



THE CORPORATION OF THE TOWN OF COBOURG

**BY-LAW NUMBER 092-2019**

**A BY-LAW TO AUTHORIZE EXECUTION OF A DEVELOPMENT AGREEMENT WITH 2642301 ONTARIO LTD. & 2363219 ONTARIO LTD., LAKEFRONT UTILITY SERVICES INC. AND THE CORPORATION OF THE TOWN OF COBOURG (311-325 UNIVERSITY AVENUE WEST & 387 WILLIAM STREET, COBOURG)**

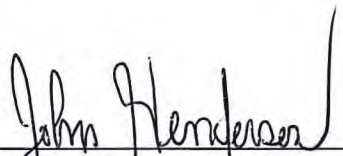
**WHEREAS** Section 41 (7) of the Planning Act, R.S.O. 1990 c. P. 13 as amended provides that a municipality has the authority to enter into one or more agreements dealing with and ensuring the provision of facilities, works or other matters and the maintenance thereof and to ensure that development proceeds in accordance with approved plans and drawings;

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

1. **THAT** the Mayor and Municipal Clerk are hereby authorized and instructed to execute on behalf of the Corporation an agreement with 2642301 Ontario Ltd. & 2363219 Ontario Ltd., Lakefront Utility Services Inc. and the Corporation of the Town of Cobourg for a residential development consisting of a four (4) storey, seventy-one (71) unit apartment building, 311-325 University Avenue West and 387 William Street, Cobourg (the "Subject Lands"), subject to the provision of additional and final site servicing and development details to the written satisfaction of municipal staff and applicable agencies, and prior to the removal of the Holding (H) Symbol by Council, on such matters including, but not limited to, design plans, reports, specifications and requirements pertaining to:
  - the stormwater management system servicing the Subject Lands, particularly the technical specifications and requirements for the sealed underground storm chamber;
  - the discharge of groundwater and/or drainage from the underground (basement) parking garage on the Subject Lands;
  - measures required to improve the existing storm sewer outfall at Factory Creek to prevent erosion;
  - the design specifications and costs associated with the installation of all necessary public infrastructure within University Avenue West and William Street to service the Subject Lands, including but not limited to watermain, sanitary and storm sewer, electrical and other utilities, roads, curbs, municipal sidewalk installation along University Avenue West from Margaret Street to William Street, and the restoration of all works and disturbances within the municipal right-of-way;
  - the final design specifications of sanitary service pipe and pre-insulated pipe servicing the Subject Lands; and,
  - other technical site design details relevant to the development of the Subject Lands, as required.

2. **THAT** this By-law come into effect as of its final passing thereof, and shall expire two (2) years from the date of passing.

Read a first, second, third time and finally passed in Open Council on this 2<sup>nd</sup> day of December, 2019.

  
MAYOR

  
MUNICIPAL CLERK