

# STAFF REPORT

THE CORPORATION OF THE TOWN OF COBOURG



<b>Report to:</b>	Mayor and Council Members	<b>Priority:</b>	<input checked="" type="checkbox"/> High <input type="checkbox"/> Low
<b>Submitted by:</b>	Kaveen Fernando Planner I – Development Planning Department <a href="mailto:kfernando@cobourg.ca">kfernando@cobourg.ca</a>	<b>Meeting Type:</b>	Open Session <input checked="" type="checkbox"/> Closed Session <input type="checkbox"/>
<b>Meeting Date:</b>	July 19, 2021		
<b>Report No.:</b>	OPA-01-21 – Z-06-21 – Z-06-21SUB		
<a href="#">Submit comments to Council</a>			

**Subject/Title:** Application for a combined Official Plan and Zoning By-law Amendment and Draft Plan of Subdivision – New Amherst Stage 2, Phase 3 – Residential Development

## RECOMMENDATION:

THAT the applications be received by Council and referred to the Planning Department for a report;

THAT the notice requirements of the Planning Act, R.S.O. 1990, as amended, be implemented, including the scheduling of a public meeting.

## 1. STRATEGIC PLAN

N/A

## 2. PUBLIC ENGAGEMENT

Sections 17, 22, 34 (10.4) & (13), and Section 51 (20) of the Planning Act, R.S.O. 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 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).

### 3. PURPOSE

The purpose of this Report is to advise Council and the public of the receipt of an application for a combined Official Plan and Zoning By-law Amendment and Draft Plan of Subdivision, and to recommend that Council refer the application to the Planning Department for a Report and direct that the notification requirements to be implemented in accordance with the Planning Act and municipal procedures.

### 4. ORIGIN AND LEGISLATION

In June 2021, the Planning Department received an application for a combined Official Plan and Zoning By-law amendment, and an application for approval of a Draft Plan of Subdivision from D.M. Wills Associates Limited on behalf of New Amherst Ltd. for an approximately 13.5 Hectare (33.6 Acre) parcel of west of the existing New Amherst Residential Neighbourhood. 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 Town of Cobourg's Official Plan, and is suitable 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 Ontario Land Tribunal (OLT).

### 5. BACKGROUND

The subject property is a currently vacant land part of the New Amherst Subdivision and the New Amherst organization is intending to continue expanding the neighborhood to the west to finish their project. The 13.5 Hectare of lands are expected to be developed into Residential and Mixed-uses parcels in the future through Official Plan and Zoning By-law Amendment, and Draft Plan of Subdivision. Refer to **Schedule A** Context Map attached.

The subject property is designated Neighbourhood Centre, Neighbourhood General, and Neighbourhood Edge in Schedule AA – Land Use Designations in the New Amherst Community Secondary Plan. Additionally, the north-west corner of the property is also subject to Minimum Distance Separation (MDS) Overlay Policy Area.

The Subject property is zoned Neighbourhood Residential 1 Holding (NR1-H), Neighbourhood Residential 1 Holding 2 (NR1-(H-2)), Neighbourhood Residential 2 Holding (NR2-H), Neighbourhood Residential 2 Holding 2 (NR2-(H-2)), Neighbourhood Mixed use Holding (NMU-H), Neighbourhood Mixed use Holding 2 (NMU-(H-2)) and Open Space (OS). Refer to **Schedule A** Context Map attached.

The Draft Plan of Subdivision is proposing a total of 397 residential units with different typologies for the New Amherst neighbourhood. The proposal will be reviewed by the Development Review Team for compliance with applicable policies and standards.

The following attachments are provided for reference purpose;

**Schedule “A”** – Context Map

**Schedule “B”** – Draft Plan

**Schedule “C”** – Conceptual Development Plan

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

- OPA & ZBLA application
- Draft Plan of Subdivision Application
- Planning Justification Report
- Full Draft Plan
- New Amherst Traffic impact Study
- New Amherst Functional Servicing Report
- Planning Justification Report
- Arborist Report
- Conceptual Development Plan
- Conceptual Landscape Plan
- Geotechnical Investigation Report
- Urban Design Brief

## 6. ANALYSIS

This memo is for application receipt notification purposes only, there is no staff analysis at this point in time. Once the plans and reports have been reviewed by the Development Review Team, municipal advisory committees and external agencies, a report will be brought back to Council for consideration of approval.

## 7. FINANCIAL IMPLICATIONS/BUDGET IMPACTS

There are no anticipated financial implication imposed on the Municipality as a result of the combined Official Plan and Zoning By-law Amendment, and the Draft Plan of Subdivision. The requisite \$44,150 for deposit and applicant fees has been submitted with the application.

## 8. CONCLUSION

The application package and supporting information is deemed complete and is being circulated to the Development Review Team and applicable agencies/communities for review and comments before brought back to Council for consideration.