



# THE CORPORATION OF THE TOWN OF COBOURG

## NOTICE OF THE PASSING OF A ZONING BY-LAW AMENDMENT

**TAKE NOTICE** that the Municipal Council of the Corporation of the Town of Cobourg passed **By-law No. 091-2019** (being a Zoning By-law Amendment) on the **2<sup>nd</sup>** day of **December, 2019** under Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended.

**AND TAKE NOTICE** that any person, incorporated group of persons or agency may appeal to the Local Planning Appeal Tribunal in respect of the Zoning By-law Amendment by filing with the Municipal Clerk of the Corporation of the Town of Cobourg not later than **December 30<sup>th</sup>, 2019** a Notice of Appeal setting out the reasons for the appeal, together with the prescribed fee of \$300.00 for each appeal made payable to the 'Minister of Finance'.

**NOTE:** Only individuals, corporations and public bodies may appeal a Zoning By-law Amendment to the Local Planning Appeal Tribunal. A Notice of Appeal may not be filed by an unincorporated association or group. However, a Notice of Appeal may be filed in the name of an individual who is a member of the association or the group on its behalf. No person or public body shall be added as a party to the hearing of an appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Local Planning Appeal Tribunal, there are reasonable grounds to add the person or public body as a party.

**AN EXPLANATION** of the purpose and effect of the Zoning By-law Amendment and a Key Map showing the location of the lands to which the Amendment applies are attached. The complete Zoning By-law Amendment is available for inspection in the Planning Department, Victoria Hall, 55 King Street West, Town of Cobourg, (905) 372-1005 between the office hours of 8:30 am and 4:30 pm under File No. Z-07-19.

**DATED AT THE TOWN OF COBOURG THIS 10<sup>TH</sup> DAY OF DECEMBER, 2019.**

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## EXPLANATION OF THE PURPOSE AND EFFECT OF THIS ZONING BY-LAW AMENDMENT AND KEY MAP SHOWING THE LOCATION OF THE SUBJECT LANDS

1. This Zoning By-law Amendment has the following purpose and effect:

**THE PURPOSE** of By-law No. 091-2010 is to amend By-law No. 85-2003 (a comprehensive Zoning By-law affecting lands in the Town of Cobourg) by changing the regulations in the Shopping Centre Commercial Exception (SC-1) Zone for the eastern portion of 1111 Elgin Street West (see Key Map below), and changing the zone category of a part of 1111 Elgin Street West, from a “Shopping Centre Commercial Exception 1 (SC-1) Zone” to “Shopping Centre Commercial Exception 1 Holding (SC-1[H]) Zone.”

**THE EFFECT** of By-law No. 091-2019 is to permit a 930 m<sup>2</sup>, freestanding multi-unit commercial building consisting of six (6) units and a drive through facility towards the front of the Subject Lands in the existing parking area (north of Dollarama), and make technical adjustments to the existing site specific zone regulations to reflect existing conditions. The Holding (H) Symbol affixed to the portion of the SC-1 Zone where the new freestanding building is proposed will not be removed until the Owner(s) have 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.

*Note: Cobourg Municipal Council duly considered all relevant submissions, the report from the Senior Planner – Development, and all other relevant background information surrounding the subject matter prior to making its decision. Following the Public Meeting on November 25<sup>th</sup>, 2019, Council approved the Zoning By-law Amendment as described above at its regular meeting on December 2<sup>nd</sup>, 2019.*

2. **A KEY MAP** showing the lands to which this Zoning By-law Amendment applies is included below:

