



THE CORPORATION OF THE TOWN OF COBOURG

NOTICE OF THE PASSING OF AN OFFICIAL PLAN AMENDMENT AND A ZONING BY-LAW AMENDMENT

TAKE NOTICE that the Municipal Council of the Corporation of the Town of Cobourg passed **By-law No. 040-2018** (being Official Plan Amendment No. 76) and **By-law No. 039-2018** (being a Zoning By-law Amendment) on the **23rd** day of **July, 2018** under Sections 17, 22 and 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended.

AND TAKE NOTICE that any person, incorporated group of persons or agency may appeal to the Local Planning Appeal Tribunal in respect of the Official Plan Amendment and/or Zoning By-law Amendment by filing with the Municipal Clerk of the Corporation of the Town of Cobourg not later than **August 20, 2018** a Notice of Appeal setting out the objection to the specific part(s) of the Official Plan Amendment and/or Zoning By-law Amendment to which the appeal applies and the reasons in support of the objection, together with the prescribed fee of \$300.00 for each appeal made payable to the 'Minister of Finance'. The Official Plan Amendment is exempt from approval by the County of Northumberland and the decision of Cobourg Municipal Council is final if a Notice of Appeal is not received before or on the last day for filing a Notice of Appeal.

NOTE: Only individuals, corporations and public bodies may appeal an Official Plan Amendment and/or a Zoning By-law Amendment to the Local Planning Appeal Tribunal. A Notice of Appeal may not be filed by an unincorporated association or group. However, a Notice of Appeal may be filed in the name of an individual who is a member of the association or the group on its behalf. No person or public body shall be added as a party to the hearing of an appeal unless, before the by-law(s) was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Local Planning Appeal Tribunal, there are reasonable grounds to add the person or public body as a party.

AN EXPLANATION of the purpose and effect of the Official Plan Amendment and Zoning By-law Amendment, describing the lands to which the Amendments applies, and a Key Map showing the location of the lands to which the Amendments applies is attached. The complete Official Plan Amendment and Zoning By-law Amendment are available for inspection in the Planning Department, Victoria Hall, 55 King Street West, Town of Cobourg, (905) 372-1005 between the office hours of 8:30 am and 4:30 pm under File No. OPA-02-16 and Z-07-16.

DATED AT THE TOWN OF COBOURG THIS 31st DAY OF JULY, 2018.

**Glenn J. McGlashon, BAA, MCIP, RPP
Director of Planning & Development
Corporation of the Town of Cobourg
Victoria Hall
55 King Street West
Cobourg ON K9A 2M2
(905) 372-1005**

EXPLANATION OF THE PURPOSE AND EFFECT OF THE OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT AND A KEY MAP SHOWING THE LOCATION OF THE SUBJECT LANDS

1. The Official Plan Amendment and Zoning By-law Amendment have the following purpose and effect:

THE PURPOSE & EFFECT of By-law No. 040-2018 (Official Plan Amendment No. 76) and By-law No. 039-2018 (being the Zoning By-law Amendment) is to facilitate the long term, phased development of a residential and mixed-use community on the Subject Lands that will include a total of 8.2 hectares (7.6%) of public park space, 26.6 hectares (25%) of environmental protection lands, 6.8 hectares (7.6%) of stormwater management facilities, and between 1,600 and 1,900 residential and mixed-use dwelling units. General amendments to the Schedules of the Secondary Plan have been implemented to respond to additional study in the Secondary Plan area (and thus apply to areas outside of the Key Map below) as well as reflect the aforementioned development plan. 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/west of Elgin Street East & Brook Road North), was approved in 2010 and has been revised with conditions to include up to 231 units on lands located to the north of Elgin Street East, east of Denton Drive. The Holding (H) Symbol will not be removed from the Zoning By-law by Cobourg Municipal Council until the proponent has received approval of all applicable documentation, including clearance of Draft Conditions of Subdivision Approval and the execution of a Subdivision Agreement. The related Plan of Subdivision file to this Official Plan Amendment and Zoning By-law Amendment is File No. Z-07-2016SUB/14T-160001.

Note: Cobourg Municipal Council considered a total of four (4) submissions from area landowners regarding the land use planning amendments and revised Draft Plan of Subdivision. One submission from a Denton Drive landowner requested clarity on the type of residential units proposed abutting his neighbourhood and the potential for buffering mechanisms being implemented. The abutting land uses to the Denton Drive lands are comparable low density residential dwellings and are considered an appropriate and compatible extension of the existing built form. Landscaping and other buffering measures will be examined during final subdivision review and clearance of Draft Plan Conditions and prior to final approval by Council.

A second submission from a Danforth Road landowner expressed concern for potential compatibility issues with future residential uses proposed adjacent to existing business/industrial land uses along Danforth Road. The proposed land uses abutting the Danforth Road business/industrial lands include low density residential dwellings and a stormwater management facility. These lands are located within "Phase 2" of the Draft Plan and are not subject to Draft Plan Approval at the present time, however a 'placeholder' condition has been included in the Draft Plan Approval conditions for Phase 1 to specify that a land use compatibility assessment will be required prior to draft approval of Phase 2.

A third submission offered comments generally in support of the proposed policy/regulatory approach and revised Draft Plan of Subdivision.

A fourth submission expressed concerns regarding the proposed alignment of the Nagle Road extension contained in the Official Plan Amendment Schedules relative to his landholding on Elgin Street East. The proposed alignment as outlined in the Schedules is 'high level' or conceptual in nature, and is based on extensive evaluation by the project transportation consultant in collaboration with the Town, County and Ministry of Transportation of Ontario (MTO). The exact alignment of this arterial road will be subject to additional study in future years, particularly given the future Nagle Road preliminary interchange design study is now

being implemented by MTO as part of an Environmental Assessment (EA) process for Highway 401, which will greatly influence long range transportation planning in the Secondary Plan area.

Therefore, based on all information available, Cobourg Municipal Council approved the amendments to the Official Plan and Zoning By-law, and granted Draft Approval of the revised Plan of Subdivision for Phase 1 with conditions.

2. **A KEY MAP** showing the lands to which this Official Plan Amendment and Zoning By-law Amendment applies is included below:

