



**A BY-LAW TO ADOPT AMENDMENT NO. 79 TO THE OFFICIAL PLAN OF THE COBOURG PLANNING AREA (New Amherst – Stage 2 Phase 3 – New Amherst Inc.)**

**WHEREAS** the Council of the Corporation of the Town of Cobourg held a Public Meeting in accordance with the Planning Act, R.S.O. 1990, c.P. 13, as amended, on the 17<sup>th</sup>, September 2021 regarding an application by D.M. Wills Associates on behalf of New Amherst Ltd. to amend portions of the 13.5 Hectare parcel of land spanning north to south from County Road Two/Elgin Street West, and east to west from New Amherst Boulevard to the Town of Cobourg west boundary line (hereinafter referred to as the “Subject Lands”); to remove the applicable Minimum Distance Setback (MDS) policies highlighted in Section 13.15 *Overlay Policy Area*, which is shown on in Schedule AA – Lands Use Designation Map in New Amherst Secondary Plan; to re-designate the northern portion of Block 13 from “Neighborhood General” to “Neighborhood Centre” Designation as highlighted under *Schedule AA – Land Use Designation Map*; and lastly, to amend *Schedule BB – Residential Density Map* and portion which is located within part of Block 13 from Low-Density Residential to Medium Density Residential and Neighborhood Commercial density, to permit a residential development consists of 406 units, subject to finalization and further planning approvals for Block 13 and Block A in Draft Plan;

**AND WHEREAS** the Council of the Corporation of the Town of Cobourg duly considered all public submissions, the Director of Planning & Development’s reports and all other relevant background information surrounding the subject matter, and deems it advisable to amend the Town of Cobourg Official Plan, subject to a detailed land use policy framework designed to address streetscape design, building design, height and massing, and pedestrian and vehicular connections;

**NOW THEREFORE** the Municipal Council of the Corporation of the Town of Cobourg, in accordance with the provisions of Sections 17 and 22 of the Planning Act, R.S.O. 1990 as amended, hereby enacts as follows:

- 1) AMENDMENT NO. 79 to the Official Plan of the Town of Cobourg as affixed hereto as Appendix “I” is hereby adopted;
- 2) THIS By-law will come into force and take effect upon final approval in accordance with the requirements of the Planning Act, R.S.O. 1990, c.P. 13, as amended.

READ and passed in Open Council on this 3<sup>rd</sup> day of October, 2022.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Municipal Clerk

Certified that this is a true copy of By-law \_\_\_\_ - 2022 as enacted and passed by the Council of the Corporation of the Town of Cobourg on \_\_\_\_\_, 2022.

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Municipal Clerk