

BEING A BY-LAW UNDER THE PROVISIONS OF SECTION 34 OF THE PLANNING ACT, R.S.O. 1990, TO AMEND BY-LAW NO. 085-2003, THE COMPREHENSIVE ZONING BY-LAW OF THE TOWN OF COBOURG.

WHEREAS the Council of the Corporation of the Town of Cobourg deems it advisable to amend By-Law 085-2003, as amended, with respect to the lands described in this By-Law; and

WHEREAS Council has conducted a public meeting as required by Section 34(12) of the Planning Act, R.S.O. 1990, as amended, and has determined that no further public meeting is required; and

WHEREAS the matters herein are in conformity with the policies and designations contained in the Official Plans of the County of Northumberland and the Town of Cobourg as are currently in force and effect; and

NOW THEREFORE BE IT RESOLVED THAT THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE TOWN OF COBOURG ENACTS AS FOLLOWS:

1. **THAT** By-Law No. 085-2003, as amended, is hereby amended as follows:
 - a. *Section 10.2 Special Use Regulations is hereby amended by the addition of the following new subsection following 10.2.35:*
 - 10.2.36 Multiple Residential 4 Exception 36 (R4-36) – 867, 869 and 879 William Street**
 - 10.2.36.1 *Defined Area***
R4-36 as shown on Schedule A Map 9 to this By-Law.
 - 10.2.36.2 *Permitted Uses***
The uses permitted in Section 10.1.1 and 10.1.2.
 - 10.2.36.3 *Permitted Buildings and Structures***
 - i) Buildings and structures permitted in Section 10.1.3.*
 - ii) Back-to-Back Dwelling*
 - iii) Accessory structures for the permitted uses.*
 - 10.2.36.4 *Net Density – Apartment Dwelling/Converted Building/Multiple Building/Back-to-Back Dwelling***
37 units per net hectare (15 units per net acres) maximum.
 - 10.2.36.5 *Definitions***
 - i) *“Back-to-Back Dwelling”***
For the lands zoned “R4-36” a “Back-to-Back Dwelling” shall consist of a dwelling attached vertically on 1 or more sides with 2 or more

*dwelling units, with one side being the rear wall
of the dwelling unit.*

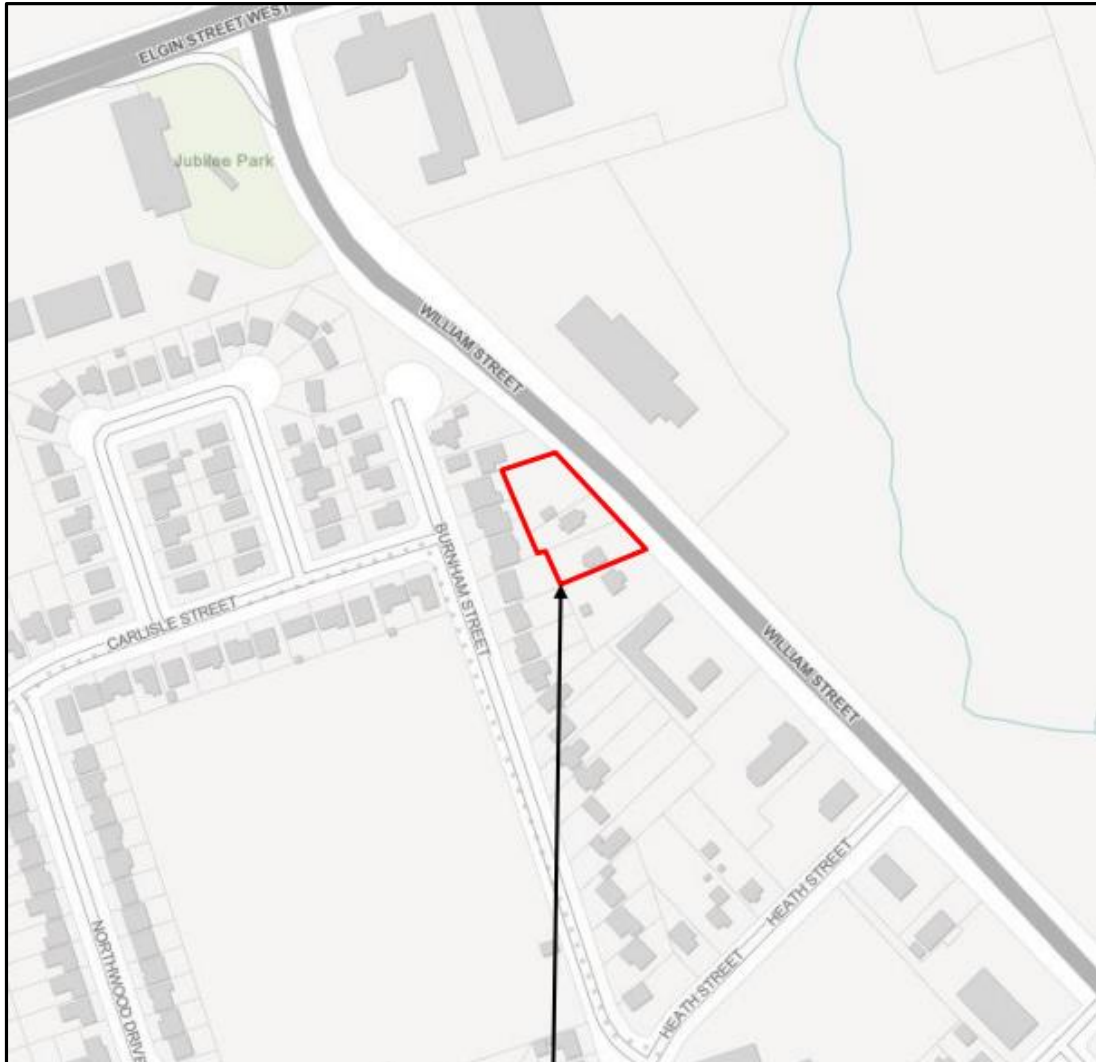
2. **THAT** Schedule A Map 9, attached to and forming part of By-law No. 085-2003, is hereby amended by changing the zone category of the lands known as 867, 869 and 879 William Street from “Residential 2 (R2) Zone” to “Multiple Residential 4 Exception 36 (R4-36) Zone” as illustrated on Figure 1 attached hereto.
3. **THAT** Figure 1 attached hereto is hereby made part of this by-law as fully and to all intents and purposes as though recited in full herein.
4. **THAT** the Clerk is hereby authorized and directed to proceed with giving Notice under Section 34(18) of the Planning Act, R.S.O. 1990, c. P.13, as amended.

READ and finally passed in Open Council this 29th day of October, 2025.

Lucas Cleveland, Mayor

Brent Larmer, Clerk

Figure 1



Area to be rezoned from
"Residential 2 (R2) Zone"
to
"Multiple Residential 4 Exception 36 (R4-36) Zone"