to complete a Mature Neighbourhood Study within the Town's four Heritage Conservation Districts and on properties that are individually designated under Part IV of the *Ontario Heritage Act* to:

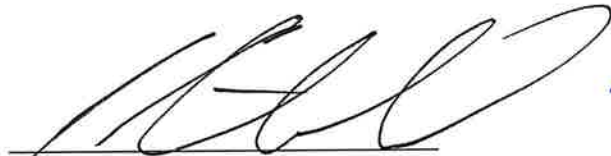
- Identify the relationship between the broader neighbourhood characteristics and growth pressures facing the Town's heritage districts that may include but not be limited to built form, density, height, massing, lot patterns, landscaping, setbacks, and parking requirements;
- Identify policy gaps and assess the effectiveness of existing policies in the Official Plan and Comprehensive Zoning By-law 066-2025 in responding to growth pressures, including requests for additional heights and densities within and adjacent to established mature neighbourhoods;
- Inform the development of policies to establish permitted height, density, massing and architectural requirements, landscaping, setbacks, parking requirements, defined adjacency policies, within the ICBL study area.

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

1. An interim control by-law be placed on lands identified as Heritage Conservation Districts within the Town, as indicated in Schedule A to this by-law, and all lands that are individually designated under Part IV of the *Ontario Heritage Act*, until a Mature Neighbourhood Study is completed and a resulting policy framework is endorsed by Council.
2. Notwithstanding any other by-law to the contrary, no person shall within the Interim Control By-law study area:
 - a. be permitted to construct, alter or expand any building or structure that exceeds the permitted heights and densities established for the underlying property under Comprehensive Zoning By-law 066-2025 save and except where such construction, alteration or expansion is an outcome of a building permit issued in accordance with the applicable zoning by-law regulations currently in effect.

3. This by-law shall come into force and take effect immediately upon its passing by Council and shall be in effect for a period of one year from the date of passage of this By-law, unless this By-law is otherwise extended in accordance with the provision of the Planning Act, R.S.O. 1990, as amended.
4. The Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law, in accordance with the Planning Act, R.S.O. 1990, as amended

READ and finally passed in Open Council this 23rd day of September, 2026.



Lucas Cleveland, Mayor

Brent Larmer, Clerk