

Applicant: Mason Homes
File No: Z-03-18 SUB; 14T-18001
Municipality: Town of Cobourg
Location: 425 & 425A King St. E.

Date of Decision: October 21, 2019
Date of Notice: October 31, 2019
Last Date of Appeal: November 20, 2019

NOTICE OF DECISION

On Application for Approval of Draft Plan of Subdivision/Condominium
Subsection 51(37) of the Planning Act

Draft Approval of a Plan of Subdivision to the application in respect of the subject lands noted above has been given by the Council of the Corporation of the Town of Cobourg. A copy of the Draft Plan conditions is attached as Appendix "I".

Note: Cobourg Municipal Council considered submissions from area landowners and municipal advisory committees regarding tree protection, landscaping, buffering, stormwater management, drainage, grading, cultural heritage resources and traffic, which were all taken into account by Council during their deliberations on the Draft Plan of Subdivision. Based on the municipal staff report and all other information available to Cobourg Municipal Council, Draft Approval of the Plan of Subdivision was granted by Cobourg Municipal Council with the conditions attached.

Appeals

Notice to appeal the decision to the Local Planning Appeal Tribunal must be filed with the Municipal Clerk of the Corporation of the Town of Cobourg no later than 20 days from the date of this notice as shown above as the last date of appeal.

The notice of appeal should be sent to the attention of the Municipal Clerk, at the address shown below and it must;

- 1) set out the reasons for the appeal; and
- 2) be accompanied by the prescribed fee under the Local Planning Appeal Tribunal Act in the amount of \$300.00, payable by certified cheque to the Minister of Finance, Province of Ontario.

Who can File an Appeal

Only public bodies and those persons listed in Section 51(48.3) of the Planning Act, as amended, (ie. electric or natural gas utility, Ontario Power Generation, Hydro One, railway company, telecommunication provider, etc.) may appeal the decision of the Town of Cobourg in respect of a proposed Plan of Subdivision to the Local Planning Appeal Tribunal. An appeal may not be filed by a person not otherwise prescribed in the Planning Act.

No prescribed person or public body shall be added as a party to the hearing of an appeal of the decision of the Town of Cobourg, including the lapsing provisions or the conditions, or changes to the conditions, unless the prescribed person or public body, before the decision of the Town of Cobourg, made oral submissions at a public meeting or written submissions to the Town of Cobourg Municipal Council or, in the Local Planning Appeal Tribunal's opinion, there are reasonable grounds to do so.

Right of Applicant, Prescribed Person or Public Body to Appeal Conditions

The applicant, the Minister of Municipal Affairs and Housing, or a person listed in Section 51(48.3) of the Planning Act or a public body that, before Cobourg Municipal Council made its decision, made oral submissions at a public meeting or written submissions to the Town of Cobourg, may at any time before the final plan of subdivision is approved appeal any of the conditions imposed by the Town to the Local Planning Appeal Tribunal by filing with the Municipal Clerk of the Town of Cobourg a notice of appeal.

How to Receive Notice of Changed Conditions

The conditions of the approval of a draft plan of subdivision may be changed by the Town of Cobourg at any time before the final approval is given. You will be entitled to receive notice of any changes to the conditions of draft approval of a plan of subdivision if you have:

- 1) made a written request to be notified of changes to the conditions of approval of the Draft Plan of Subdivision.

No notice of changes to the conditions of the approval of a draft plan of subdivision is required by the Town of Cobourg if, in the opinion of the Town, the change(s) to the conditions is minor.

Appeal of Changes to Conditions

The applicant, the Minister of Municipal Affairs and Housing, or a person listed in Section 51(48.3) of the Planning Act or a public body that, before Cobourg Municipal Council made its decision, made oral submissions at a public meeting or written submissions to the Town of Cobourg, may at any time before the final Plan of Subdivision is approved appeal any of the changed conditions imposed by the Town of Cobourg to the Local Planning Appeal Tribunal by filing with the Municipal Clerk of the Town of Cobourg a notice of appeal.

Other Related Application for an amendment to the Official Plan and Zoning By-law

Not Applicable

Getting Additional Information

Additional information about the application is available for public inspection during regular office hours at the Town of Cobourg Planning Department, Victoria Hall, 55 King Street West, Cobourg, (905) 372-1005.

Mailing Address for Filing a Notice of Appeal

The Corporation of the Town of Cobourg
55 King Street West
Cobourg ON K9A 2M2

Attention: Brent Larmer, Municipal Clerk

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Notice of Decision Sent to:

Director
Ministry of Municipal Affairs and Housing
Rockwood House
Postal Bag 2500
8 Estate Lane
Kingston, ON K7M 9A8

Mason Homes
c/o Ashley Mason
1-70 Innovator Avenue
Stouffville ON L4A 0Y2

Brooke Gillispie
County of Northumberland
555 Courthouse Road
Cobourg ON K9A 5J6

Dwayne Campbell
County of Northumberland
555 Courthouse Road
Cobourg ON K9A 5J6

Ken Thajer
Ganaraska Region Con. Authority
P.O. Box 328
Port Hope ON L1A 3W4

Hydro One Networks Inc.
Land Use Planning Section
P.O. Box 4300
Markham, ON L3R 5Z5

Kawartha Pine Ridge District School Board
c/o Stephen Bradshaw
Planner, Planning & Enrolment
Simcoe County District School Board
1170 Highway 26, Midhurst, Ontario, Canada L9X 1N6

Conseil scolaire de district catholique Centre-Sud
110 Drewry Avenue
Toronto, ON M2M 1C8
Tel.: 416 397-6564 ext: 73625

S. Simmons/V van Kampen
428 Foote Crescent
Cobourg ON K9A 4G1

A. Wilson/K. Harrison
440 Foote Crescent
Cobourg ON K9A 1S9

B. Cassidy/A. Bull
44 Brook Road South
Cobourg ON K9A 4G1

K. & J. McNulty
10 Orchard Avenue
Cobourg ON K9A 1S8

L. Jokinen
8 Acadia Drive
Cobourg ON K9A 1T9

P. & A. Lawson
424 Foote Crescent
Cobourg ON K9A 4G1

M. Mutton
423 George Street
Cobourg ON K9A 3M7

R. Massie
38 Brook Road South
Cobourg ON K9A 4G1

G. Brouwer
5 Orchard Avenue
Cobourg ON K9A 1S9

N. Patterson
4 Orchard Avenue
Cobourg ON K9A 1S8

H. Thibodeau
32 Brook Road South
Cobourg ON K9A 4G1

G. Lee
2 Orchard Avenue
Cobourg ON K9A 1S8

H. & I. McPhee
6 Orchard Avenue
Cobourg ON K9A 1S8

T. Pulla
1034 Booth Street
Cobourg ON K9A 5G4

G & K Bird
436 Foote Crescent
Cobourg ON K9A 1S9

L. Temple
3 Orchard Avenue
Cobourg ON K9A 1S9

Cogeco
111 Goodfellow Road
Peterborough, ON K9J 7X1

Mary Jane Patrick
Enbridge Gas Inc., operating as Union Gas
50 Keil Drive North
Chatham, ON N7M 5M1

Canada Post/Postes Canada
Attn: Stephen McGraw
Delivery Service Officer / Agent de Service a la Livraison
P.O Box 8037 Ottawa T CSC
Ottawa, ON K1G 3H6

Dereck Paul, President
Lakefront Utility Services Inc/Lakefront Utilities Inc.
207 Division Street
Cobourg ON K9A 4L3

Bell Canada
Attn: Circulations Intake, Planning & Design
MMM Group Limited
100 Commerce Valley Drive West
Thornhill, ON L3T 0A1

P.V.N.C.Catholic District School Board
1355 Lansdowne Street West
Peterborough, ON K9J 7M3