



**A BY-LAW TO AMEND ZONING BY-LAW NUMBER 85-2003 (265-327 ELGIN STREET EAST – NORTHUMBERLAND COUNTY HOUSING CORP)**

**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 9<sup>th</sup> day of November, 2020 regarding an application by Barry Bryan Associates on behalf of Northumberland County Housing Corporation to approve a Zoning By-law Amendment for the 0.84 ha (2.1 ac) parcel of land at 265-327 Elgin Street East (hereinafter referred to as the “Subject Lands”);

**AND WHEREAS** the Council of the Corporation of the Town of Cobourg duly considered all public submissions, the applicant’s background documentation, the Manager of Planning’s report and all other relevant background information surrounding the subject matter, and deems it advisable to approve an amendment to Comprehensive Zoning By-law No. 85-2003;

**NOW THEREFORE** the Municipal Council of the Corporation of the Town of Cobourg hereby enacts as follows:

1. That By-law No. 85-2003 be amended and a new subsection 10.2.32 be added as follows:

**“10.2.32 Multiple Residential 4 Exception 30 (R4-32) – 265-327 Elgin Street East**

**10.2.32.1 Defined Area**

R4-30, as shown on Schedule A, Map 10 to this By-law.

**10.2.32.2 Permitted Uses**

The uses permitted in Section 10.1.1 and 10.1.2

**10.2.32.3 Permitted Buildings and Structures**

In addition to the buildings and structures permitted in Section 10.1.3, more than one multiple dwelling is permitted on a lot and may include stacked townhouses.

**10.2.32.4 Regulations for Uses in the R4-32 Zone**

The regulations of Section 10.1 shall apply to the uses permitted in the R4-32 Zone, with the exception of the following special provisions:

(i) **Front Yard (abutting Elgin Street)**

3.0 m minimum and regardless of Section 5.15 and 5.16, fences located in the front yard (Elgin Street East) are permitted at a maximum height of 1.2 m.

(ii) **Parking**

Parking shall be calculated with a minimum 1.25 parking spaces per residential dwelling unit.

(iii) **Zone Boundary**

Notwithstanding any other provisions of this By-law, the regulations for the lands zoned R4-32 shall apply to the entire gross lands located within the boundary of the R4-32 Zone irrespective of the lot lines associated with 265-327 Elgin Street East.

2. That Schedule 'A', Map 10, attached to and forming part of By-law No. 85-2003, is hereby amended by changing the zone category of the lands as illustrated on Schedule "B" attached hereto from "Residential Three (R3) Zone" and "Environmental Constraint (EC) Zone" to "Multiple Residential Four Exception 32 Holding [R4-32(H)] Zone".
3. The Holding (H) Symbol shall not be removed by Cobourg Municipal Council until the Owner(s) has received approval of all applicable plans, drawings, and other related documentation by the Municipality and following the execution of a Development Agreement with the Municipality and/or other authority having jurisdiction. The Agreement shall address technical matters both internal and external to the Subject Lands, including but not limited to: plans and/or other documentation pertaining to the architectural, landscape and urban design; vehicular access, visitor parking, site circulation, pedestrian connections and access; infrastructure and servicing; fencing and buffering; provision of affordable housing; and, performance measures (re: financial securities and regulations for construction and use), all to the satisfaction of the Municipality.
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 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 1<sup>st</sup> day of February, 2021.

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Mayor

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Municipal Clerk

Certified that this is a true copy of By-law 009- 2021 as enacted and passed by the Council of the Corporation of the Town of Cobourg on 1<sup>st</sup> day of February, 2021.

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Municipal Clerk

Schedule 'B'



Area to be changed to "Multiple Residential 4 Exception 32 Holding [R4-32(H)] Zone"

SEE MAP 13

