

 <b>COBOURG</b>	<b>THE CORPORATION OF THE TOWN OF COBOURG</b>	
	<b>COMMITTEE OF THE WHOLE STAFF REPORT</b>	
TO:	Mayor and Council	
FROM: TITLE:	Glenn McGlashon, MCIP, RPP Director of Planning & Development	
DATE OF MEETING:	April 6, 2020	
TITLE / SUBJECT:	Application Site Plan Approval – 428-432 King Street East (at Brook Road North) King & Brook Inc., King & Brookeast Inc./N Architecture	
REPORT DATE:	March 28, 2020.	File #: SPA-04-20

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 includes general information about the proposal, a site plan, and contact information where further information can be obtained by the public. Refer to **Schedule “B”** Notice Sign attached.

Additionally, the Planning Department provides written notice of complete Site Plan Applications to Council. 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, 2020, the Planning Department received an application for Site Plan approval from N Architecture on behalf of King & Brook Inc. and King & Brookeast Inc. for a 0.8 ha (2.0 ac) parcel of land at the north-east corner of King Street East and Brook Road North, known municipally as 428-432 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 428-432 King Street East is a 0.8 ha (2.0 ac) parcel of land, with 97.5 m frontage on King Street East. The site is currently vacant. See **Schedule “A”** Key Map.

The Subject Lands are designated “Mixed Use Area” in the Town of Cobourg Official Plan (2017), and zoned “District Commercial (DC) Zone” in the Comprehensive Zoning By-law No. 85-2003.

In 2014, the owner obtained Site Plan Approval from the Municipality for the development of a 1,151 m<sup>2</sup> (12,391 ft<sup>2</sup>) commercial complex consisting of a gas bar, convenience store, drive-thru restaurant and service commercial space in three (3) single storey, stand-alone buildings. The owner did not commence any development on the subject property.

The owner has submitted a new application for Site Plan Approval which proposes a multi-unit commercial development consisting of four (4) single storey, stand-alone buildings with a total gross floor area of 1,237 m<sup>2</sup>, as follows: Building A1: 185 m<sup>2</sup> convenience/gas bar; Building B1: 254 m<sup>2</sup> drive-thru restaurant; Building B2: 464 m<sup>2</sup> service commercial; Building B3: 334 m<sup>2</sup> drive-thru restaurants. With respect to access and circulation, one driveway is proposed from King Street East, and one driveway is proposed from Brook Road North. See **Schedule “C”** Site Plan (note that the site plan design may change prior to final approval).

#### 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 has been circulated to the Development Review Team and applicable

agencies/committees for review and comment prior to final approval by the Municipality.

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

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 \$8,500.00 in application fees and deposits.

8.0 CONCLUSION

The application package has been circulated to the Development Review Team and applicable agencies for review and comments prior to final approval by the Municipality.

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 by the Municipality.

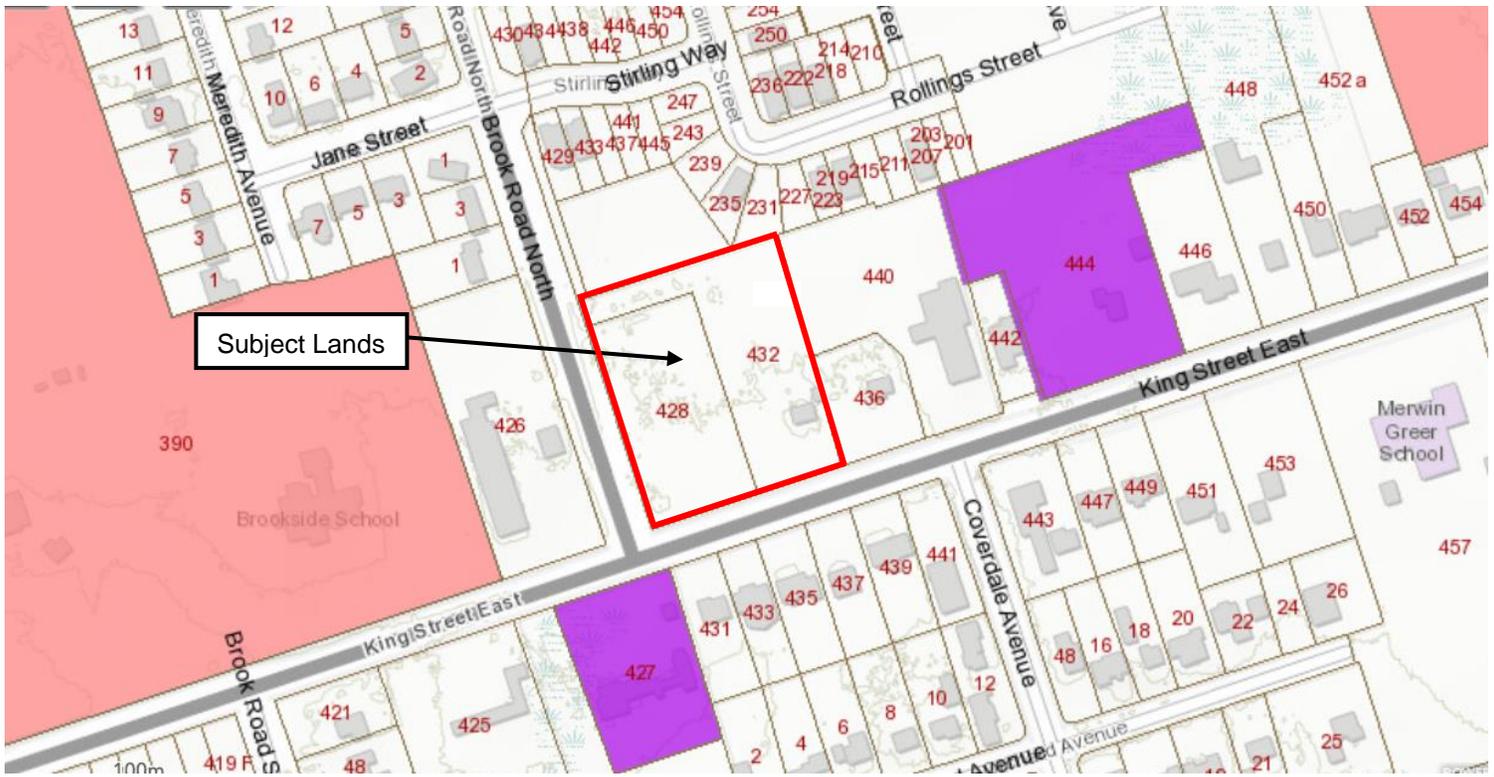
Please contact the Planning Department if you have any questions or concerns.

Report Prepared by:



Glenn McGlashon, MCIP, RPP  
Director of Planning & Development

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



**SCHEDULE "B"  
NOTICE SIGN**

# Public Notice



## SITE PLAN APPLICATION

### Applicant

King & Brook Inc. and King & Brookeast Inc.

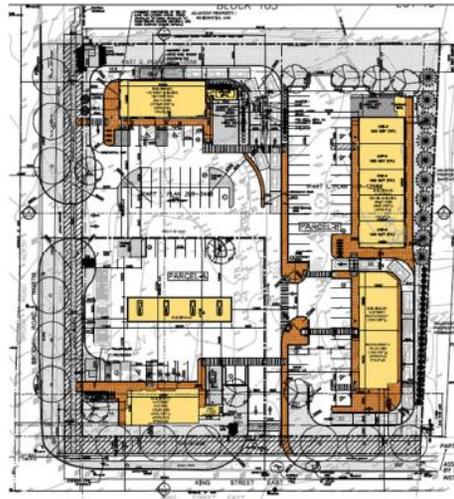
### Site Location

428-432 King Street East, Cobourg

### Proposal

An application for development of four (4) single storey commercial buildings with nine (9) units has been submitted to the Town of Cobourg.

- Four (4) commercial buildings.
- Nine (9) units, including a gas bar, convenience store and two (2) drive thru restaurants.



428-432 King Street East, Cobourg



9 units with  
1 Gas Bar



13,337 sq ft  
Floor Area



2 Drive-Thru  
Restaurants



This is a technical process.  
There is no Public Meeting  
proposed for this application.

## LEARN MORE:



**Contact a Planner**  
Building & Planning Department  
Town of Cobourg

(905) 372-1005

planninginfo@cobourg.ca

[cobourg.ca](http://cobourg.ca)

# SCHEDULE "C" SITE PLAN

