

	<p>THE CORPORATION OF THE TOWN OF COBOURG</p> <p>BY-LAW NUMBER <u>037-2021</u></p>
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**A BY-LAW TO AMEND ZONING BY-LAW NUMBER 85-2003 (NORTHUMBERLAND HILLS HOSPITAL (NHH), CORNER OF BURNHAM STREET AND DEPALMA DRIVE, COBOURG).**

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

**WHEREAS** the owner of the land described in this By-law has requested a rezoning of the subject lands to introduce a new “medical clinic” as a permitted use;

**AND WHEREAS** the Council of the Corporation of the Town of Cobourg convened a Public Meeting on April 12, 2021 to consider submissions regarding the proposed re-zoning in accordance with the provisions of 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 re-zoning on May 10, 2021;

**NOW THEREFORE** the Municipal Council of the Corporation of the Town of Cobourg enacts as follows:

1. That By-law No. 85-2003, Section 18.2 is hereby amended by the addition of the following new subsection:

**18.2.10 Business Park Exception Ten (BP-10) - Southwest Corner of Burnham Street and DePalma Drive**

**18.2.10.1 Defined Area**

BP-10 as shown on Schedule A, to this By-law and attached Schedule B.

**18.2.10.2 Permitted Uses**

Uses permitted in Section 18.2.4.2. and including the following additional use:

- I) Medical Clinic

**18.2.10.3 Prohibited Uses**

The uses prohibited in Section 18.2.4.3

**18.2.10.4 Permitted Building and Structures**

The buildings and structures permitted in Section 18.2.4.4.

**18.2.10.5 Regulations for Uses Permitted in BP-10 Zone**

The regulations of Section 18.2.4.5 shall apply to the permitted uses in the BP-10 zone, with the exception that the following additional regulation shall apply:

**xii) Secondary Uses to a Medical Clinic Use**

- a) Secondary uses to the permitted medical clinic use shall be less than 50% of the gross floor area of the building(s) which houses the primary medical clinic use;
  - b) A medication dispensary is permitted as a secondary use to a medical clinic use up to a maximum of 465 m<sup>2</sup> (5,000 sq.ft).
2. Schedule “B” 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. THIS BY-LAW shall come into force and effect upon final passing hereof, subject to the provisions of the Planning Act, R.S.O. 1990, c. P. 13, as amended.

READ and passed in Open Council this 17<sup>th</sup> day of May, 2021.

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MAYOR

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MUNICIPAL CLERK

SCHEDULE “B”

