



A BY-LAW TO AMEND ZONING BY-LAW NUMBER 85-2003 (420 DIVISION STREET – 2759655 ONTARIO LTD./CANADIAN CENTRE FOR ADDICTIONS)

WHEREAS the Council of the Corporation of the Town of Cobourg held a Public Meeting in accordance with the Planning Act, R.S.O. 1990, c.P. 13, as amended, on the 30th day of November, 2020 regarding an application by Weston Consulting Inc. on behalf of 2759655 Ontario Inc./Canadian Centre for Addictions to approve a Zoning By-law Amendment for the 0.38 ha (0.941 ac) parcel of land at 420 Division Street (hereinafter referred to as the “Subject Lands”);

AND WHEREAS the Council of the Corporation of the Town of Cobourg duly considered all public submissions, the applicant’s background documentation, the Manager of Planning’s report and all other relevant background information surrounding the subject matter, and deems it advisable to approve an amendment to Comprehensive Zoning By-law No. 85-2003;

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

1. That By-law No. 85-2003 be amended and a new subsection 14.2.29 be added as follows:

“14.2.29 District Commercial Exception 29 (DC-29) – 420 Division Street

14.2.29.1 Defined Area

DC-29, as shown on Schedule A, Map 6 to this By-law.

14.2.29.2 Permitted Uses

The uses permitted in Section 14.1.1 and 14.2.2.2 and the following additional uses:

- i) a Rehabilitation/Detox Treatment Centre

14.2.29.3 Regulations for Uses in the DC-29 Zone

The regulations of Section 14.2.2.4 shall apply to the uses permitted in the DC-29 Zone, with the exception of the following special provisions:

- (i) **Rehabilitation/Detox Treatment Centre** – shall mean a private, fee-based facility that primarily offers secure, supervised specialized care, treatment and/or rehabilitation services on an in-patient basis for individuals who are addicted to chemical substances and/or alcohol. Services shall generally include 24-hour accommodation for a

period equal to or greater than seven (7) consecutive days where meals are served to patrons. The premises may also include accessory offices, lounges and meeting rooms. A Rehabilitation/Detox Treatment Centre shall not include a Group Home I or II, Emergency Care Establishment, Medical Clinic, Clinic, Wellness Centre, Boarding or Lodging House, or Hotel/Motel. For the purpose of this use, "secure" shall mean monitored and controlled ingress and egress to the facility at all times.

(ii) **Parking**

Parking shall be calculated with a minimum 0.5 parking spaces per bed.

(iii) **Centre Capacity**

40 Patrons/clients maximum.

2. That Schedule 'A', Map 6, attached to and forming part of By-law No. 85-2003, is hereby amended by changing the zone category of the lands as illustrated on Schedule "B" attached hereto from "District Commercial Exception 2 (DC-2) Zone" to "District Commercial Exception 29 Holding [DC-29(H)] Zone".
3. The Holding (H) Symbol shall not be removed by Cobourg Municipal Council until the Owner(s) has received approval of all applicable plans, drawings, and other related documentation by the Municipality and following the execution of a Development Agreement with the Municipality and/or other authority having jurisdiction. The Agreement shall address technical matters both internal and external to the Subject Lands, including but not limited to: plans and/or other documentation pertaining to the architectural, landscape and urban design; vehicular access, visitor parking, site circulation, pedestrian connections and access; infrastructure and servicing; fencing and buffering; and, performance measures (re: financial securities and regulations for construction and use), all to the satisfaction of the Municipality.
4. That 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.
5. THIS By-law will come into force and take effect upon final approval in accordance with the requirements of the Planning Act, R.S.O. 1990, c.P. 13, as amended.

READ and passed in Open Council on this day of , 2021.

Mayor

Municipal Clerk

Certified that this is a true copy of By-law - 2021 as enacted and passed by the Council of the Corporation of the Town of Cobourg on day of , 2021.

Municipal Clerk

Schedule 'B'

