

A BY-LAW TO AMEND ZONING BY-LAW 85-2003 FOR 149 ELGIN STREET, COBOURG (MINERAL ROAD PROPERTIES INC.)

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 August 28, 2023, to consider submissions regarding 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 June 5, 2024.

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 10, attached to and forming part of By-law No. 85-2003, is hereby amended by changing zoning of the lands from "Environmental Constraint (EC) Zone" and "General Industrial Exception 4 (GM-4)" Zone to "General Industrial Exception 8 (GM-8) Zone" as shown on Figure 1 attached hereto.
2. 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.
3. That By-law No. 85-2003, Section 17.2 is hereby further amended by deleting the General Industrial Exception 4 (GM-4) Zone and adding the following subsection under Section 17.2 thereof:

"17.2.8 General Industrial Exception 8 (GM-8) – 149 Elgin Street East

17.2.8.1 Defined Area:

(GM-8) as shown on Schedule 'A', to this by-law.

17.2.8.2 Permitted Uses:

The uses permitted in Section 17.1.1, 17.1.2 and the following additional permitted uses:

- Vehicle Sales Outlet Use
- Equipment Rental Use

17.2.8.3 Permitted Buildings and Structures:

The buildings and structures permitted in Section 17.1.4.

17.2.8.4 Regulations for Uses Permitted in the GM-8 zone:

The regulations of Section 17 shall apply.”

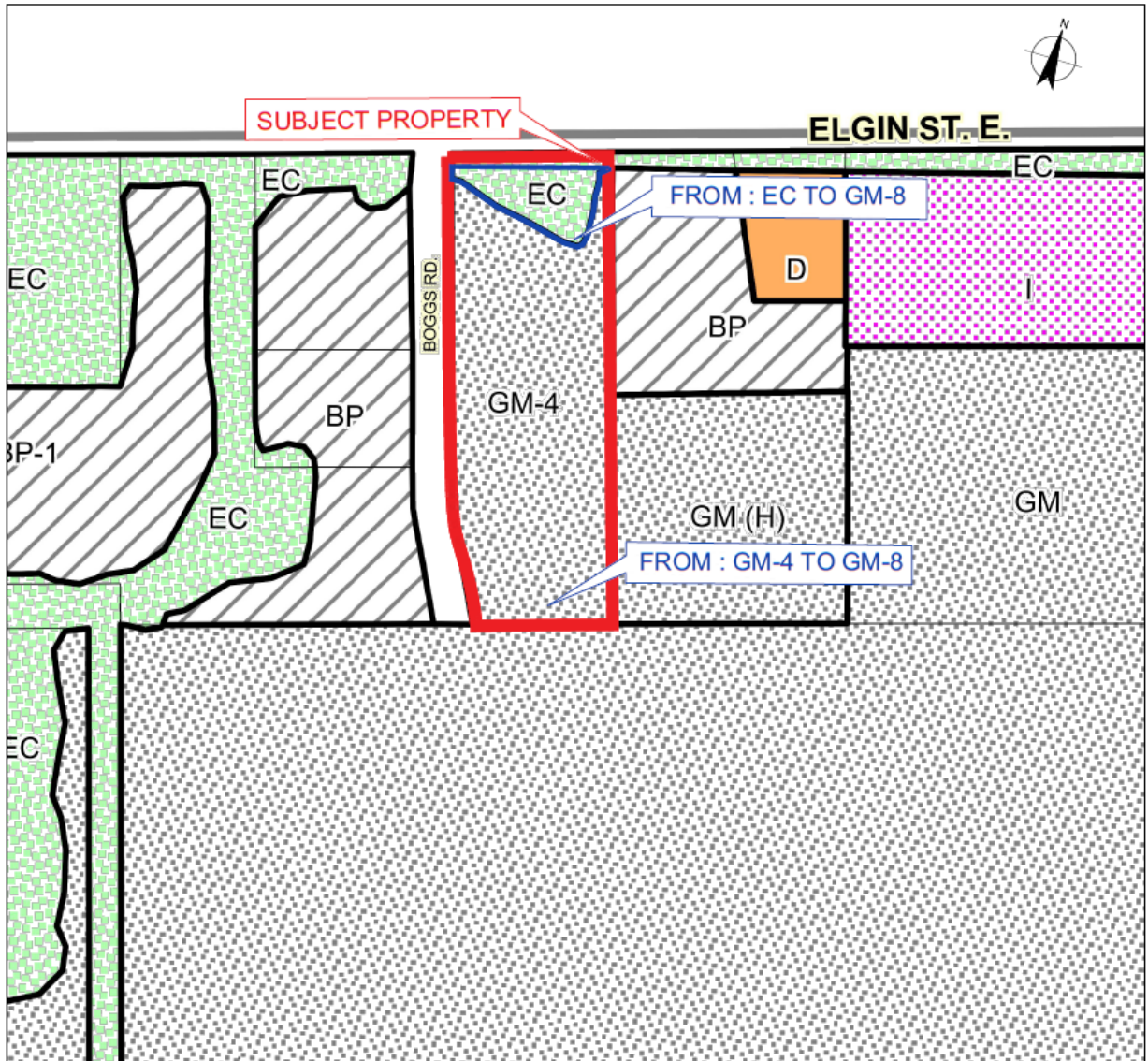
4. That this By-law shall come into force and effect on June 26, 2024, subject to the provisions of the *Planning Act*, R.S.O. 1990, c.P 13, as amended.

READ and finally passed in Open Council this 26th day of June, 2024.

Lucas Cleveland, Mayor

Brent Larmer, Clerk

**Figure 1 to By-law 044-2024
An Amendment to Zoning By-law 85-2003, as amended
149 Elgin Street East**



LEGENDS
 GM - GENERAL INDUSTRIAL
 EC - ENVIRONMENTAL CONSTRAINT