



THE CORPORATION OF THE TOWN OF COBOURG

## BY-LAW NUMBER 091-2019

### A BY-LAW TO AMEND ZONING BY-LAW NUMBER 85-2003 (1111 ELGIN STREET WEST).

**WHEREAS** the Municipal Council of the Corporation of the Town of Cobourg convened a Public Meeting on November 25, 2019 in accordance with the Planning Act, R.S.O. 1990, c.P. 13, as amended, regarding an application for a Zoning By-law Amendment for the lands known as 1111 Elgin Street West;

**AND WHEREAS** the Council of the Corporation of the Town of Cobourg duly considered all relevant submissions, the report from the Senior Planner – Development, and all other relevant background information surrounding the subject matter, and deems it advisable to amend the Town of Cobourg Zoning By-law, subject to detailed provisions to address development matters including but not limited to site servicing, landscaping, urban design, and transportation/access considerations, 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 13.2.1 is hereby deleted and replaced with the following:

“13.2.1            **Shopping Centre Commercial Exception 1 (SC-1 Zone (Easterly portion of 1111 Elgin Street West & 1025 Elgin Street West))**

13.2.1.1        **Defined Area**  
SC-1 as shown on Schedule “A,” Map 8 to this By-law.

13.2.1.2        **Permitted Uses**  
The uses permitted in Section 13.1.1 and 13.1.2.

13.2.1.3        **Permitted Buildings and Structures**  
  
The buildings and structures existing at the date of passing of this By-law, plus up to a 930m<sup>2</sup> expansion of the existing primary building in the SC-1 Zone, and permitted freestanding buildings in Section 13.2.1.4 Subsection viii).

13.2.1.4        **Regulations for Permitted Uses in the SC-1, SC-2 and SC-3 Zones**

The regulations of Section 13.1 shall apply to the permitted uses in the SC-1, SC-2 and SC-3 Zones (where applicable), with the exception of the following:

i) **Front Lot Line:**

The front lot line shall be defined as the Elgin Street West (County Road 2) frontage.

ii) **Landscaped Open Space:**

Any areas not used for buildings, structures, parking areas or driveways.

iii) **Driveway Locations:**

Only three (3) driveway entrances/exits will be permitted from Elgin Street West (County Road 2) for the overall lands zoned SC-1, SC-2, and SC-3.

iv) **Parking Requirements:**

Notwithstanding the Parking Regulations of Section 6, the minimum parking required shall be 4.0 spaces per 100 m<sup>2</sup> of gross floor area or portion thereof on the overall lands zoned SC-1, SC-2, and SC-3.

v) **Lot Coverage:**

Total lot coverage of 35% is permitted.

vi) **Lot Area:**

The minimum lot area shall be 1.3 ha.

vii) **Gas Bar:**

One (1) free-standing gas bar is permitted on the lands zoned SC-1 with a maximum 700 m<sup>2</sup> building envelope.

viii) **Free-standing Buildings:**

Three (3) free-standing buildings are permitted in the parking lot area of property zoned SC-1 and shall contain:

- i) Two single storey restaurant buildings; and
- ii) One multi-unit commercial building with a maximum gross floor area of 930 m<sup>2</sup>.

ix) **Financial Institution Use:**

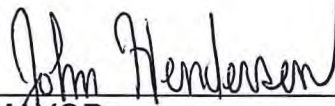
A maximum of one (1) financial institution is permitted on the overall lands zoned SC-1, SC-2, and SC-3.

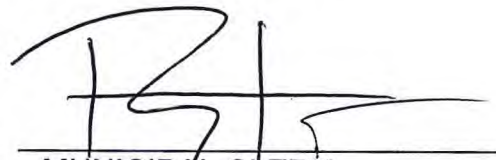
x) **Interior Side Yard**

No interior side yard is required provided a driveway access is provided to the rear yard.

2. **THAT** Schedule 'A', Map 8, attached to and forming part of By-law No. 85-2003, is hereby amended by changing the zone category of the lands generally located on the easterly portion of 1111 Elgin Street West from "Shopping Centre Commercial Exception 1 (SC-1) Zone" to "Shopping Centre Commercial Exception 1 Holding (SC-1[H]) Zone" as illustrated on Schedule "B" attached hereto.
3. **THAT** the Holding (H) Symbol shall not be removed until the Owner(s) has received Site Plan approval of all applicable plans, drawings, and other related documentation by the Municipality, and a Development Agreement(s) has been entered into pursuant to the Planning Act, R.S.O. 1990, c.P. 13, as amended. The Agreement shall address matters including but not limited to: plans, reports and/or other documentation pertaining to site planning and design; architectural, building and landscape design; accessibility facilities; pedestrian connections; vehicular parking and access; infrastructure and servicing; and performance measures (re: financial securities and regulations for construction, maintenance, and use).
4. **THAT** this bylaw 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 2<sup>nd</sup> day of December, 2019.

  
MAYOR

  
MUNICIPAL CLERK

**Schedule "B"**

Area to be changed from Shopping Centre Commercial Exception 1 (SC-1) Zone to Shopping Centre Commercial Exception 1 Holding (SC-1 [H]) Zone

