



THE CORPORATION OF THE TOWN OF COBOURG

BY-LAW NUMBER 014-2011

A BY-LAW TO AMEND ZONING BY-LAW NUMBER 85-2003 (180 Tremaine Street).

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:

10.2.24 **Multiple Residential 4 Exception 24 (R4-24) Zone – 180 Tremaine Street**

10.2.24.1 **Defined Area**

R4-24 as shown on Schedule 'A', portion of Map 2 to this By-law

10.2.24.2 **Permitted Uses**

The uses permitted under Section 10.1.1

10.2.24.3 **Permitted Buildings and Structures**

- i) apartment dwellings, including an apartment dwelling for senior citizen's and/or the disabled;
- ii) multiple dwellings, including a multiple dwelling for senior citizen's and/or the disabled;
- iii) buildings and structures for public uses in accordance with provisions of Section 5.3.2;
- iv) accessory buildings and structures for the permitted uses.

10.2.24.4 **Regulations for Permitted Uses in the R4-24 Zone**

The regulations of Section 10.1 shall apply except for the following:

- i) **Setbacks from Environment Constraint Zone**
0 m minimum

ii) **Building Height**

2 storeys maximum abutting the west, north and south lot lines, and 3 storeys maximum measured at a minimum distance of 11.5 m (37.7 ft) from the interior side lot lines and 15.0 m (49.2 ft) from the front lot line.

iii) **Peak Building Height**

12.8 m (42.0 ft) maximum to the highest point of the roof assembly, inclusive of mechanical equipment and architectural features, measured at grade level adjacent to the *main front feature* and a minimum distance of 15.0 m (49.2 ft) from a lot line.

iv) **Interior Side Yard**

5.0 m (16.5 m) minimum to the *main building*, and 2.3 m (7.5 ft) minimum from the north lot line to the closest part of a balcony, and 3.65 m (12.0 ft) minimum from the south lot line to the closest part of a balcony.

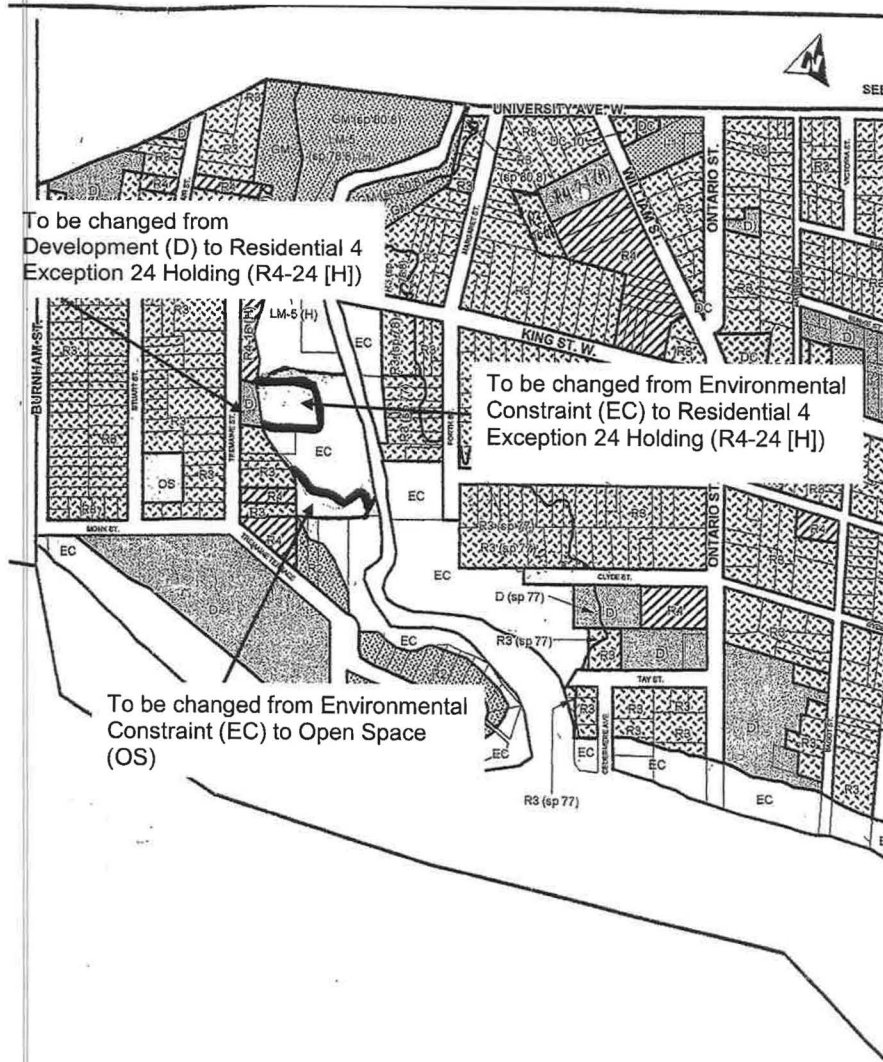
2. That Schedule 'A', Map 2, attached to and forming part of By-law No. 85-2003, is hereby amended by changing the zone category of the lands known municipally as 180 Tremaine Street from "Development (D) Zone" and "Environmental Constraint (EC) Zone" to "Residential 4 Exception 24 Holding (R4-24 [H]) Zone", and from "Environmental Constraint (EC) Zone" to "Open Space (OS) Zone" as illustrated on Schedule "B" attached hereto.
3. The Holding (H) Symbol shall not be removed until the Owner(s) has received approval of all applicable plans, drawings, and other related documentation by the Municipality, and after a Development Agreement has been entered into pursuant to Site Plan Control. The Agreement shall pertain to clauses including but not limited to: plans and/or other documentation which addresses site planning; architectural, building and landscape design; vehicular parking and access; pedestrian connections: infrastructure and servicing; parkland dedication/acquisition; and performance measures (re: construction)
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
7th day of March, 2011.


MAYOR


MUNICIPAL CLERK

SCHEDULE "B"

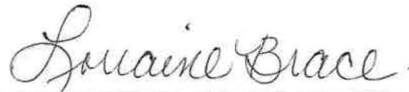


THE CORPORATION OF THE TOWN OF COBOURG

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 014-2011 was given as required by Section 34(18) of The Planning Act and that no notice of appeal to By-law Number 092-2010 was filed under Section 34(19) of The Planning Act.

Dated at Cobourg, Ontario this 6th day of April, 2011.

A handwritten signature in cursive script that reads "Louaine Brace". The signature is written in dark ink and is positioned above a horizontal line.

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

Respecting 180 Tremaine Street, 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. 014-2011** (being a Zoning By-law Amendment) on the 7th day of **March, 2011** 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 **April 5, 2011** 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 applies, 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-12-10.

DATED AT THE TOWN OF COBOURG THIS 17th DAY OF MARCH, 2011.

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

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