 <b>COBOURG</b>	<b>THE CORPORATION OF THE TOWN OF COBOURG</b>	
	<b>COUNCIL STAFF REPORT</b>	
TO:	Mayor and Council	
FROM: TITLE:	Desta McAdam, MCIP, RPP Senior Planner - Development	
DATE OF MEETING:	September 9 <sup>th</sup> , 2019.	
TITLE / SUBJECT:	Application for Clearance of Draft Plan of Subdivision Conditions – Villages of Central Park, Phase 1 The Planning Partnership / Rondeau (Cobourg) Ltd.	
REPORT DATE:	September 5 <sup>th</sup> , 2019.	File #: SUBCL-01-19

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 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 Subdivisions, and for the scheduling of a public meeting or open house. The

Notice of a complete Plan of Subdivision application and notice of a public meeting or open house can be provided together. The Municipality is required to give notice by either:

- a) publication in a newspaper that is of sufficient circulation in the area which the application applies; or
- b) personal or ordinary service mail to every land owner within 120 metres of the subject land, and by posting a notice, clearly visible from a public highway or other place the public has access on the subject land, or a location chosen by the municipality.

The Municipality's notification procedures for complete applications and public meetings comply with the notice requirements prescribed by the Planning Act. The application for Revisions to the Approved Draft Plan of Subdivision – Phase 1 was received in May 2016. The Notice of Complete Application was circulated on June 23<sup>rd</sup>, 2016, and the Public Meeting was held June 25, 2018. The Notice of Decision was published on July 31, 2018.

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 Draft Plan of Subdivision approval process will be notified of receipt of the application for Clearance of Draft Plan of Subdivision Conditions.

#### 4.0 ORIGIN AND LEGISLATION

In July 2019, the Planning Department received an application for Clearance of Draft Plan of Subdivision Conditions from the Planning Partnership on behalf of Rondeau (Cobourg) Ltd. for Villages of Central Park - Phase 1 (previously referred to as the Rondeau Lands). 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 complete Villages of Central Park subdivision lands have an area of 107.3 hectares, and are generally located in the area of Brook Road North and Elgin Street East. The draft approved Phase 1 lands are located generally east of Denton Drive and north of Elgin Street East. See **Schedule "A"** Key Map.

The Villages of Central Park Phase 1 Lands are designated as "Village Square" and "Environmental Protection" in the Cobourg East Community Secondary Plan (OPA 76), and zoned "Cobourg East Low Density Residential (CER1) Zone,"

Open Space (OS) Zone, and Environmental Constraint (EC) Zone in the Comprehensive Zoning By-law No. 85-2003.

The application provides technical details relating to the development of Phase 1 of the Villages of Central Park subdivision lands, which will consist of up to 216 dwelling units, with associated streets, open space, park space, environmental protection area, and stormwater retention area. See **Schedule “B”** Draft Plan of Subdivision.

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

- Draft M-Plan – Phase 1 prepared by DFP Surveyors Ltd;
- Civil Engineering Drawings prepared by DG Biddle and Associates Ltd.;
- Comprehensive Servicing and Stormwater Management Report prepared by DG Biddle and Associates Ltd.;
- Edge Management Plan prepared by Henry Kortekaas & Associates Inc.;
- Landscape Plans prepared by Henry Kortekaas & Associates Inc.;
- Geotechnical Report prepared by V.A. Wood Associates Ltd;
- Phase 1 Hydrogeological Impact Assessment prepared by PGL Environmental Consultants;
- Noise Report for Phase 1 prepared by YCA Engineering Limited;
- Technical Design Brief: Tributary of Brook Creek Realignment prepared by Geomorphix;
- Technical Design Drawings for Brook Creek prepared by Geomorphix;
- Landscape Master Plan prepared by the Planning Partnership; and
- Arborist Report prepared by The Planning Partnership.

## 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 application. The Owner has submitted the requisite \$15,250.00 in application fees.

## 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

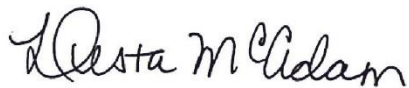
The primary policies affecting this application relate to the Cobourg East Community Secondary Plan policies, and the Community Design and Improvement policies of the Cobourg Official Plan.

COMMUNICATION RESULTS

- 10.0 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.

**Report Prepared by:**



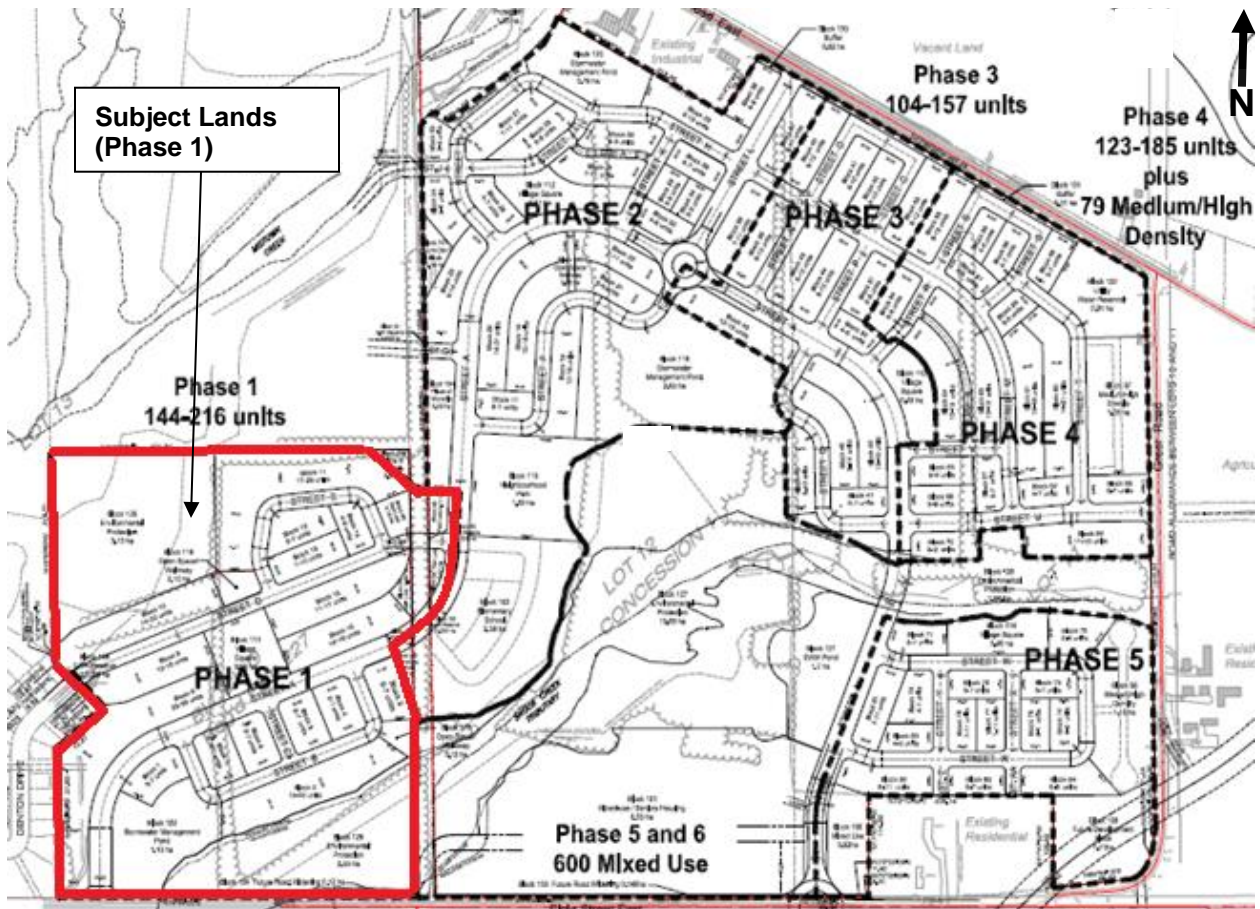
Desta McAdam, MCIP, RPP  
Senior Planner - Development

**Report Approved by:**



Glenn McGlashon  
Director of Planning and Development

**SCHEDULE 'A'**  
**KEY MAP**





# SCHEDULE "B" DRAFT M-PLAN

