 COBOURG	THE CORPORATION OF THE TOWN OF COBOURG	
	STAFF REPORT	
TO:	Mayor and Council	
FROM: TITLE:	Desta McAdam, MCIP, RPP Senior Planner – Development	
DATE OF MEETING:	February 18, 2020.	
TITLE / SUBJECT:	Detailed Plans for Draft Plan of Subdivision Clearance: 425 & 425A King Street West Mason Homes Limited	
REPORT DATE:	February 10, 2020.	File #: SUBCL-01-20 14T-180001

1.0 STRATEGIC PLAN

N/A

2.0 PUBLIC ENGAGEMENT

The Planning Act R.S.O 1990, c.P. 13, as amended does not prescribe any statutory public notice or engagement requirements for applications to clear conditions of Draft Plan of Subdivision Approval, as these particular applications are recognized as being a detailed, technical review of matters relating to a draft approved subdivision development, including servicing, grading, stormwater management, landscaping, utility coordination, and agency conditions to name a few.

However, Section 51 (20) of the Planning Act, RSO 1990, c.P.13, as amended prescribes statutory notice requirements for a complete Draft Plan of Subdivision applications and amendments to an approved Draft Plan of Subdivision, and for the scheduling of a public meeting or open house.

The application for Draft Plan of Subdivision was received February 4, 2019. The Notice of Complete Application was circulated on February 28, 2019 and the Public Meeting was held September 23, 2019. The applicant also voluntarily convened a Public Information Meeting at Victoria Hall on April 17, 2019. Council granted draft approval of the Draft Plan on October 21, 2019, and a

Notice of Decision was published on October 31, 2019. No appeals were lodged with the Municipality.

Additionally, the Planning Department provides written notice of complete applications to clear conditions of Draft Plan of Subdivision to Council, and approval of all Subdivision Agreements are considered by Council in open session prior to final approval. Any persons on record as submitting comments to the Town during the initial Draft Plan of Subdivision approval process will be notified of receipt of the application for Clearance of Draft Plan of Subdivision Conditions.

3.0 RECOMMENDATION

The following actions are recommended:

a) That the application be received by Council and referred to the Planning Department for a report.

4.0 ORIGIN

In January 2020, the Planning Department received a complete application for Clearance of Draft Plan of Subdivision Conditions from Mason Homes Limited for a 1.58 ha area of land generally located on the south side of King Street East, east of Brook Road South, known municipally as 425 and 425A King Street East (the "Subject Lands").

5.0 BACKGROUND

The Subject Lands consist of a 1.58 ha parcel of vacant land generally located on the south side of King Street East, east of Brook Road South, known municipally as 425 and 425A King Street East. The approved Draft Plan of Subdivision provides conditional approval for the creation of a twenty-seven (27) freehold townhouses over five (5) blocks, accessed by a Municipal road connection between Orchard Avenue and King Street East. See **Schedule "A"** Key Map.

The Subject Lands are designated as "Mixed Use Area" in the Town of Cobourg Official Plan (2017), and zoned "Multiple Residential 4 Exception 4 Holding (R4-4 (H)) Zone", in the Comprehensive Zoning By-law No. 85-2003.

The application provides technical details relating to the subdivision development, which will consist of twenty-seven (27) dwelling units, with associated public right-of-way and green space buffer. See **Schedule "B"** Draft Plan of Subdivision.

The following plans and reports have been submitted in support of the applications:

- Topographical Survey, prepared by IBW Surveyors, May 25, 2017
- Detailed Engineering Plans, prepared by GHD, December 2019;

- Landscape Plans, prepared by JDB Associates Ltd., December 2019;
- Landscape Design Brief, prepared by JDB Associates Ltd.;
- Stormwater Management Report, prepared by GHD, December 2019;
- Storm Sewer Design Sheet and Sanitary Sewer Design Sheet, prepared by GHD, dated December 2019.

6.0 ANALYSIS

This memo is for application receipt notification purposes only and there is subsequently no staff analysis at this time. The application package is being circulated to the Development Review Team and applicable agencies/committees for review and comment before being brought back to Council for consideration.

7.0 FINANCIAL IMPLICATIONS/BUDGET IMPACT

There are no anticipated negative financial implications imposed on the Municipality as a result of the applications. The Owner has submitted the requisite \$7,850.00 in application fees and deposits.

8.0 CONCLUSION

The application package is being circulated to the Development Review Team and applicable agencies for review and comments before being brought back to Council for consideration.

9.0 POLICIES AFFECTING THE PROPOSAL

The primary policies affecting this application relate to the Mixed Use Area policies, and the Community Design and Improvement policies of the Cobourg Official Plan.

10.0 COMMUNICATION RESULTS

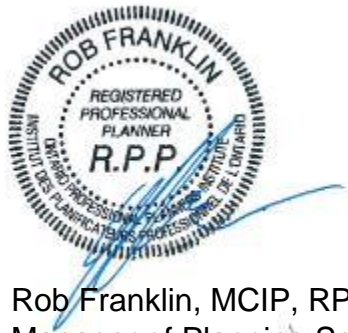
This Report is intended to advise Council of the application, and to recommend that Council receive the application, and refer the application to the Planning Department for a report prior to final approval consideration by Council.

Please contact the Planning Department if you have any questions or concerns.

Respectfully submitted,

Desta McAdam

Desta McAdam, MCIP, RPP
Senior Planner - Development

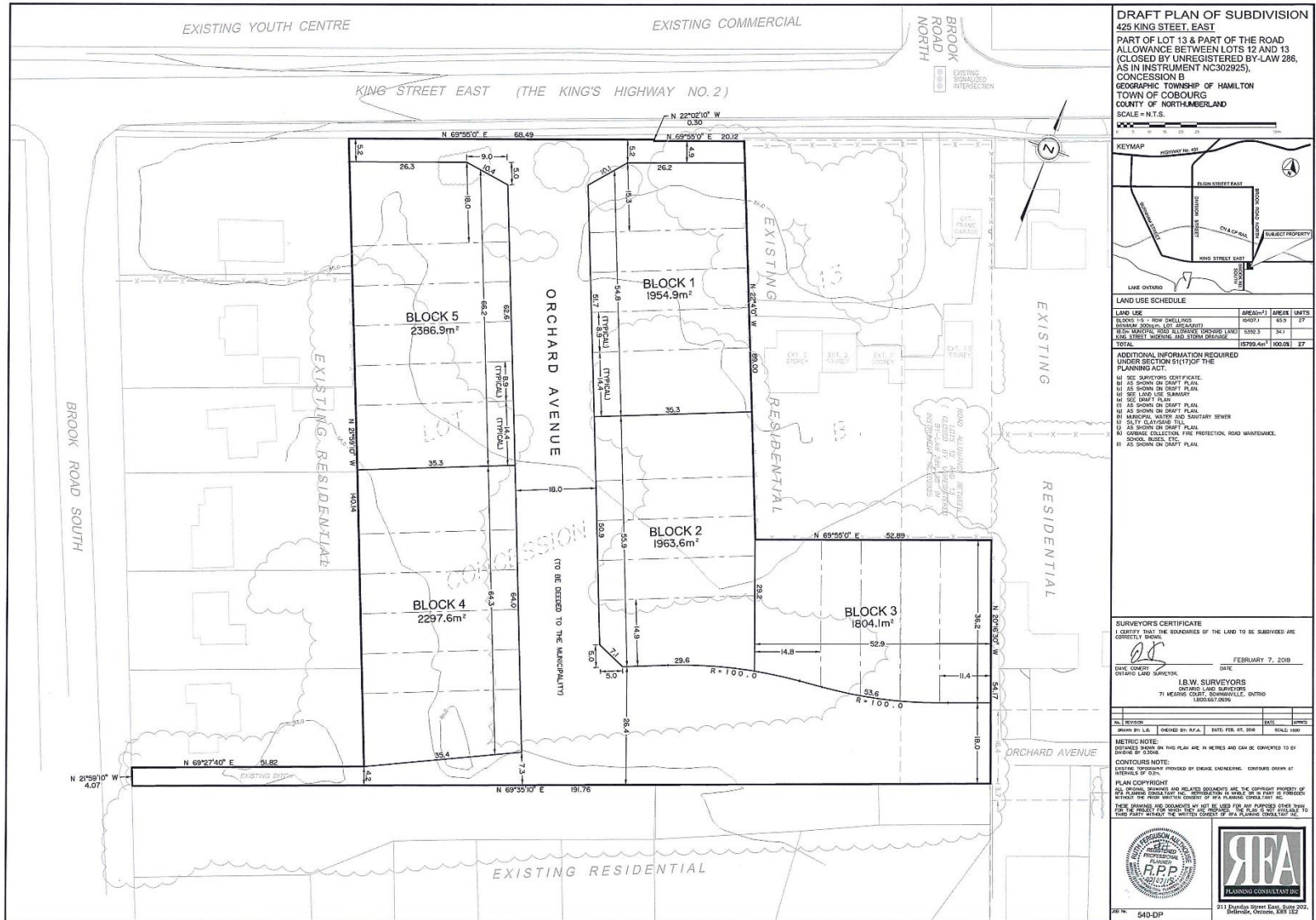


Rob Franklin, MCIP, RPP
Manager of Planning Services

SCHEDULE 'A'
KEY MAP



SCHEDULE "B" DRAFT PLAN OF SUBDIVISION



DRAFT PLAN OF SUBDIVISION
425 KING STREET EAST
 PART OF LOT 13 & PART OF THE ROAD ALLOWANCE BETWEEN LOTS 12 AND 13 (CLOSED BY UNREGISTERED BY-LAW 286, AS IN INSTRUMENT NC302925), CONCESSION B
 GEOGRAPHIC TOWNSHIP OF HAMILTON
 TOWN OF COBOURG
 COUNTY OF NORTHUMBERLAND
 SCALE = N.T.S.

KEYMAP

LAND USE SCHEDULE

LAND USE	AREA(m ²)	AREA(AC)	PERCENT
BLOCKS 1-5 - ROW CHALLENGE	18007.1	45.3	77
RESIDENTIAL	1332.3	34.1	5
TOTAL	19339.4m ²	48.06	82

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(1) OF THE PLANNING ACT:

- A) SEE SEPARATE CERTIFICATE
- B) AS SHOWN ON DRAFT PLAN
- C) AS SHOWN ON DRAFT PLAN
- D) SEE LAND USE SUMMARY
- E) AS SHOWN ON DRAFT PLAN
- F) AS SHOWN ON DRAFT PLAN
- G) AS SHOWN ON DRAFT PLAN
- H) AS SHOWN ON DRAFT PLAN
- I) AS SHOWN ON DRAFT PLAN
- J) AS SHOWN ON DRAFT PLAN
- K) AS SHOWN ON DRAFT PLAN
- L) AS SHOWN ON DRAFT PLAN
- M) AS SHOWN ON DRAFT PLAN
- N) AS SHOWN ON DRAFT PLAN
- O) AS SHOWN ON DRAFT PLAN
- P) AS SHOWN ON DRAFT PLAN
- Q) AS SHOWN ON DRAFT PLAN
- R) AS SHOWN ON DRAFT PLAN
- S) AS SHOWN ON DRAFT PLAN
- T) AS SHOWN ON DRAFT PLAN
- U) AS SHOWN ON DRAFT PLAN
- V) AS SHOWN ON DRAFT PLAN
- W) AS SHOWN ON DRAFT PLAN
- X) AS SHOWN ON DRAFT PLAN
- Y) AS SHOWN ON DRAFT PLAN
- Z) AS SHOWN ON DRAFT PLAN

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ARE CORRECTLY SHOWN.

DATE: FEBRUARY 7, 2018

DATE: _____
 OHTARIO LAND SURVEYOR

DATE: _____
 I.B.W. SURVEYORS
 OHTARIO LAND SURVEYORS
 71 MEADOW COURT, SCARBOROUGH, ONTARIO
 M1B 0G1, CANADA

NO.	REVISION	DATE	BY	DATE	BY
1	ISSUED				

METRIC NOTE:
 DIMENSIONS SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

CONTOUR NOTE:
 ELEVATION SURVEYING PROVIDED BY ENGINEERING. CONTOURS DRAWN AT INTERVALS OF 0.3M.

PLAN COPYRIGHT:
 THESE DRAWINGS AND RELATED DOCUMENTS ARE THE PROPRIETARY PROPERTY OF I.B.W. SURVEYORS CONSULTANTS INC. REPRODUCTION IS STRICTLY PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT OF I.B.W. SURVEYORS CONSULTANTS INC.

THESE DRAWINGS AND DOCUMENTS ARE NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH THEY WERE PREPARED. THE PLAN IS VOID WITHOUT THESE PARTS WITHOUT THE WRITTEN CONSENT OF I.B.W. SURVEYORS CONSULTANTS INC.

I.B.W. SURVEYORS
 PROFESSIONAL ENGINEER (P.E.)
 PROFESSIONAL SURVEYOR (P.S.)
 REG. NO. 117

RPA
 PLANNING CONSULTANT INC.

208 TA 540-DP 211 Dundas Street East, Suite 200, Hamilton, Ontario, CAN. L8E 2Z2