



THE CORPORATION OF THE TOWN OF COBOURG

NOTICE OF COMPLETE APPLICATION CONCERNING PROPOSED OFFICIAL PLAN AMENDMENT, ZONING BY-LAW AMENDMENT AND REVISION TO DRAFT APPROVED PLAN OF SUBDIVISION

TAKE NOTICE that the Corporation of the Town of Cobourg has received complete applications for an amendment to the Official Plan (2002), an amendment to the Comprehensive Zoning By-law (By-law #85-2003), and the revision of a Draft Plan of Subdivision (T14-16001-R) from The Planning Partnership and associated consulting team under Sections 22, 34 and 51 of the Planning Act, R.S.O. 1990 c.P. 13, as amended.

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 application is to amend the Official Plan and Zoning By-law and to approve red-line revisions to a Draft Approved Plan of Subdivision for 107.3 hectares of land generally located in the area of Brook Road North and Elgin Street East and known as the Rondeau lands (refer to the key map below). As per the Town of Cobourg Official Plan (2002), the Cobourg East Community Secondary Plan (OPA #61 and OPA #66), the following Official Plan designations apply to the Subject Lands:

- Official Plan:
 - Residential Area
 - Environmental Constraint Area
 - Development Area 'C'
- Cobourg East Community Secondary Plan:
 - Living Area
 - Environmental Protection
 - Special Study Area Overlay
 - Mixed-Use Main Street Area
 - Additionally, several community uses are identified.

As per the Town of Cobourg's Comprehensive Zoning By-law #85-2003, as amended by By-law #83-2010, the following zone categories apply to the subject lands:

- CER1(H) – Cobourg East Low Density Residential Holding Zone
- CER2(H) – Cobourg East Medium Density Residential Holding Zone
- CER3(H) – Cobourg East High Density Residential Holding Zone
- NC(H) – Cobourg East Neighbourhood Commercial Holding Zone
- CEMU(H) – Cobourg East Mixed Use Holding Zone
- I-8(H) – Institutional Exception 8 Holding Zone
- OS – Open Space Zone
- EC – Environmental Constraint Zone
- D – Development Zone

The proposed amendments would facilitate the phased development of a residential and mixed-use community in the northeast part of Cobourg that will include a total of 7.8 hectares of park space, 25.0 hectares of Environmental Protection lands, and between 1600 and 2000 residential units and mixed-use units on the Subject Lands. Phase 1 of the original Draft Plan of Subdivision, consisting of 216 residential units located in the south-west quadrant of the Subject Lands (south of Elgin Street East), was approved in 2010 and is intended to be revised to include up to 245 units on lands located to the north of Elgin Street East.

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/or the revisions to the Draft Plan of Subdivision 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 to the proposed amendments and/or the revisions to the Draft Plan of Subdivision, 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 that will enable the public to understand the proposed amendments is available for inspection upon request in the Town's Planning Department at Victoria Hall under **File Numbers OPA-02-16 (Official Plan Amendment), Z-07-16 (Zoning By-law Amendment), and Z-07-**

16SUB (Draft Plan of Subdivision) during regular office hours by contacting Kara Euale, Administrative Assistant, at (905) 372-1005 or keuale@cobourg.ca.

DATED AT THE TOWN OF COBOURG THIS 23rd DAY OF JUNE, 2016.

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

KEY MAP

