

 COBOURG	THE CORPORATION OF THE TOWN OF COBOURG
	BY-LAW NUMBER 029-2025

A BY-LAW TO AMEND ZONING BY-LAW 85-2003 FOR 156 WILLMOTT STREET

WHEREAS the Council of the Corporation of the Town of Cobourg deems it advisable to amend By-law Number 85-2003, as amended; and

WHEREAS the Council of the Corporation of the Town of Cobourg convened a Public Meeting on April 23, 2025 to consider the proposed Zoning By-law Amendment in accordance with the provisions under the Planning Act, R.S.O. 1990, C.P. 13, as amended; and

WHEREAS the Council of the Corporation of the Town of Cobourg considered a staff report on the proposed Zoning By-law Amendment on May 28, 2025.

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

1. That Schedule ‘A’, Map 4, attached to and forming part of By-law No. 85-2003, are hereby amended by changing the zone category of the lands as illustrated on Figure 1 attached hereto from “Light Industrial Exception 1 (LM-1) Zone’ to “Light Industrial Exception 16 (LM-16) Zone”.
2. That By-law No. 85-2003 is hereby amended by adding the following subsection:

“16.2.16 Light Industrial Exception 16 (LM-16) – 156 Willmott Street

16.2.16.1 Defined Area

LM-16 as shown on Schedule “A”, Map 4 of this By-law.

16.2.16.2 Permitted Uses

The uses permitted in Section 16.1.1 and 16.1.2. In addition to the permitted accessory uses listed, a private pickleball facility is permitted.

- i) Buildings and structures for public uses in accordance with the provisions of Section 5.3.2;
- ii) Accessory buildings and structures for the permitted uses.

16.2.16.3 Parking

In accordance with the provisions of Section 6, the parking ratio applied for the permitted accessory private pickleball use is “1 space for every 4 persons of design capacity” for a dedicated 8 parking spaces.

16.2.16.4 Additional Regulations for Uses Permitted in the LM-16 Zone

All other provisions of the LM Zoning and By-law No. 85-2003, as amended, shall apply to the lands zoned LM-16.

- 3. That Figure 1 attached hereto is hereby made part of this by-law as fully and to all intents and purposes as though recited in full herein.
- 4. That this By-law shall come into effect on the 28th day of May, 2025, subject to the provisions of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended.

READ and finally passed in Open Council this 28th day of May, 2025.

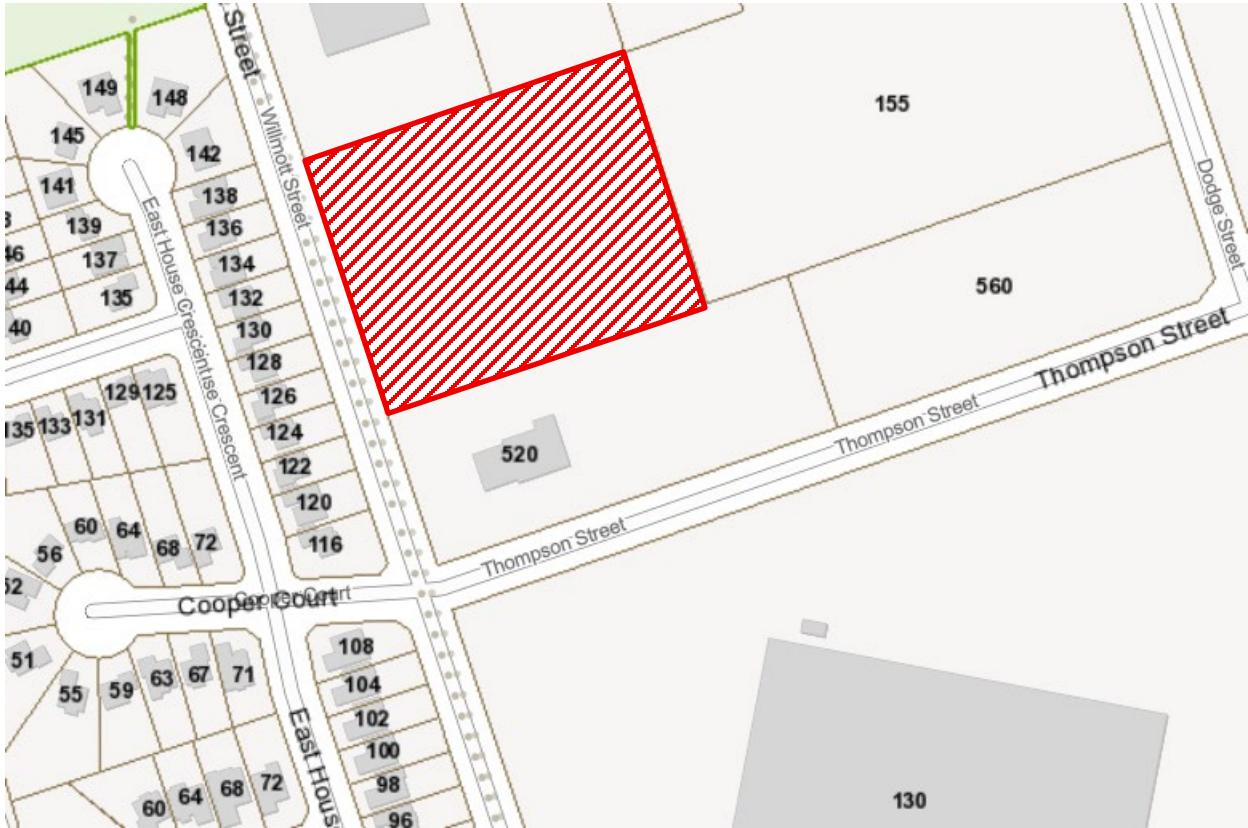
“Lucas Cleveland”

Lucas Cleveland, Mayor

“Kristina Lepik”

Kristina Lepik, Clerk

Figure 1 to By-law 029-2025
An Amendment to Comprehensive Zoning By-law 85-2003, as amended
156 Willmott Street



Lands to be rezoned from the Light Industrial Exception 1 (LM-1) Zone to the Light Industrial Exception 16 (LM-16) Zone.