



THE CORPORATION OF THE TOWN OF COBOURG

BY-LAW NUMBER 020-2026

BEING A BY-LAW TO AMEND BY-LAW NO. 066-2025 OF THE TOWN OF COBOURG (COMPREHENSIVE ZONING BY-LAW) FOR THE LANDS LOCATED AT 185 FIRST STREET.

WHEREAS section 34 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, (the "Planning Act") permits the Council of local municipalities to pass zoning by-laws for prohibiting the use of land or the erecting, locating, or using of buildings or structures for, or except for such purposes as may be set out in the by-law; and

WHEREAS section 34(10) of the Planning Act, permits the councils of local municipalities to amend such zoning by-laws; and

WHEREAS Council has conducted a public meeting as required by Section 34(12) of the Planning Act, R.S.O. 1990, as amended, and has determined that no further public meeting is required; and

WHEREAS the matters herein are in conformity with the policies and designations contained in the Official Plans of the County of Northumberland and the Town of Cobourg as are currently in force and effect; and

WHEREAS the Council of the Corporation of the Town of Cobourg deems it advisable to amend By-Law 066-2025, as amended, with respect to the lands known municipally as 185 First Street (the "Subject Lands").

NOW THEREFORE BE IT RESOLVED THAT THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE TOWN OF COBOURG ENACTS AS FOLLOWS:

1. That Table 13.1 in By-Law No. 066-2025 be amended to add the following wording:

1	2	3	4	5
Zone	#	Municipal Addresses	Specific Use Permissions or Prohibitions	Special Provisions
MC	17	185 First Street		• Building Height: 12.15 m max; • Bicycle Parking: 0.8 spaces per dwelling unit min; • Structures containing a mechanical penthouse that are located less than 5 m from an exterior wall may be excluded from the calculation of height provided that such a structure does not project more than 4.35 m above the highest point on the roof.

2. That Table 14.2: Holding Zones in By-Law No. 066-2025 be amended to add the following wording:

	Zone Designation	Property/Legal Description	Conditions for Removal	Date Enacted
H4	Main Central Commercial	185 First Street	Submission of an Environmental Site Assessment (ESA) and filing of a Record of Site Condition (RSC) in the Registry by a qualified person as defined in O. Reg. 153/04.	April 22, 2026

3. That Schedule A Map 5 in By-law No. 066-2025, be amended by changing the zone category of the lands known as 185 First Street (Plan Caddy Blk B Pt Lots 3 and 4 Pt Unnumbered Lot E Third St RP 39R11253 Parts 2 and 3) from “Development” (D) and “Development Floodplain” (D[F]) Zones to “Main Central Commercial Exception 17 Holding 4” (MC-17[H4]) and “Main Central Commercial Exception 17 Holding 4 Floodplain” (MC-17[H4][F]) Zone as illustrated on Attachment 1.
4. That this By-law shall come into effect on the 22nd day of April, 2026.

READ and finally passed in Open Council this 22nd day of April, 2026.

“Lucas Cleveland”

Lucas Cleveland, Mayor

“Brent Larmer”

Brent Larmer, Clerk

Attachment 1

