

THE CORPORATION OF THE TOWN OF COBOURG

PROPOSED COUNCIL RESOLUTION

Town-Wide Official Plan Review and Interim Control By-law

WHEREAS the Town of Cobourg's current Official Plan is the 2010 Five Year Review Consolidation, which was approved by the Ontario Municipal Board in May 2017;

AND WHEREAS the Town's 2026 Operational Plan identifies a **Town Official Plan Update** as a multi-year project, with the Official Plan process to be established in 2026 and a draft Official Plan Update anticipated in 2027;

AND WHEREAS the Town is experiencing significant development and redevelopment pressure, including applications proposing increased residential density, building height, intensification and changes to existing land-use permissions;

AND WHEREAS Council considers it necessary to determine whether the existing Official Plan, zoning framework and related planning policies continue to provide an appropriate planning framework for current and anticipated growth;

AND WHEREAS section 38(1) of the *Planning Act* permits Council, where it has directed by by-law or resolution that a review or study be undertaken respecting land-use planning policies in the municipality, to pass an Interim Control By-law restricting specified uses while the review or study is undertaken;

AND WHEREAS Council considers it necessary to ensure that significant new development does not establish height, density and built-form precedents that could undermine or prejudice the outcome of the comprehensive Official Plan review;

NOW THEREFORE BE IT RESOLVED THAT:

1. Council hereby directs that a comprehensive review and study of the Town of Cobourg's land-use planning policies be undertaken pursuant to section 38(1) of the *Planning Act*.
2. The geographic area of the review shall be **the entire Town of Cobourg**.
3. The review shall form part of and support the Town's comprehensive Official Plan Update already identified in the Town's 2026 Operational Plan.
4. The review shall examine, at minimum:
 - a. residential and mixed-use density;
 - b. maximum building height;

- c. building massing and built form;
- d. setbacks, step-backs and transitions;
- e. intensification policies;
- f. downtown development;
- g. waterfront development;
- h. heritage resources and heritage character;
- i. transportation and traffic;
- j. parking;
- k. water, sanitary and stormwater servicing;
- l. infrastructure capacity;
- m. parks and community facilities;
- n. urban design;
- o. public realm and streetscape;
- p. cumulative impacts of multiple development applications;
- q. appropriate locations for intensification;
- r. housing supply and housing mix; and
- s. consistency with the current provincial planning framework.

1. Staff are directed to prepare a **Town-wide Interim Control By-law pursuant to section 38 of the *Planning Act*** for Council's consideration.
2. The proposed Interim Control By-law shall be designed to temporarily restrict specified forms of development that would materially increase height, density or development intensity while the review is underway.
3. The proposed Interim Control By-law shall not unnecessarily prohibit ordinary development that is already permitted under the applicable zoning by-law and does not materially increase height, density or intensity.

4. Staff shall prepare Terms of Reference for the planning review identifying the technical studies, public consultation, stakeholder engagement and planning analysis required.
5. Staff shall establish a work program intended to complete the planning review and bring forward permanent Official Plan and zoning amendments within the maximum period permitted for an Interim Control By-law.
6. The Mayor and Clerk are authorized to execute any documents necessary to commence the planning review.
7. Staff shall report back to Council with the proposed Interim Control By-law and Terms of Reference.

AND FURTHER THAT Council recognizes that the purpose of the Interim Control By-law is to protect the integrity of the comprehensive planning review and not to determine the merits of any individual development application.