



THE CORPORATION OF THE TOWN OF COBOURG

PLANNING DEPARTMENT  
MEMORANDUM

TO:	Mayor and Members of Council Lorraine Brace, Manager of Legislative Services		
FROM:	Desta McAdam, Planner I – Development		
SUBJECT:	Application for Zoning By-law Amendment and Site Plan Approval: 990 – 1000 Division Street, Sobeys Development Ltd. / MHBC Planning Ltd.		
DATE:	July 22, 2015	FILE NO:	ZBA-08-15, SPA-05-15

The Planning Department has received Applications for Zoning By-law Amendment and Site Plan Approval from MHBC Planning Ltd. on behalf of Sobeys Development Ltd. for the redevelopment of 990-1000 Division Street.

The proposal is to redevelop the lands known as 990 – 1000 Division Street to incorporate a new 2,997 m<sup>2</sup> (32,660 ft<sup>2</sup>) version of the Foodland supermarket store as well as a new 371 m<sup>2</sup> (4,000 ft<sup>2</sup>) commercial building on the site. The existing 1,420m<sup>2</sup> (15,288 ft<sup>2</sup>) Foodland building and vacant, 130 m<sup>2</sup> (1,400 ft<sup>2</sup>) commercial building will be demolished. A total of 251 surface parking spaces are proposed.

The Subject Lands are zoned District Commercial in the Comprehensive Zoning By-law No. 85-2003, and designated Shopping Node Area Official Plan. The existing Foodland store is considered a legal non-conforming use with respect to the Zoning By-law, and therefore, the proposed redevelopment and expansion of the supermarket use requires a Zoning By-law Amendment.

The plans are currently being reviewed by the Development Review Team before being brought back to Council for final approval. In accordance with the Planning Act, if the Municipality fails to approve the application for Zoning By-law Amendment within one hundred twenty (120) days after its submission, the Owner may refer the application to the Ontario Municipal Board.

Please contact this Department if you have any questions or concerns.

Respectfully submitted,

**Desta McAdam**

Planner I – Development

# KEY MAP

Subject Lands

