 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 th 2020.	
TITLE / SUBJECT:	Detailed Plans for Draft Plan of Subdivision Clearance: Lands Generally North of D'Arcy Street and Nickerson Drive D.M. Wills Associates Limited / Leblanc Enterprises	
REPORT DATE:	February 13, 2020.	File #: SUBCL-02-20 14T-140001

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 in November 2014. The Notice of Complete Application was circulated on January 13, 2015 and the Public Meeting was held June 25, 2018. The applicant also voluntarily convened a Public Information Open House on April 23, 2015. Council granted draft

approval of the Draft Plan on November 26, 2018 and a Notice of Decision was published on November 30, 2018. 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 D.M. Wills Associates Limited on behalf of Leblanc Enterprises for 2.0 ha (4.95 ac) area of land located on an extension of D'Arcy Street, north of Nickerson Drive (the "Subject Lands").

5.0 BACKGROUND

The Subject Lands consist of a 2.0 ha parcel of vacant land located on an extension of D'Arcy Street, north of Nickerson Drive. The approved Draft Plan of Subdivision provides conditional approval for the creation of a twenty-three (23) freehold residential lots, accessed by a condominium laneway from the D'Arcy Street extension, north of Nickerson Drive. See **Schedule "A"** Key Map.

The Subject Lands are designated as "Special Residential Area" in the Town of Cobourg Official Plan (2017), and zoned "Residential 2 Exception 16 Holding [R2-16(H)] Zone", in the Comprehensive Zoning By-law No. 85-2003.

The application provides technical details relating to the development of the subdivision development, which will consist of twenty-three (23) dwelling units, with associated condominium laneway, visitor parking, park space, and underground stormwater storage chambers. See **Schedule "B"** Draft Plan of Subdivision.

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

- Draft Plan of Subdivision, prepared by RFA Planning Consultant Inc., January 2018;
- Development Site Plan, prepared by RFA Planning Consultant Inc., January 2018;

- Draft Plan of Common Elements Condominium, prepared by RFA Planning Consultant Inc., January 2018;
- Detailed Design Drawings, prepared by D.M. Wills Associates Limited, January 2020;
- Landscape and Planting Plans, prepared by Basterfield & Associates Landscape Architects, January 2020;
- Stormwater Management Report, prepared by D.M. Wills Associates Limited, January 2020;
- Sanitary Sewer Design Sheet, prepared by D.M. Wills Associates Limited, January 2020;
- Electrical Drawings, prepared by Berthelot Engineering Ltd., dated January 2020;
- Erosion and Sediment Control Plan, prepared by D.M. Wills Associates Limited, December 2019;
- Soil Investigation Report, prepared by GHD. 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 \$7,650.00 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 Special Residential Area policies, as amended by OPA No. 77 and the Community Design and Improvement policies of the Cobourg Official Plan.

10.0 COMMUNICATION RESULTS

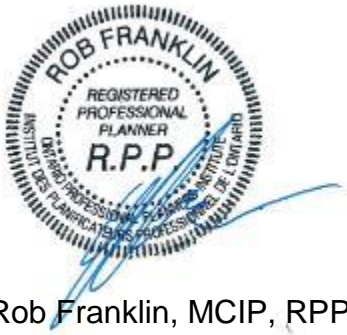
This Report is intended to advise Council of the application, and to recommend that Council receive the application, and refer the application to the Planning Department for a report prior to final approval consideration by Council.

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

Respectfully submitted,

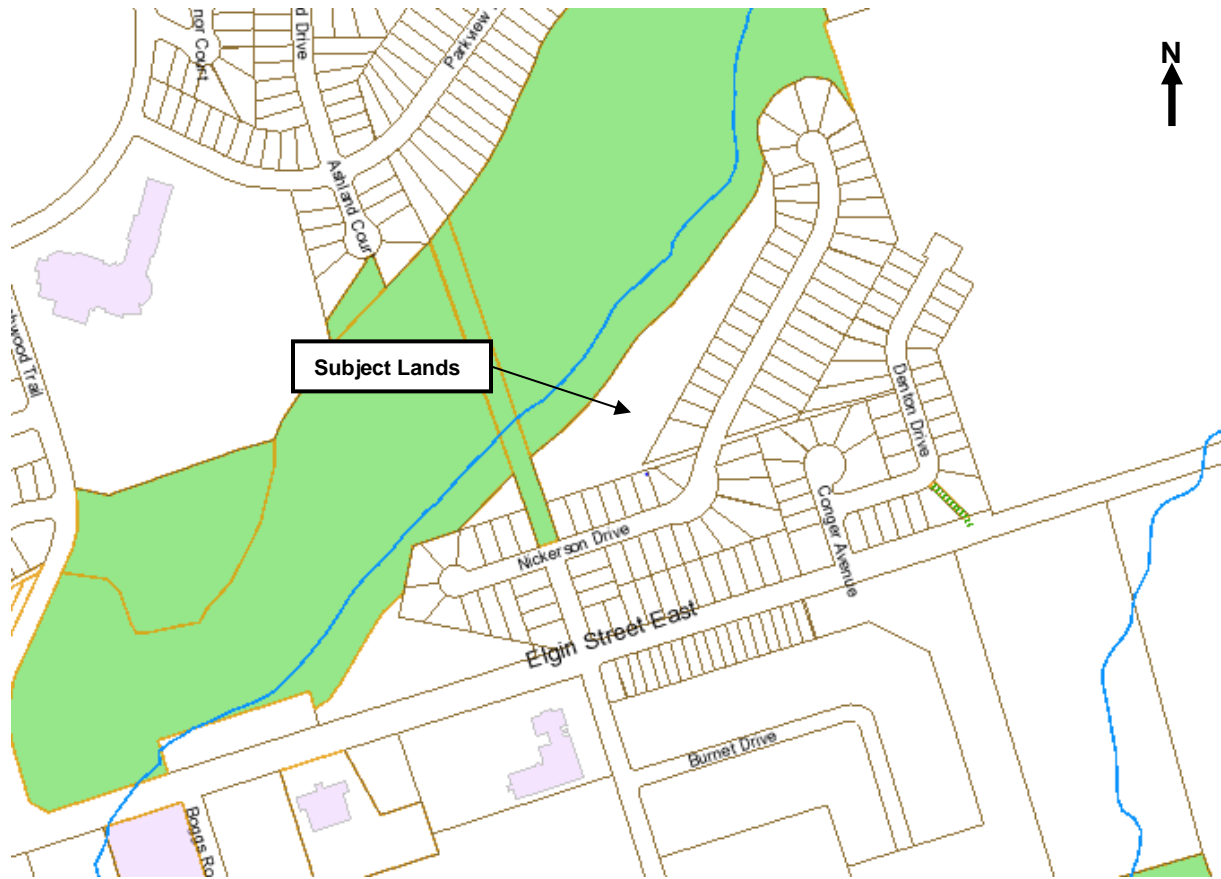
Desta McAdam

Desta McAdam, MCIP, RPP
Senior Planner - Development

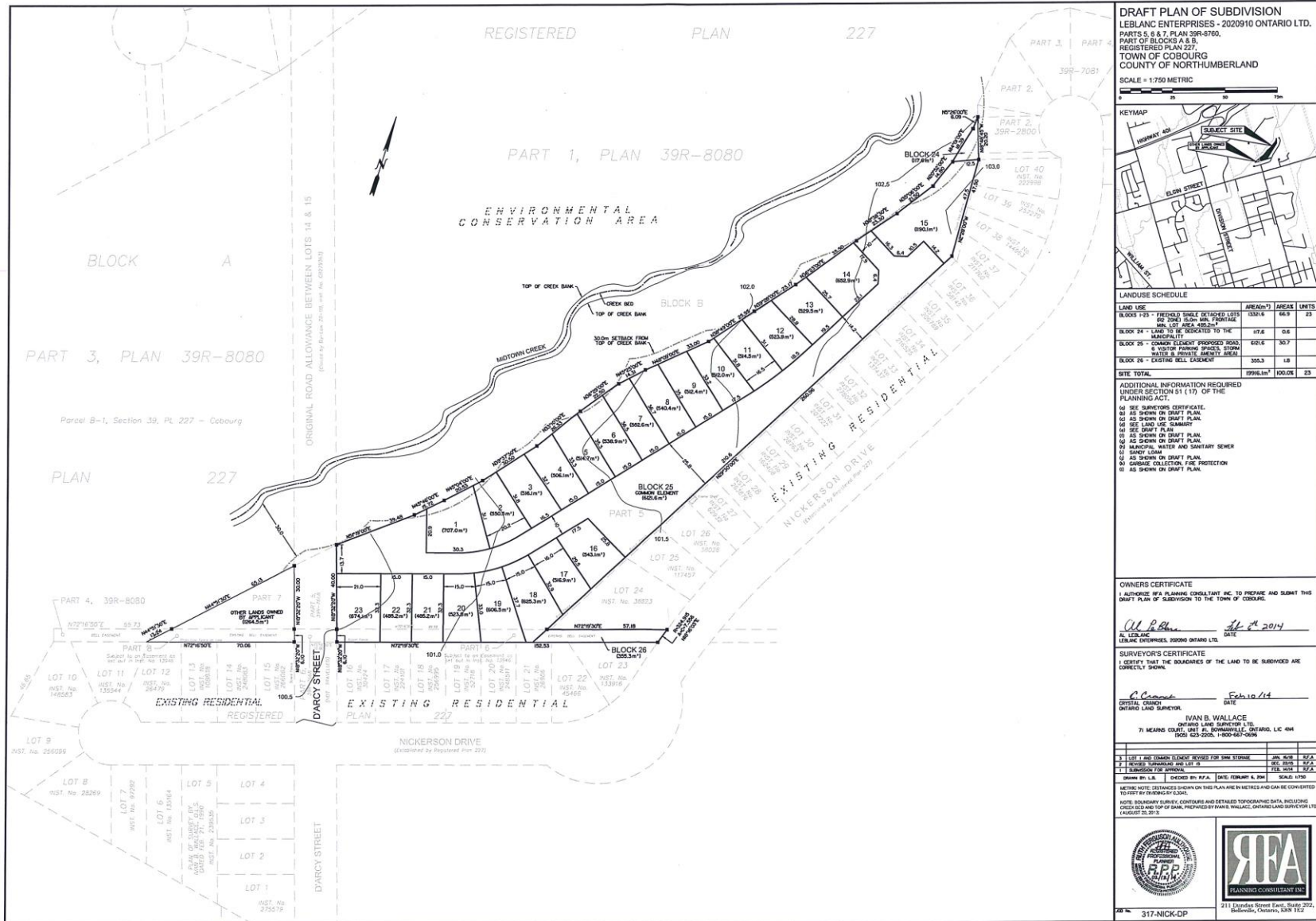


Rob Franklin, MCIP, RPP
Manager of Planning Services

SCHEDULE 'A'
KEY MAP



SCHEDULE "B" DRAFT PLAN OF SUBDIVISION



DRAFT PLAN OF SUBDIVISION
LEBLANC ENTERPRISES - 2020910 ONTARIO LTD.
PARTS 5, 6 & 7, PLAN 39R-8760.
PART OF BLOCKS A & B,
REGISTERED PLAN 227,
TOWN OF COBOURG
COUNTY OF NORTHUMBERLAND

SCALE = 1:750 METRIC



LANDUSE SCHEDULE

LAND USE	AREA(m ²)	AREAS	UNITS
BLOCK 25 - FUTURE SHALE DELTAED LOTS (2000 SQ.M. MIN. FOOTING, MIN. 50% AREA RES. FOOTING)	1331.6	66.8	23
BLOCK 24 - LAND TO BE DEDICATED TO THE MUNICIPALITY	117.6	0.6	
BLOCK 25 - COMMON ELEMENT PROPOSED ROAD, 6 METER PARKING STRIPS (FROM WATER & PRIVATE UTILITY AREA)	101.6	30.3	
BLOCK 25 - EXISTING WELL LOCATION	305.3	1.8	
SITE TOTAL	1796.1m²	100.0%	23

- ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT:
- 44 SEE SURVEYORS CERTIFICATE.
 - 45 SEE DRIFT PLAN.
 - 46 SEE SHOW ON DRAFT PLAN.
 - 47 SEE LAND USE SUMMARY.
 - 48 SEE DRAFT PLAN.
 - 49 SEE SHOW ON DRAFT PLAN.
 - 50 SEE SHOW ON DRAFT PLAN.
 - 51 SEE SHOW ON DRAFT PLAN.
 - 52 SEE SHOW ON DRAFT PLAN.
 - 53 SEE SHOW ON DRAFT PLAN.
 - 54 SEE SHOW ON DRAFT PLAN.
 - 55 SEE SHOW ON DRAFT PLAN.
 - 56 SEE SHOW ON DRAFT PLAN.
 - 57 SEE SHOW ON DRAFT PLAN.
 - 58 SEE SHOW ON DRAFT PLAN.
 - 59 SEE SHOW ON DRAFT PLAN.
 - 60 SEE SHOW ON DRAFT PLAN.
 - 61 SEE SHOW ON DRAFT PLAN.
 - 62 SEE SHOW ON DRAFT PLAN.
 - 63 SEE SHOW ON DRAFT PLAN.
 - 64 SEE SHOW ON DRAFT PLAN.
 - 65 SEE SHOW ON DRAFT PLAN.
 - 66 SEE SHOW ON DRAFT PLAN.
 - 67 SEE SHOW ON DRAFT PLAN.
 - 68 SEE SHOW ON DRAFT PLAN.
 - 69 SEE SHOW ON DRAFT PLAN.
 - 70 SEE SHOW ON DRAFT PLAN.
 - 71 SEE SHOW ON DRAFT PLAN.
 - 72 SEE SHOW ON DRAFT PLAN.
 - 73 SEE SHOW ON DRAFT PLAN.
 - 74 SEE SHOW ON DRAFT PLAN.
 - 75 SEE SHOW ON DRAFT PLAN.
 - 76 SEE SHOW ON DRAFT PLAN.
 - 77 SEE SHOW ON DRAFT PLAN.
 - 78 SEE SHOW ON DRAFT PLAN.
 - 79 SEE SHOW ON DRAFT PLAN.
 - 80 SEE SHOW ON DRAFT PLAN.
 - 81 SEE SHOW ON DRAFT PLAN.
 - 82 SEE SHOW ON DRAFT PLAN.
 - 83 SEE SHOW ON DRAFT PLAN.
 - 84 SEE SHOW ON DRAFT PLAN.
 - 85 SEE SHOW ON DRAFT PLAN.
 - 86 SEE SHOW ON DRAFT PLAN.
 - 87 SEE SHOW ON DRAFT PLAN.
 - 88 SEE SHOW ON DRAFT PLAN.
 - 89 SEE SHOW ON DRAFT PLAN.
 - 90 SEE SHOW ON DRAFT PLAN.
 - 91 SEE SHOW ON DRAFT PLAN.
 - 92 SEE SHOW ON DRAFT PLAN.
 - 93 SEE SHOW ON DRAFT PLAN.
 - 94 SEE SHOW ON DRAFT PLAN.
 - 95 SEE SHOW ON DRAFT PLAN.
 - 96 SEE SHOW ON DRAFT PLAN.
 - 97 SEE SHOW ON DRAFT PLAN.
 - 98 SEE SHOW ON DRAFT PLAN.
 - 99 SEE SHOW ON DRAFT PLAN.
 - 100 SEE SHOW ON DRAFT PLAN.

OWNERS CERTIFICATE
I AUTHORIZE MY PLANNING CONSULTANT INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF COBOURG.

[Signature] *[Date]* 2/24/2014
LEBLANC ENTERPRISES, 2020910 ONTARIO LTD. DATE

SURVEYORS CERTIFICATE
I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ARE CORRECTLY SHOWN.

[Signature] *[Date]* Feb 10 2014
CONTROL COUCH
ONTARIO LAND SURVEYOR

IVAN B. WALLACE
ONTARIO LAND SURVEYOR 1156
71 MEARS COURT, SUIT 10, BOWMILLS, BELLVILLE, ONTARIO, L4C 4W4
605-623-2200, 1-800-667-0096

NO.	DESCRIPTION	DATE	BY	SCALE
1	LOT 1 AND COMMON ELEMENT REVISED FOR SHD STAGING		IVAN B. WALLACE	1:750
2	REVISED SUBDIVISION AND LOT 18		IVAN B. WALLACE	1:750
3	REVISION FOR SHD STAGING		IVAN B. WALLACE	1:750

DATE: FEBRUARY 4, 2014 SCALE: 1:750
NOTE: METRIC MEASUREMENTS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
NOTE: BOUNDARY SURVEY, CONTIGUOUS AND DETAIL TOPOGRAPHIC DATA, INCLUDING EXISTING AND TOP OF BANK, PREPARED BY IVAN B. WALLACE, ONTARIO LAND SURVEYOR 1156, (AUGUST 25, 2013).

