

**A BY-LAW TO AMEND ZONING BY-LAW NUMBER 85-2003 (Select Lands within East Village Phases 3 & 4)**

**WHEREAS** the Municipal Council of the Corporation of the Town of Cobourg convened a Public Meeting in accordance with the Planning Act, R.S.O. 1990, c.P. 13, as amended, on May 14, 2018 regarding an application for a Zoning By-law Amendment for select lands within East Village Subdivision, Phases 3 & 4;

**AND WHEREAS** one public submission in favour of the application was received by the Council of the Corporation of the Town of Cobourg at the Public Meeting;

**AND WHEREAS** the Council of the Corporation of the Town of Cobourg duly considered the public submission and all other relevant information surrounding the subject matter, and now deems it advisable to amend By-Law Number 85-2003, as amended;

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

1. That By-law No. 85-2003, Section 10.2. is hereby amended by the addition of the following subsections:

“10.2.27     **Multiple Residential 4 Exception 29 (R4-29) Zone – Lands within East Village Subdivision, Phases 3 & 4**

10.2.27.1     **Defined Area**

R4-29 as shown on Schedule 'A', portion of Map 5 to this By-law

10.2.27.2     **Permitted Uses and Permitted Accessory Uses**

The uses permitted shall be in accordance with Section 10.1.1 and 10.1.2.

10.2.27.3     **Permitted Buildings and Structures**

- i) one single detached dwelling on one lot;
- ii) one unit of a semi-detached dwelling on one lot;
- iii) one semi-detached dwelling on one lot;
- iv) townhouse dwelling;
- v) accessory buildings and structures for the permitted uses;
- vi) buildings and structures for public uses in accordance with the provisions of Section 5.3.2



15.2.27.4 **Regulations for Permitted Uses in the R4-29 Zone**

The regulations of Section 10.1 shall apply to the permitted uses in the R4- 29 Zone, with the exception of the following:

**Lot Area**

- i) single detached dwelling: 370 sq m (3,982 sq ft) minimum with the exception that up to 2 lots may be 337 sq m (3,627 sq ft) minimum and up to 21 lots may be 363 sq m (3907 sq ft) minimum
- ii) one unit of a semi-detached dwelling: 278 sq m (2,992 sq ft) minimum
- iii) one semi-detached dwelling: 556 sq m (5,985 sq ft) minimum
- iv) townhouse dwelling: 215 sq m (2,314 sq ft) minimum, with the exception that up to 24 lots may be 192 sq m (2,066 sq ft) minimum and up to 8 lots may be 202 sq m (2,174 sq ft) minimum

**Lot Coverage**

- i) single detached dwelling: 45% maximum
- ii) semi-detached dwelling: 50% maximum
- iii) townhouse dwelling: 55% maximum

**Front Yard**

2.5 m (8.2 ft) minimum up to 5.0 m (16.4 ft) maximum, subject to the following provisions:

- i) The wall of an attached garage facing the public street shall not be located closer to the front lot line than either the front porch or the main front entrance of the dwelling unit, whichever is closer to the street.
- ii) The front wall of the dwelling above an attached private garage shall be located no further than 2.5 metres from the front wall of the attached private garage.
- iii) The wall of an attached private garage facing the public street shall be setback a minimum of 5.8 metres from the lot line that the driveway crosses to access the private attached garage. If the driveway does not cross a sidewalk, the minimum setback for the wall of the attached garage shall be 4.5 metres minimum.



### **Garage Width**

The maximum width of an attached garage shall be 4.0 m (13 ft), with the exception that, on a lot equal to or greater than 12.0 m frontage, an attached garage may be a maximum of 5.5 m in width.

### **Driveway Setback**

The minimum setback from a side lot line to a driveway shall be 0.6 m (2.0 ft).

### **Interior Side Yard**

- i) single detached dwelling: 0.75 m (2.5 ft) minimum for a one storey dwelling and 0.45 m (1.5 ft) for each additional storey.
- ii) semi-detached dwelling and townhouse dwelling: no interior side yard shall be required between the common vertical wall dividing one unit from another. The side yard on the other side of the unit shall be in accordance with the provisions for a single detached dwelling.

### **Exterior Side Yard**

3.0 m (9.8 ft) minimum

### **Landscaped Open Space**

Minimum 30% of the lot

### **Building Height**

- i) single detached dwelling and semi-detached dwelling: 2 storeys maximum
- ii) townhouse dwelling: 3 storeys maximum

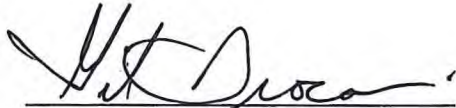
### **Regulations for Accessory Buildings and Structures**

In accordance with the provisions of Section 10.1.19, with the exception that the total lot coverage shall not exceed 55% of the lot area.

2. That Schedule 'A', Map 5, 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 "Multiple Residential 4 Exception Nineteen (R4-19) Zone" to "Multiple Residential 4 Exception Twenty-Nine (R4-29) Zone."

2. 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.
3. 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 and passed in Open Council this 22<sup>nd</sup> day of May, 2018.

  
MAYOR

  
MUNICIPAL CLERK



# Schedule "B"

