

**AMENDMENT NO. 79  
TO THE OFFICIAL PLAN  
OF THE  
TOWN OF COBOURG**

**Subject: Amendment to the Cobourg Official Plan  
New Amherst Ltd. – New Amherst Stage 2 Phase 3.**

**The following text and schedules constitute  
Amendment No. 79 to the Official Plan  
of the Town of Cobourg**

**September, 2022**

**AMENDMENT NO. 79  
TO THE OFFICIAL PLAN OF  
THE CORPORATION OF THE TOWN OF COBOURG**

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## THE STATEMENT OF COMPONENTS

**PART I – THE PREAMBLE** does not constitute part of the Amendment.

**PART II – THE AMENDMENT** consisting of the attached schedules and text constitutes Amendment No. 79 to the Official Plan of the Town of Cobourg.

**PART III – THE APPENDICES** do not constitute part of this Amendment. The appendices contain supporting information and background reports which form part of the basis for the Amendment.

## **PART I – THE PREAMBLE**

## **PART I – THE PREAMBLE**

### **1. PURPOSE**

The purpose of this Amendment are listed below:

- To remove the applicable Minimum Distance Setback (MDS) policies highlighted in Section 13.15 *Overlay Policy Area and associated map*, which is shown on *Schedule AA – Land Use Designations plan* in New Amherst Secondary Plan;
- To re-designate a portion of Block 13 from “Neighborhood General” designation to “Neighborhood Centre” as highlighted under *Schedule AA – Land use Designation map*; and lastly,
- To amend *Schedule BB – Residential Density Map* a portion of which is located within part of Block 13 from Low-Density Residential to Medium Density Residential and Neighborhood Commercial density

To permit mixed residential use development consist of approximately 406 residential units within the subject property of 13.5 Hectares in area

### **2. LOCATION**

The Site is located on the west side of New Amherst Boulevard and spans north to south from County Road 2/Elgin Street West to Kerr Street. The proposed density and designation changes are located within Block 13 of the Draft Plan of Subdivision and removal of overlay policies are located at the north-west corner abutting the Town Boundary.

### **3. BASIS**

The Site is wholly located within the urban settlement area of Cobourg and is subject to the policies of the Cobourg Official Plan and New Amherst Secondary Plan.

In support of the development proposal, updated technical studies were prepared, including:

- Planning Justification Report, Sub. 3 - *Prepared by D.M.Wills Associates Ltd., July 2022;*
- Full Draft Plan - *Prepared by D.M.Wills Associates Ltd., July 2022;*

- New Amherst Functional Servicing Report - *Prepared by D.M.Wills Associates Ltd., February 2022;*
- New Amherst Traffic impact Study - *Prepared by D.M.Wills Associates Ltd., Ver. 2 Dec 2021;*
- Arborist Report - *Prepared by GSP Group, May 2021;*
- Conceptual Development Plan - *Prepared by GSP Group, May 2021;*
- Conceptual Landscape Plan - *Prepared by GSP Group, June 2021;*
- Geotechnical Investigation Report - *Prepared by GHD Limited, June 2021;*
- Urban Design Brief - *Prepared by GSP Group, June 2021;*

Based on an evaluation of the application and supporting background information relative to the applicable policy and regulatory framework, it was concluded that the amendment to the Official Plan for Block 13 and Section 13.15 would be desirable and represents good planning for the following reasons:

- i) The proposal will satisfy the key directives of the *Planning Act*, Provincial Policy Statement, A Place To Grow Growth Plan, Northumberland County Official Plan and the Cobourg Official Plan, most notably relating to the provision of a full range of housing types in an urban, serviced and built-up area of the municipality at a density of ~78 persons/ha, which conforms to and exceeds the minimum greenfield intensification target of 35 persons and jobs/ha for the Town of Cobourg;
- ii) The Site's close proximity to existing and planned employment and commercial uses, transit and active transportation facilities, and parkland will help promote alternative modes of travel, reduce greenhouse gas emissions and contribute to building a healthy, complete community;
- iii) The amendment contains an appropriate policy framework for the mixed-density block to ensure that the development form creates a high-quality streetscape and protects the character of New Amherst Subdivision and the surrounding neighbourhoods in conformity with the community design objectives of the Official Plan;

This amendment has been prepared in accordance with these conclusions.

## **PART II – THE AMENDMENT**

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### **1. Introduction**

All of this part of the document entitled Part II – The Amendment consisting of the following text and attached schedule designated Schedule “1” and Schedule “2”, constitutes Amendment No. 79 to the Official Plan of the Town of Cobourg.

### **2. Details of the Amendment**

The Official Plan of the Town of Cobourg is hereby amended as follows:

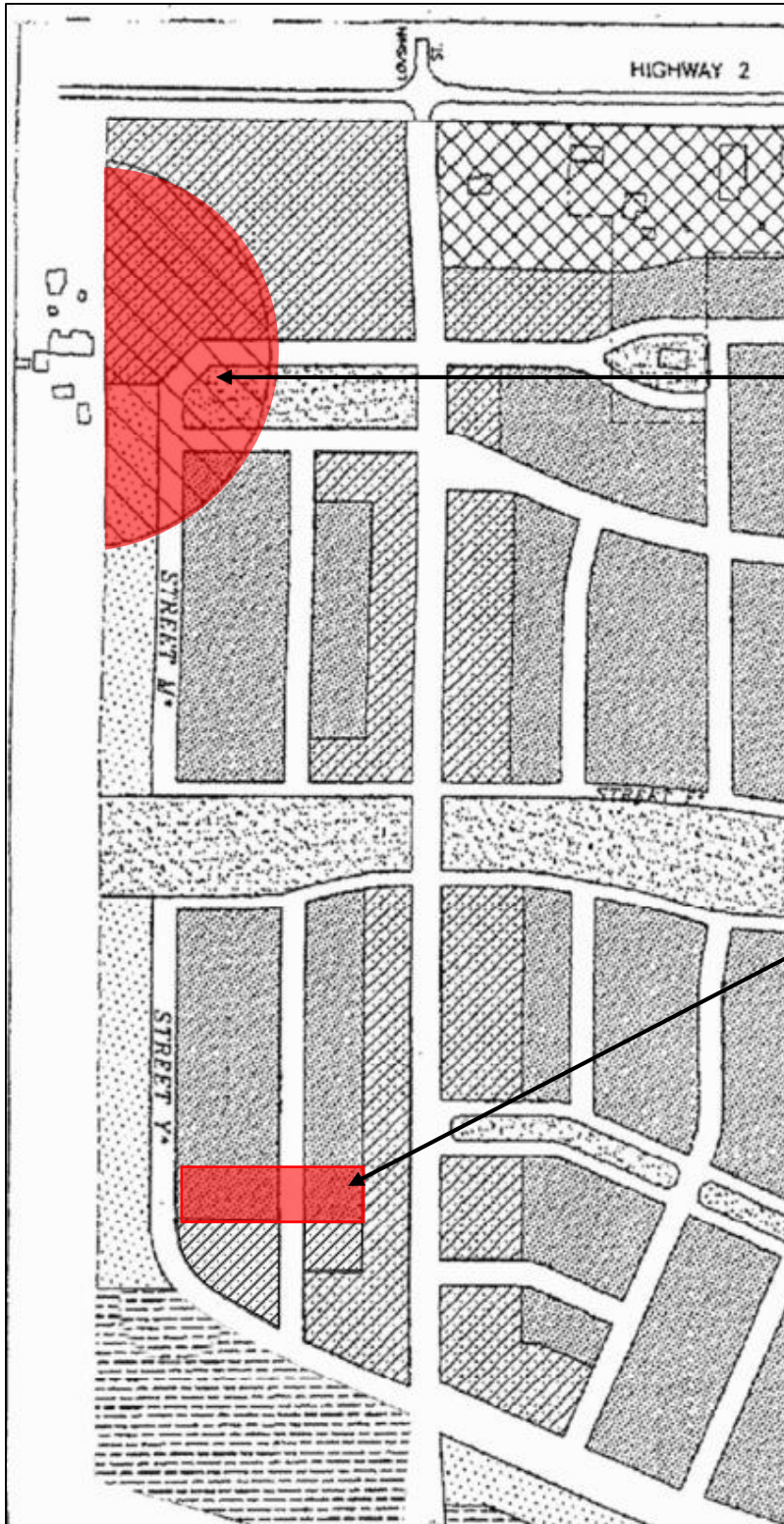
- 2.1 By removing Section 13.15;
- 2.2 By amending Schedule “AA”, Land Use Designation, as shown on Schedule “1” to this amendment; and
- 2.3 By amending Schedule “BB”, Residential Density, as shown on Schedule “2” to this amendment.

### **3. Implementation and Interpretation**

The implementation and interpretation of this amendment shall be in accordance with the respective policies of the Official Plan of the Town of Cobourg.



**Schedule "1"**



**Legend**

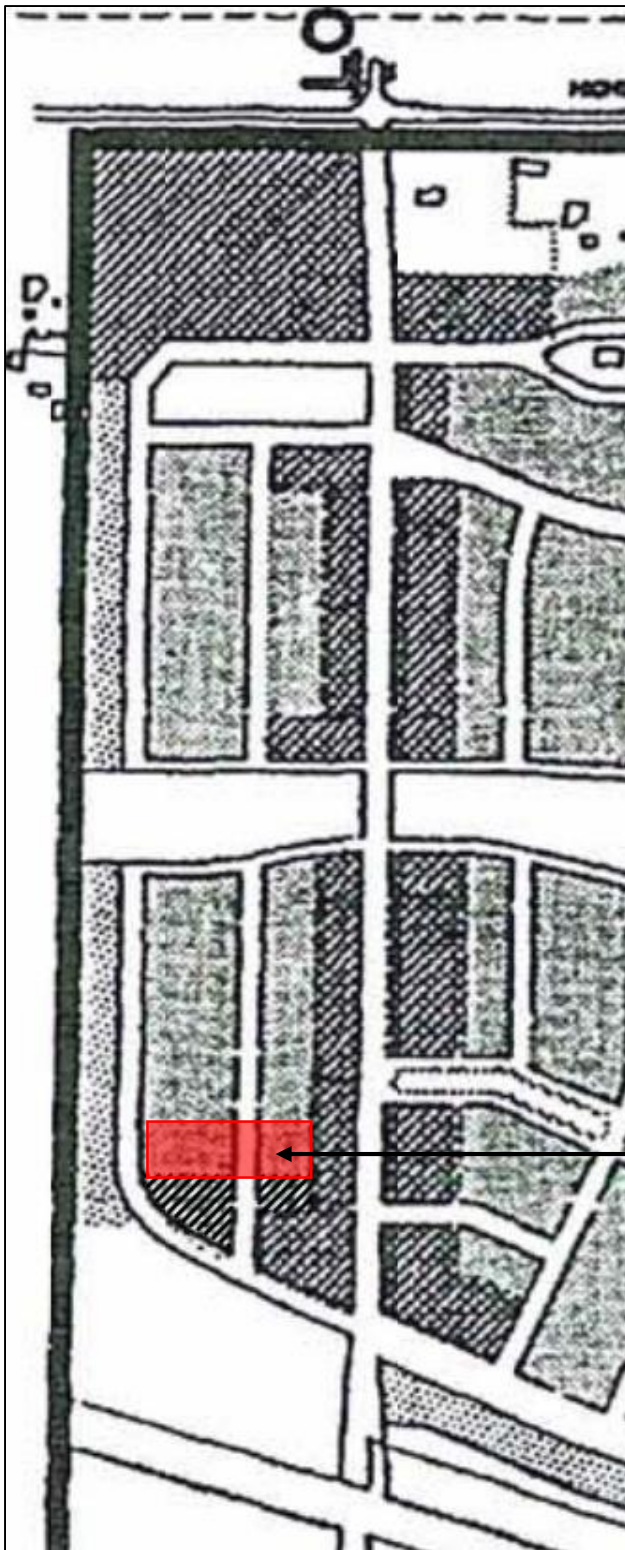
**New Amherst Community  
Secondary Plan**

**Schedule AA – Land Use  
Designations Map**

**Area Subject to Amendment #79 to  
the Cobourg Official Plan – Removal  
of Special Overlay Policy Area and  
Minimum Distance Setback (MDS)**

**Area Subject to Amendment #79 to  
the Cobourg Official Plan – Re-  
designate from "Neighborhood  
General" to "Neighborhood Centre"  
Designation)**

**Schedule "2"**



**Legend**

**New Amherst Community  
Secondary Plan**

**Schedule BB – Residential  
Density**

**Area Subject to Amendment #79 to  
the Cobourg Official Plan –  
To Re-Designate from Low Density to  
Medium Residential and  
Neighborhood Commercial Density**

## **PART III – THE APPENDICES**

The municipal staff Planning Report, dated September 9, 2022, and the following reports and other supporting documentation associated with Application File OPA-01-21 and the proposed Amendment are held in the offices of the Planning Department, Victoria Hall, 55 King Street West, Cobourg, Ontario, K9A 2M2 during regular office hours.

- Planning Justification Report, Sub. 3 - *Prepared by D.M. Wills Associates Ltd., July 2022;*
- Full Draft Plan - *Prepared by D.M. Wills Associates Ltd., July 2022;*
- New Amherst Functional Servicing Report - *Prepared by D.M. Wills Associates Ltd., February 2022;*
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