 COBOURG	THE CORPORATION OF THE TOWN OF COBOURG	
	COUNCIL MEMORANDUM	
TO:	Mayor and Council	
FROM: TITLE:	Dave Johnson Planner I - Heritage	
DATE OF MEETING:	June 29 th , 2020	
TITLE / SUBJECT:	Application for Approval of Draft Plan of Subdivision 'CTC' Lands (west of Canadian Tire) Vandyk – West Park Village Limited	
REPORT DATE:	June 25 th , 2020	File #: SU-2020-003

1.0 **STRATEGIC PLAN**

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; and,
- b) That the notice requirements of the *Planning Act, RSO 1990*, as amended, and the Municipality be implemented, including the scheduling of a Public Meeting.

3.0 **PUBLIC ENGAGEMENT**

Applications for Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision and Site Plan Approval were originally submitted by VANDYK Development Group in 2013 for the Subject Lands.

The Municipality followed the Statutory notice requirements of the Planning Act R.S.O 1990, c.P. 13, as amended, with respect to these applications, including the scheduling of a Public Meeting. A Public Meeting of Council regarding the Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision was held in June 2014. Based on all information available, Cobourg Municipal Council approved the Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Conditions as proposed in July 2014. In July of 2019, the conditions of draft plan approval for the subdivision expired

and, thus, a new application for approval of a Draft Plan of Subdivision is required.

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 application, and for the scheduling of a public meeting. Notice of a complete plan of subdivision application and notice of a public meeting 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 include both a) and b) above, including the posting of a sign on the frontage of the property, which meet and exceed the notice requirements prescribed by the *Planning Act*. In addition, the Town provides this Report to Council for information purposes in open session and posts relevant information regarding the development on its Planning Applications page of the municipal website (Planning & Development).

4.0 **ORIGIN AND LEGISLATION**

An application for Approval of Draft Plan of Subdivision was submitted by Justin Mamone, Senior Development Manager of Vandyk Group of Companies, in May 2020. The Subject Lands are 3.7 ha in area, and are located generally west of the Canadian Tire commercial property at 1125 Elgin Street West. Refer to **Schedule A** Key Map. 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. Pursuant to the provisions of the *Planning Act*, if the Municipality fails to approve the complete application within 120 days after its receipt by Council, the Owner may appeal the application to the Local Planning Appeal Tribunal (LPAT).

5.0 **BACKGROUND**

The applicant is proposing a residential and commercial subdivision development. The Subject Lands are designated "Neighbourhood General" and "Service Commercial" in the New Amherst Community Secondary Plan and zoned "Neighbourhood Residential 2 Exception 1 Holding [NR2-1(H)] Zone" and "District Commercial Exception 27 Holding [DC-27(H)] Zone" in the Comprehensive Zoning By-law 85-2003. The existing NR2-1 Zone and DC-27

Zone permits the proposed land use and therefore a zoning by-law amendment is not required.

As indicated in Section 3.0 above, applications for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision were approved by Council in 2014. In July of 2019, the conditions of draft plan approval for the subdivision expired and, thus, a new application for approval of a Draft Plan of Subdivision is required.

The proposed Plan of Subdivision consists of two separate land uses. A service commercial development along the Elgin Street West/County Rd #2 frontage, and a residential development immediately south. The commercial development on the northerly 0.7 ha. Block will consist of three (3) stand-alone commercial buildings with a total GFA of up to 1,400 m² (15,000 ft²), along with associated parking and primary vehicular access will be from Elgin Street West – this portion of the development has already received Site Plan Approval from Council. The residential subdivision will occupy the remaining 3.0 ha of land, and will consist of sixty-two (62) townhouse dwelling units and ten (10) semi-detached dwelling units, as well as a central community parkette, fronting onto a municipal roadway loop. The residential area will be accessed from an extension of Greenly Drive. Refer to **Schedule B** Draft Plan of Subdivision.

The following attachments are included for reference purposes:

Schedule A Key Map

Schedule B Draft Plan of Subdivision

Schedule C Commercial Site Plan (approved, included for reference purposes)

The following plans and reports were submitted in support of the application:

- Planning & Urban Design Rationale Report, BATORY Urban Planning and Project Management, May 2020;
- Public Consultation Strategy, BATORY Urban Planning and Project Management, May 2020;
- Stormwater Management Report, Masongsong Associates Engineering Ltd., May 2020;
- Traffic Impact Study (Updated), Trans-Plan Transportation Engineering, April 2020;
- Environmental Noise Analysis, Valcoustics Canada Ltd., April 2020;
- Draft Plan of Subdivision, IBW Surveyors, May 2020.

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. Formal public notifications of the applications and future public meeting will be provided in accordance with *Planning Act* regulations and municipal notification procedures.

7.0 **FINANCIAL IMPLICATIONS/BUDGET IMPACT**

There are no anticipated negative financial implications imposed on the Municipality as a result of this application. The applicant has submitted the requisite \$10,045.00 in application fees and deposit.

8.0 **CONCLUSION**

The application package and supporting information is deemed complete and is being circulated to the Development Review Team and applicable agencies/committees 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 Provincial Policy Statement (PPS), A Place To Grow Growth Plan, County Official Plan and the Cobourg Official Plan.

10.0 **COMMUNICATION RESULTS**

This Report is intended to: advise Council and the public of the receipt of the application; and, to recommend that Council formally receive the application, refer the application to the Planning Department for a report, and implement the public notification requirements of the *Planning Act* and Municipality, including the scheduling of a Public Meeting.

Report Prepared by:



Dave Johnson
Planner 1 – Heritage

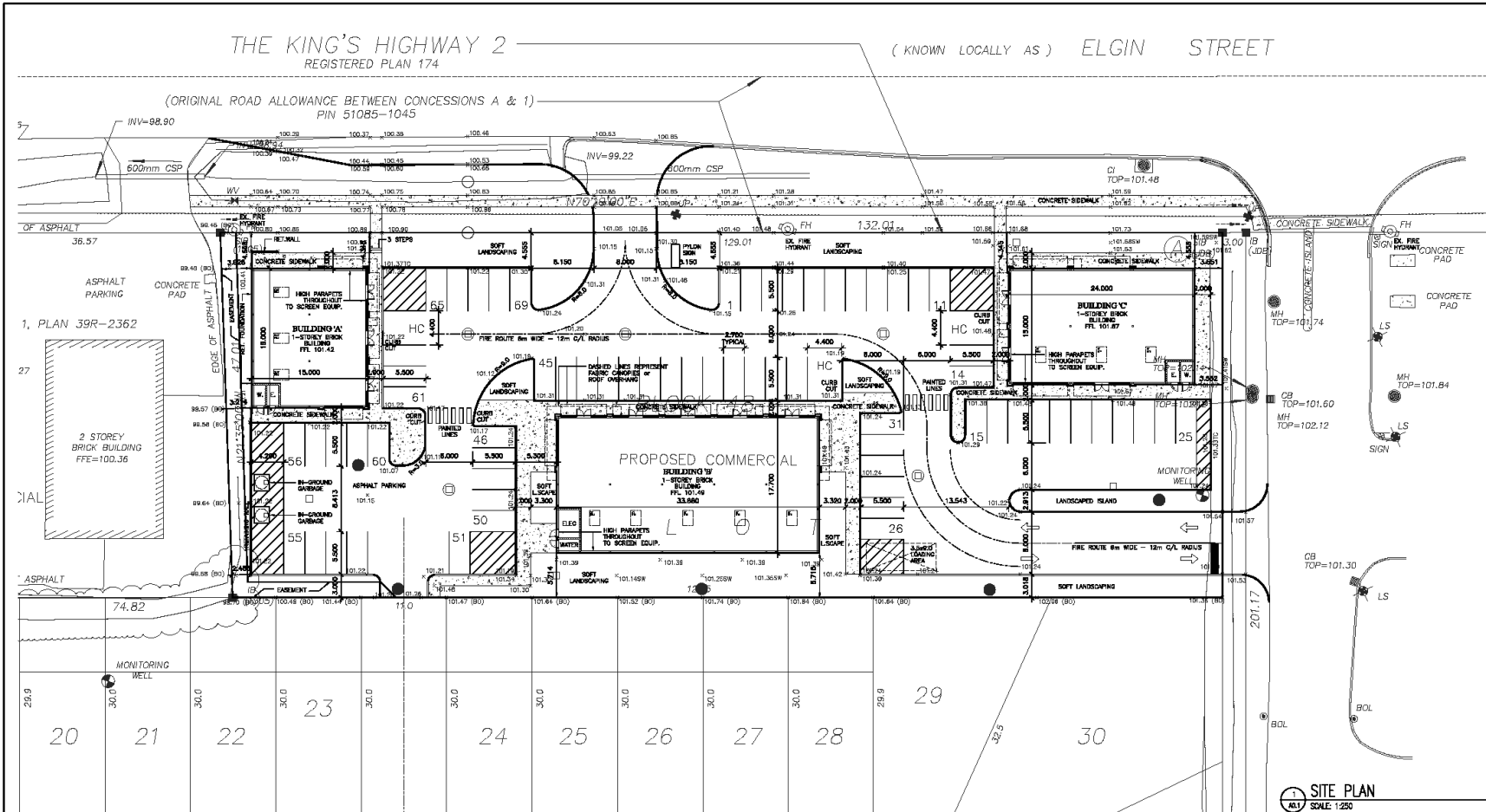
Report Approved by:



Glenn J. McGlashon, MCIP, RPP
Director of Planning & Development



SCHEDULE C: Commercial Site Plan (for reference purposes)



1 SITE PLAN
SCALE: 1:250

Revisions:

No.	Date:	Particular:	By:
1	JUL.08.13	ISSUED FOR SUBAPPLICATION	PML

Drawing Issues:

Date:	Particular:	By:
	Issued for Design Approval	
	Issued for Development Permit	
	Issued for Pricing	
	Issued for Tender	
	Issued for Construction	
	Issued for As Built Drawings	

Scale:

1:250

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DESIGNERS, URBANISTS, FUTURISTS

378 FREDERICK STREET, TORONTO, ONTARIO, CANADA
MAIL 226, TEL: (416) 593-0766 FAX: (416) 593-0766

Project:
CT COMMERCIAL LANDS
by VANDYK
1125 ELGIN STREET WEST
COBOURG ONT

Sheet Title:
SITE PLAN
1:250

Design:	Drawn:	Approved:
PML	PML	PML

Comm. No: **13113** Sheet No: **A0.1**

<p>1. LEGAL DESCRIPTION</p> <p>PART OF LOT 23 CONCESSION TOWN OF COBOURG COUNTY OF NORTHUMBERLAND</p> <p>1125 ELGIN STREET WEST</p> <p>OWNER: VANDYK GROUP 1844 POWERS DR MISSISSAUGA, ON L4X 0A1 TEL: (905) 833-4800 FAX: (905) 833-4014</p> <p>ZONING: --- FILE: --- G.P.: ---</p>	<p>4. BUILDING AREAS</p> <p>BUILDING A 220.0 SQM BUILDING B 800.0 SQM BUILDING C 200.0 SQM TOTAL GFA 1,220.0 SQM</p>
<p>2. COVERAGE</p> <p>SITE/LOT AREA 6,023.3 SQM 0.92 HA</p> <p>BUILDING AREA 1,220.0 SQM 20 % (COVERAGE)</p> <p>PAVED AREA 1,880.2 SQM 31 %</p> <p>STANDARD 1,880.2 SQM 31 %</p> <p>FIRE ROUTE 1,880.2 SQM 31 %</p> <p>LANDSCAPED AREA 1,872.1 SQM 31 % (EXCL. SIDEWALKS)</p>	<p>5. PARKING</p> <p>1,230.0 SQM @ 5.5/100</p> <p>PARKING REQUIRED: 08 SURFACE PROVIDED: 08</p> <p>NOTES: INCLUDES 3 ACCESSIBLE (HC) SPACES AT SURFACE (ONE (1) DESIGNATED GARAGE AREA PROVIDED AT SURFACE)</p>
<p>3. SETBACKS/YARDS</p> <p>FRONT (ft) 4.2m SIDE (ft) 3.3m REAR (ft) 3.3m</p>	<p>6. OBC CLASSIFICATION</p> <p>BUILD A GROUP E 1-STORY FACES 1 STREET OBC 3.2.2.81 NOT SPARKLEPROOFED BUILD B GROUP E 1-STORY FACES 1 STREET OBC 3.2.2.81 NOT SPARKLEPROOFED BUILD C GROUP E 1-STORY FACES 1 STREET OBC 3.2.2.81 NOT SPARKLEPROOFED</p>

