

NOTICE OF COMPLETE APPLICATION & PUBLIC MEETING

Official Plan Amendment & Zoning By-law Amendment
390 King Street East



TAKE NOTICE that the Council for the Town of Cobourg has received complete applications for an amendment to the Official Plan and Zoning By-law No. 066-2025.

AND FURTHER TAKE NOTICE THAT the Council for the Town of Cobourg will hold a public meeting regarding a proposed amendment to the Town of Cobourg Official Plan under Section 22, subsection 17 (15), of the *Planning Act*.

AND FURTHER TAKE NOTICE THAT the Council for the Town of Cobourg will hold a public meeting regarding a proposed amendment to the Town of Cobourg Zoning By-law No. 066-2025, as amended, under Section 34 of the *Planning Act*.

File No.: OP-2026-002 & ZB-2026-004

Applicant: The Planning Partnership on behalf of Highland Hills (Cobourg) Inc.

Civic Address: 390 King Street East

Assessment Roll No.: 1421 000 070 12600 0000

Legal Description: Hamilton Con A Pt Lot 13 Plan Caddy Lots 11 to 20, 23, 24, 27, 28, 31, 32, 35, 36, 39, 40, 43, 44, 47, 48, 52, 56, 60, 64, 68, and Lane South of Lots 23, 24 East Cottesmore Ave RP 39R12499 Part 1

Current Designation: "Major Institutional" & "Special Policy Area"

Proposed Designation: "Major Institutional Special Provision" & "Special Policy Area"

Current Zoning: "Development" (D) & "Development Floodplain" (D[F])

Proposed Zoning: "Residential Two Exception" (R2-X), "Residential Four Exception" (R4-X), "Residential Five Exception" (R5-X), "Corridor Commercial" (CC), "Open Space" (OS), & "Environmental Constraint" (EC)

Public Meeting: Council will be considering the above noted applications at a public meeting scheduled for Wednesday September 16th, 2026 at 5:00 p.m. The public may view the meeting in person or online via the Town of Cobourg live stream (<https://calendar.cobourg.ca/council>). If you wish to participate in the public meeting, you may do so by attending in person in the Council Chambers, 3rd Floor East Wing, Victoria Hall, 55 King Street West, Cobourg. If you would like to speak to an agenda item electronically via Zoom, please email clerk@cobourg.ca no later than 12:00 p.m. the business day prior to the meeting and you will be registered as a virtual speaker.

Purpose and Effect of the Application(s): The Official Plan Amendment is seeking approval to amend the designation of the subject lands in order to permit residential, commercial, and open space uses on the subject property, including P26 semi-detached dwellings, 106 street townhouse dwellings, 138 stacked townhouse dwellings, and 700 apartment dwellings in multiple residential buildings up to sixteen storeys and 5,000 square metres of commercial space at the southwest corner of the subject property.

The Zoning By-law Amendment is seeking to change the zoning to implement the proposed Official Plan designations, acknowledge features on the Subject Lands, and to permit the proposed lot sizes, building heights, frontage, and setbacks.

A key map is attached showing the location of the Subject Lands.

Representation: Any person may attend the public planning meeting and make written and/or verbal representation either in support of or in opposition to the proposed applications. Written submissions can be sent electronically to clerk@cobourg.ca prior to the or can be dropped off at Victoria Hall, 55 King Street West, Cobourg. Submit written correspondence following the meeting to planninginfo@cobourg.ca. Please ensure your name and address are included as required for the public record. *Please note that any information provided within written submissions may be made available to the public for review prior to the meeting.*

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Town of Cobourg to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Cobourg before the by-law is passed or subject official plan amendment is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Town of Cobourg before the by-law is passed or subject official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Notice of Passing/Notice of Adoption: A copy of the Notices will be sent to the applicant, and to each person who has filed with the Clerk a written request for the subject Notices.

Additional Information: Additional information relating to the proposed Official Plan Amendment and Zoning By-law Amendment is available in the Planning Department at Victoria Hall during regular office hours and can be sent upon request by email. Please direct inquiries to planninginfo@cobourg.ca.

Dated at the Town of Cobourg this 31st day of July, 2026.

Town of Cobourg – Victoria Hall
55 King Street West, Cobourg, ON, K9A 2M2
905-372-1005 or

Clerks Office
clerk@cobourg.ca

Development Division
planninginfo@cobourg.ca

Official Plan Amendment and Zoning By-Law Amendment
File No.'s: OP-2026-002 & ZB-2026-004
Key Map – 390 King Street East, Cobourg

