



THE CORPORATION OF THE TOWN OF COBOURG

NOTICE OF COMPLETE APPLICATION CONCERNING PROPOSED OFFICIAL PLAN & ZONING BY-LAW AMENDMENTS AND DRAFT PLANS OF SUBDIVISION/CONDOMINIUM

TAKE NOTICE that the Corporation of the Town of Cobourg has received complete applications for amendments to the Cobourg Official Plan and Comprehensive Zoning By-law (By-law #85-2003) and approval of draft plans of subdivision/condominium by 2020910 Ontario Ltd. (LeBlanc Enterprises) under Sections 22, 34 and 51 of the Planning Act, R.S.O. 1990 c.P. 13, as amended, and Section 9 of the Condominium Act, S.O. 1998, c. 19.

AND FURTHER TAKE NOTICE that the Municipal Council of the Town of Cobourg will hold a Public Meeting regarding the aforementioned applications at a future date to be determined, the notice of which will be provided to the public in accordance with the provisions of the Planning Act, R.S.O. 1990 c.P. 13, as amended.

THE PURPOSE of the applications is to amend the Official Plan and Zoning By-law and approve draft plans of subdivision and condominium for a 2.0 ha (4.95 ac) area of land located on an extension of D'Arcy Street, north of Nickerson Drive (refer to the Key Map below). The Subject Lands are designated "Special Residential", "Environmental Conservation Area" and "Lands to be Retained in Private Ownership" overlay in the Elgin Densmore Secondary Plan, and zoned "Open Space (OS) Zone" and "Environmental Constraint (EC) Zone" in the Comprehensive Zoning By-law No. 85-2003. The applications propose the development of the Subject Lands for 24 single detached dwellings on 15.0 m min. wide freehold lots accessed by a 10.0 m wide common element condominium laneway, which would connect to an extension of D'Arcy Street, north of Nickerson Drive.

IF A PERSON OR PUBLIC BODY does not make oral submissions at the public meeting (date to be determined) or make written submissions to Cobourg Municipal Council, c/o Lorraine Brace, Municipal Clerk, Town of Cobourg, Victoria Hall, 55 King Street West, Cobourg, K9A 2M2 (lbrace@cobourg.ca), before the proposed Amendments and draft plans are approved or refused, the person or public body is not entitled to appeal the decision of Cobourg Municipal Council to the Ontario Municipal Board and may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

IF YOU WISH TO BE NOTIFIED of the decision of the Municipal Council of the Town of Cobourg in respect of the proposed Amendments and draft plans, you must make a written request to the Municipal Clerk of the Town of Cobourg at the address above, indicating the file number(s).

ADDITIONAL INFORMATION which will enable the public to understand the proposed Official Plan and Zoning By-law Amendments & draft plans of subdivision/condominium is available for inspection upon request in the Town's Planning Department at Victoria Hall under **File Numbers OPA-1-14, Z-11-14, and Z-11-14SUB** during regular office hours by contacting Leona Hawley, Administrative Assistant, at (905)372-1005 or lhawley@cobourg.ca.

DATED AT THE TOWN OF COBOURG THIS 13th DAY OF JANUARY, 2015.

Glenn J. McGlashon, B.A.A. M.C.I.P. R.P.P.
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The Corporation of the Town of Cobourg
55 King Street West, Cobourg, Ontario K9A 2M2

