



# 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. 037-2021** (being a Zoning By-law Amendment) on the 17<sup>th</sup> day of May, 2021 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 **June 17, 2021** a Notice of Appeal setting out the reasons for the appeal, together with the prescribed fee of \$1,100.00 (or \$400 for a reduced appeal fee) for each appeal made payable to the 'Minister of Finance' depending on status. Please contact the Municipal Clerk at [clerk@cobourg.ca](mailto:clerk@cobourg.ca) or (905)372-4301 for more information.

**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 by contacting 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-01-21.

**DATED AT THE TOWN OF COBOURG THIS 28<sup>th</sup> DAY OF MAY, 2021.**

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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. 037-2021 is to amend By-law No. 85-2003 (a comprehensive Zoning By-law affecting lands in the Town of Cobourg) by changing the zone category of the Northumberland Hill's Hospital Vacant Lands at the south-west corner of Burnham Street and DePalma Drive from "Business Park Exception Four (BP-4)" to "Business Park Exception Ten (BP-10)".

**THE EFFECT** of By-law No. 037-2021 is to rezone the subject lands from Business Park Four (BP-4) to Business Park Ten (BP-10) to introduce a new "Medical Clinic" use to the existing permitted list of uses allowed on the vacant 1.91 ha site located at the south-west corner of Burnham Street and DePalma Drive to facilitate the development of the property for a medical arts building and related professional health services in the future.

*Note: Cobourg Municipal Council convened a Public meeting on April 12, 2021 and there were no public submissions made. Cobourg Municipal Council duly considered all information available and concluded that the application satisfactorily addressed the relevant land use planning issues. Council approved the Zoning By-law Amendment as described above at its regular meeting on May 17, 2021.*

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

