 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:	April 8, 2019	
TITLE / SUBJECT:	Application Site Plan Approval – 545 King Street East D.M. Wills Associates/1681941 Ontario Inc	
REPORT DATE:	April 4, 2019.	File #: SPA-02-19

1.0 CORPORATE STRATEGIC PLAN OBJECTIVE
N/A

2.0 RECOMMENDATION

The following actions are recommended:

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

3.0 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 Site Plan Applications and Amendments, as these particular applications are recognized as being a detailed, technical review of matters relating to site development, including building layout, access, parking, landscaping, servicing and grading to name a few.

However, the Municipality requires that the applicant provide notice by posting a 1 m x 1.8 m sign on the Subject Lands, in an area visible from the public realm, notifying the public that an application for Site Plan approval has been submitted to the Municipality. The sign must include a contact number for both the applicant and the Town of Cobourg Planning Department, where plans can be made available for the public to view.

Additionally, the Planning Department provides written notice of complete Site Plan Applications to Council, and all Site Plan Applications are considered by Council in open session prior to final approval. Finally, information relating to the Site Plan Application is posted on the municipal website under the Planning Applications page (Planning & Development).

4.0 ORIGIN AND LEGISLATION

In March, 2019, the Planning Department received an application for Site Plan approval from D.M. Wills Associates on behalf of 1681941 Ontario Inc. for a 2.18 ha (5.39 ac) parcel, known as 545 King Street East. Following a review of the application, Planning staff has concluded that it constitutes a complete application in accordance with the provisions of the Ontario *Planning Act* and the Cobourg Official Plan and is in a position to be formally received by Council.

5.0 BACKGROUND

The property known as 545 King Street East is a 2.18 ha (5.39 ac) parcel, with 196.5 m frontage along King Street East. The site is currently vacant. See **Schedule "A"** Key Map.

The Subject Lands are designated as "Mixed Use Area" in the Town of Cobourg Official Plan (2017), and zoned "District Commercial Exception Three Holding [DC-3(H)] Zone" in the Comprehensive Zoning By-law No. 85-2003.

In 2007, the owner obtained Official Plan and Zoning By-law Amendments to permit the development of a supermarket up to 4,248 sq m (45,726 sq ft) in gross floor area. In 2009, Council granted Site Plan Approval for the development of the supermarket plus approx. 1,900 sq m (20,500 sq ft) of service commercial space in three (3) single storey, stand-alone buildings. The owner has not commenced any development on the subject property to date.

The owner has submitted a new application for Site Plan Approval which proposes a similar commercial development consisting of three (3) single storey, standalone buildings (Building A: 3,520 m², Building B: 840 m², Building C: 220 m²). Opportunities for additional commercial space have also been identified. With respect to access and circulation, two driveways are proposed along the King Street East frontage, and one driveway is proposed along the Willmott Street frontage, for a total of three new driveways. The existing DC-3 (H) Zone permits the proposed land use, and therefore, a zoning by-law amendment is not required. See **Schedule "B"** Site Plan (note that the site plan design may change prior to final approval consideration by Council).

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.

Pursuant to the provisions of the *Planning Act*, if the Municipality fails to approve the complete applications within thirty (30 days) after its submission, the Owner may appeal the application to the Local Planning Appeal Tribunal.

7.0 FINANCIAL IMPLICATIONS/BUDGET IMPACT

There are no anticipated negative financial implications imposed on the Municipality as a result of the application. The Owner has submitted the requisite \$5,500.00 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

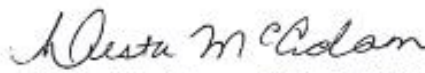
The primary policies affecting this application relate to the Mixed Use Area designation and the Community Design and Improvement policies of the Cobourg Official Plan.

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.

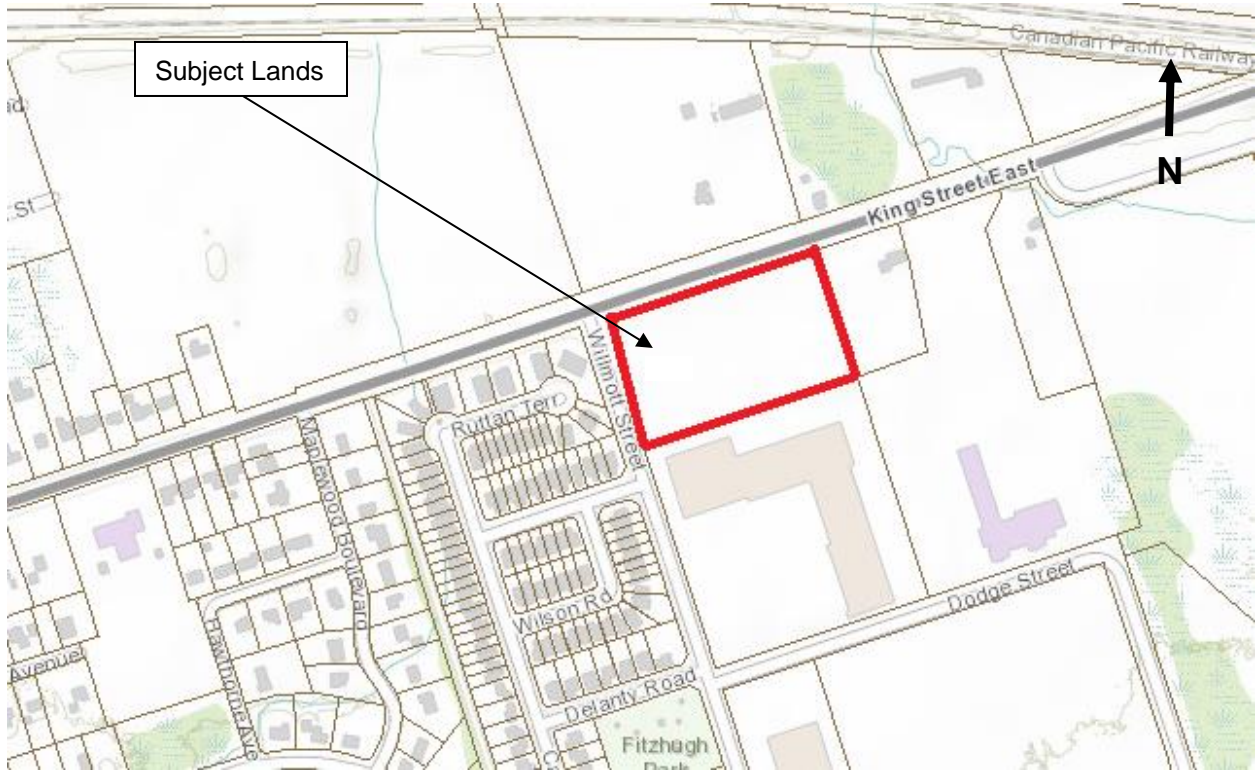
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Director of Planning & Development

SCHEDULE 'A'
KEY MAP



SCHEDULE "B" SITE PLAN

