

May 27 , 2020

Glenn J. McGlashon, MCIP, RPP
Director, Planning & Development Division
The Corporation of the Town of Cobourg
55 King Street West, Victoria Hall
Cobourg ON K9A 2M2

Dear Mr. McGlashon:

**Re: Public Consultation Strategy
Draft Plan of Subdivision
Concession A, Part Lot 23m, Plan 39R13261 Part 1, Cobourg, ON**

This public consultation strategy has been developed with respect to a development application for the vacant lands on Elgin Street West, located west of Rogers Road and legally described as Concession A, Part Lot 23m, Plan 39R13261 Part 1, in the Town of Cobourg.

Public consultation is an essential part of the planning process in Ontario. As of January 1, 2020, Cobourg Council implemented new public engagement procedures to implement the provincial changes from the Province, including the introduction of Bill 108. As part of the Planning Department's review of the Town's public notification, meeting and engagement procedures, which included a survey of municipalities and planners in Southern Ontario as well as the public as part of a communications review, and in accordance with the recent amendments to the *Planning Act* regarding the need for public engagement policies for development applications to be incorporated into Official Plans, Cobourg has implemented a number of changes to better inform and engage members of the public with respect to *Planning Act* applications. The intent of this undertaking is to increase public participation in the planning process and help inform decision-making, while continuing to maintain the Town's existing service levels and ensure compliance with the provisions of the *Planning Act*.

On behalf of our client, and as per the Cobourg Council requirements regarding plans of subdivision, we are pleased to submit the below Public Consultation Strategy in support of a draft plan of subdivision application submitted to permit the proposed development.

Located on the south side of Elgin Street West between Rogers Road and Wilkins Gate in the Town of Cobourg, the subject lands are irregular in shape and are currently vacant. Through a proposed draft plan of subdivision, the developer intends to develop the subject lands into two distinct land use segments; commercial uses on the northern portion of the lands, fronting onto Elgin Street West, and residential uses on the southern portion of the

lands with access from Carlisle Street. The residential portion of the development will include a total of 72 residential townhouse units as well as a central park block, which will be accessed through a single vehicular access point from Carlisle Street. For the commercial portion of the site, a service retail plaza consisting of 3 stand- alone commercial buildings and associated parking areas is proposed, with access from Elgin Street West.

The following pre-application meetings were attended by the applicant:

- Applications for original Official Plan Amendment, Zoning Amendment, and Draft Plan of Subdivision on the subject lands were filed July 22, 2013
- An original Public Meeting on these applications was held on June 16, 2014 (Committee of the Whole)
- The approval of these applications was completed on July 14, 2014. The existing Official Plan designation and site specific Zoning on the property has been in place since this time.
- For the Draft Plan of Subdivision, a 2-year extension was granted – June 26, 2017 (to July 14, 2019), although this had lapsed on July 15, 2019.
- Additional correspondence has taken place by phone and email between the Applicant, the owner and City Planning staff prior to the submission of the current draft plan of subdivision application.

Subsequent to the formal submission of the draft plan of subdivision application to the Town, the following opportunities are available for public consultation:

- The community and necessary department/agencies will be notified of the complete development application (once deemed complete by Planning Staff) through various methods including the on-site application notice sign (date of posting to be determined) and an update on the Town’s website;
- Residents and stakeholders can review the submission materials, including drawings and reports, either on-line on the Town’s website, or in-person at the Cobourg Town Hall;
- Residents and stakeholders can direct comments and questions about the application to the Town Planner on the file throughout the review process;

- Date to be determined – Public Open House / Meeting organized by Planning Staff, prior to a Statutory Public Meeting (potential virtual meeting, if applicable);
- Date to be determined – Statutory Public Meeting at Cobourg Town Hall with Council (potential virtual meeting, if applicable).

As such, the above Public Consultation Strategy illustrates that sufficient and appropriate Public Consultation will be conducted as part of the application review. If there are any questions or additional information is required, please do not hesitate to contact me or our office at info@batory.ca

Respectfully submitted by,



Paul Demczak, MCIP, RPP
Principal, Batory Management