

 COBOURG	THE CORPORATION OF THE TOWN OF COBOURG	
	STAFF REPORT	
TO:	Mayor and Council	
FROM: TITLE:	Glenn McGlashon Director of Planning & Development	
DATE OF MEETING:	November 20, 2017	
TITLE / SUBJECT:	Application for an Amendment to Zoning By-law 85-2003 New Amherst Boulevard (New Amherst Ltd/GSP Group Inc.)	
REPORT DATE:	November 13, 2017.	File #: Z-09/17

1.0 STRATEGIC PLAN

Objective 4. Managing Sustainable Growth and Development.

2.0 PUBLIC ENGAGEMENT

Section 34 (10.4) and (13) of the Planning Act, RSO 1990, c.P.13, as amended prescribe statutory notice requirements for a complete zoning by-law amendment application, and for the scheduled public meeting or open house.

Notice of a complete zoning by-law amendment application and notice of a public meeting or open house can be provided separately or together. The Municipality is required to give notice by either:

- a) publication in a newspaper that is of sufficient circulation in the area which the application applies; **or**
- b) personal or ordinary service mail to every land owner within 120 metres of the subject land, and by posting a notice, clearly visible from a public highway or other place the public has access on the subject land, or a location chosen by the municipality.

The Municipality is obligated to comply with the notice requirements prescribed by the Planning Act.

3.0 RECOMMENDATION

The following actions are recommended:

- a) That the application be received by Council and referred to the Planning

Department for a report; and,

b) That the notice requirements of the Planning Act, RSO 1990, as amended, be implemented, including the scheduling of a Public Meeting.

4.0 ORIGIN

The Planning Department has received a complete application for an amendment to Comprehensive Zoning By-law No. 85-2003 from Glenn Scheels, GSP Group Inc., on behalf of New Amherst Ltd. for a 1.86 hectare (4.6 ac) area of land on the west side of New Amherst Boulevard, south of the linear park.

5.0 BACKGROUND

The Subject Lands are designated “Neighbourhood Centre” and “Neighbourhood General” in the Town of Cobourg Official Plan (2017) – New Amherst Community Secondary Plan, and zoned “Neighbourhood Mixed Use (NMU) Zone” and “Neighbourhood Residential 2 (NR2) Zone” in the Comprehensive Zoning By-law No. 85-2003. The proposal is to re-zone the subject lands to an “Institutional (I) Zone” to permit the development of a one-storey, 2,600 sq m (28,000 sq ft) elementary school.

6.0 ANALYSIS

This memo is for application receipt notification purposes only and there is subsequently no staff analysis at this time. The application package, including plans and supporting information, is currently being reviewed by the Development Review Team and applicable agencies/committees before being brought back to Council for consideration. Formal public notifications of the application and public meeting will be provided in accordance with Planning Act regulations. Pursuant to the provisions of the Planning Act, if the Municipality fails to approve the Zoning By-law Amendment application within 120 days of receipt, the Owner may appeal the application to the Ontario Municipal Board.

7.0 FINANCIAL IMPLICATIONS/BUDGET IMPACT

There are no anticipated negative financial implications imposed on the Municipality as a result of a Zoning By-Law Amendment. The Owner has submitted the requisite \$5,500.00 application fee and deposit.

8.0 CONCLUSION

The re-zoning application package, including plans and supporting information, is currently being reviewed by the Development Review Team and applicable agencies/committees before being brought back to Council for consideration.

Please contact the Planning Department if you have any questions or concerns.

Yours very truly,
THE CORPORATION OF THE TOWN OF COBOURG

Glenn J. McGlashon, MCIP, RPP
Director of Planning & Development



SCHEDULE 'A'

