

STAFF REPORT

THE CORPORATION OF THE TOWN OF COBOURG



Report to:	Mayor and Council Members	Priority:	<input checked="" type="checkbox"/> High <input type="checkbox"/> Low
Submitted by:	Kaveen Fernando Planner I – Development Planning Department kfernando@cobourg.ca	Meeting Type: Open Session <input checked="" type="checkbox"/> Closed Session <input type="checkbox"/>	
Meeting Date:	August 30, 2021		
Report No.:	SPA-14-21		
Submit comments to Council			

Subject/Title: Site Plan Approval – Receipt of Application – 560 Thompson Street – Industrial Development

RECOMMENDATION:

THAT the staff report and application be received by Council; and,
THAT the application be referred to the Planning Department for a report.

1. STRATEGIC PLAN

N/A

2. 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 Approval (SPA) applications and Amendments, as these particular applications are recognized as being a detailed, technical review of matters relating to site development, including but limited to building layout, access, parking, landscaping, servicing and grading.

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 of the submitted SPA application to the Municipality. The sign must include information in regard to the proposal, and a contact number for the Town of Cobourg Planning Department, where plans can be made available for the public to view. The sign is being prepared and will be erected on-site within 10 business days.

Additionally, the Planning Department provides written notice of complete SPA applications to Council, and all SPA Applications are considered by Council in open session prior to final approval. Finally, information relating to the SPA application is

posted on the municipal website under the Planning Applications page (Planning & Development).

3. PURPOSE

The purpose of this report is to advise Council and public of submission of a complete Site Plan Approval (SPA) application, and to recommend that Council receive the formal application and refer it to the Planning Department for a report.

4. ORIGIN AND LEGISLATION

In August 2021, a complete application was received by the Planning Department from Richard Ziegler Architect Inc. on behalf of Dodger Investments Inc. for a new industrial development at 560 Thompson Street. Upon review of the submission, Planning staff can confirm it is consistent with the *Planning Act* requirements. Section 41(2)(4) of the *Planning Act* authorizes the municipality to review and ensure appropriate development is approved in compliance with the Town of Cobourg's Official Plan or applicable Secondary Plans, Zoning By-law and applicable guidelines and standards. Pursuant to the provisions of the *Planning Act*, if the Municipality fails to approve the complete application within 30 days after its receipt by Council, the owner may appeal the application to the Ontario Land Tribunal (OLT).

5. BACKGROUND

The Industrial Development is located in the Town of Cobourg's Lucas Point Industrial Park at 560 Thompson Street. The subject property is approximately 11,917 m² with a technical frontage of 63 metres and depth of ~174 metres. Please refer to **Schedule "A" Context Map** attached.

The subject property is designated "Employment Area" as per the Town of Cobourg Official Plan and zoned "Light Industrial, Exception One" (LM-1) in the Comprehensive Zoning By-law No. 85-2003.

The proposed industrial development is to accommodate two (2) new industrial building split into phases. The first phase of the development will accommodate the building to the east with an area of 1,114.8 m², and the second building with an area of 951.6 m² on the west side of the lot. Refer to **Schedule "B" - Site Plan** attached. The first phase and Building A provides a total of 28 parking spaces including 2 barrier free parking spaces, and 2 loading spaces to accommodate the patrons.

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

- I. Architectural Site Plan
- II. Building Elevations
- III. Landscape Plans
- IV. Erosion Control Plan
- V. Grading and Servicing Plans
- VI. Stormwater Management Report
- VII. Sustainability Initiatives

- VIII. Lot Survey
- IX. Photometric Plan

6. ANALYSIS

This memo is for application receipt notification purposes only and there is subsequently no staff analysis at this stage. The application package is being circulated to the Development Review Team (DRT) and applicable Agencies/Committees for review and commentary before being brought back to Council for consideration.

7. FINANCIAL IMPLICATIONS/BUDGET IMPACTS

There are no anticipated negative financial implications imposed on the Municipality as a result of the application. All Industrial developments are currently exempted from Planning Fees, however the owner has submitted the required deposit of \$2,000.00 for the proposed development.

8. CONCLUSION

The Site Plan Approval application is only being received by Council at this time and a thorough analysis of the proposal will be presented to Council once reviewed by the Development Review Team and applicable Agencies/Committees and prior to final consideration of the development.