

THE CORPORATION OF THE TOWN OF COBOURG

BY-LAW NUMBER 014-2010

A BY-LAW TO AMEND ZONING BY-LAW NUMBER 85-2003 (90-100 Ontario 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 9 is hereby amended by the addition of the following new subsection:

“9.2.13 **Residential Type 3 Exception 13 (R3-13) Zone**

9.2.13.1 **Defined Area**

(R3-13) as shown on Schedule 'A', portion of Map 2 to this By-law.

9.2.13.2 **Permitted Uses**

The uses permitted under Section 9.1.1. and accessory uses permitted under Section 9.1.2.

9.2.13.3 **Regulations for Permitted Uses in R3-13 Zone**

The regulations of Section 9.1 shall apply to the uses permitted in the R3-13 Zone, with the exception of the following regulations:

i) **Building Height:**

9.0 m maximum, measured at grade level adjacent to the *main front feature* or *main entry feature*, whichever is applicable.

ii) **Lot Frontage:**

The lot frontage shall be 11.0 m on a right-of-way.

ii) **Yards:**

North – 7.5 m minimum.

East – 4.0 m minimum, with the exception that the minimum setback from a Residential Zone shall be 7.5 m.

South – 3.0 m minimum.

West – 1.6 m minimum.

9.2.14 **Residential Type 3 Exception 14 (R3-14) Zone**

9.2.14.1 **Defined Area**

(R3-14) as shown on Schedule 'A', portion of Map 2 to this By-law.

9.2.14.2 **Permitted Uses**

The uses permitted under Section 9.1.1. and accessory uses permitted under Section 9.1.2.

9.2.14.3 **Regulations for Permitted Uses in R3-14 Zone**

The regulations of Section 9.1 shall apply to the uses permitted in the R3-14 Zone, with the exception of the following regulations:

i) **Building Height:**

9.0 m maximum, measured at grade level adjacent to the *main front feature* or *main entry feature*, whichever is applicable.

ii) **Garage Setback:**

The front wall of an attached garage that contains an opening for motor vehicle access shall not be located closer to the Ontario Street streetline than the *main front feature* of the dwelling unit.

iii) **Rear Yard Setback:**

1.6 m minimum.

9.2.15 **Residential Type 3 Exception 15 (R3-15) Zone**

9.2.15.1 **Defined Area**

(R3-15) as shown on Schedule 'A', portion of Map 2 to this By-law.

9.2.15.2 **Permitted Uses**

The uses permitted under Section 9.1.1. and accessory uses permitted under Section 9.1.2.

9.2.15.3 **Regulations for Permitted Uses in R3-15 Zone**

The regulations of Section 9.1 shall apply to the uses permitted in the R3-15 Zone, with the exception of the following regulations:

i) **Building Height:**

9.0 m maximum, measured at grade level adjacent to the *main front feature* or *main entry feature*,

whichever is applicable.

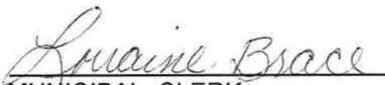
ii) **Garage Setback:**

The front wall of an attached garage that contains an opening for motor vehicle access shall not be located closer to the Ontario Street streetline than the *main front feature* of the dwelling unit.

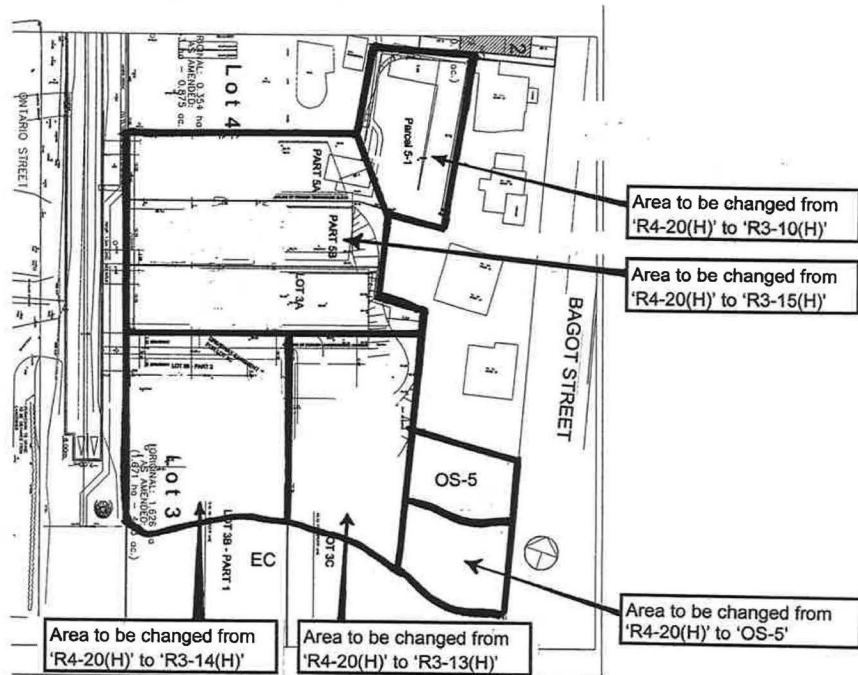
2. The removal of the Holding (H) Symbol shall only be considered once the Municipality approves all applicable plans, drawings, and other related documentation, and after an Agreement has been entered into between the Municipality and the Owner, pursuant to Site Plan Control. Criteria to be considered 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 address landscaping, tree protection, parking, servicing, grading, environmental protection and maintenance, community and streetscape design, building siting and architectural elevations.
3. That Schedule 'A', portion of Map 2, 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 90-100 Ontario Street from "Residential Type 4 Exception 21 Holding [R4-21(H)] Zone" to "Residential Type 3 Exception 10 Holding [R3-10(H)] Zone", "Residential Type 3 Exception 13 Holding [R3-13(H)] Zone", "Residential Type 3 Exception 14 Holding [R3-14(H)] Zone", "Residential Type 3 Exception 15 Holding [R3-15(H)] Zone" and "Open Space Exception 5 (OS-5) 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. That By-law No. 85-2003, Section 10.2.20 is hereby deleted (Residential Type 4 Exception 20).
6. 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
15th day of March, 2010.


 MAYOR


 MUNICIPAL CLERK

SCHEDULE "B"

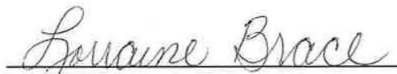


THE CORPORATION OF THE TOWN OF COBOURG

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 014-2010 was given as required by Section 34(18) of The Planning Act and that no notice of appeal to By-law Number 013-2010 was filed under Section 34(19) of The Planning Act.

Dated at Cobourg, Ontario this 9th day of April, 2010.



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

Respecting 90 and 100 Ontario 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. 012-2010 (being a Zoning By-law Amendment) on the 15th day of March, 2010 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 Municipal Clerk of the Corporation of the Town of Cobourg not later than **April 8, 2010**, 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 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 group on its behalf. No person or public body shall be added as a party to the hearing of the 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, are attached. The complete Zoning By-law Amendment is available for inspection in the Planning Department at Victoria Hall (905) 372-1005 during regular office hours under Municipal File No. Z-1-10 (Zoning By-law Amendment).

DATED AT THE TOWN OF COBOURG THIS 19th DAY OF MARCH, 2010.

**Glenn J. McGlashon, MCIP, RPP
Dir. of Planning & Development
The Corp. of the Town of Cobourg
Victoria Hall
55 King Street West
Cobourg, ON
K9A 2M2**