

STAFF REPORT

THE CORPORATION OF THE TOWN OF COBOURG



Report to:	Mayor and Council Members	Priority:	<input type="checkbox"/> High <input checked="" 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:	September 20, 2021		
Report No.:	SPA-15-21		
Submit comments to Council			

Subject/Title: **Site Plan Approval – Receipt of Application – 156 Willmott 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 the public of the 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 September 2021, a complete application was received by the Planning Department from Andrew Smith Architecture Inc. on behalf of Brockstreet Brewery In Trust. for a new industrial development at 156 Willmott 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 proposed industrial development is located in the Town of Cobourg's Lucas Point Industrial Park at 156 Willmott Street. The proposed Ready To Drink (RTD) bottling/distribution plant entails a commercial component on the west side of the development facing Willmott Street being a restaurant/brew pub and a commercial retail use. The subject property is approximately 16,562 m² in area with an average frontage of 113.5 metres and average depth of 146.1 metres. 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 1 (LM-1)" in the Town of Cobourg Comprehensive Zoning By-law No. 85-2003.

The proposed industrial development will be built in two phases; first phase of the development entailing the proposed bottling and distribution facility along with the brewpub and the retail component (gift shop), and the proposed uses for the second phase to be determined in the future. The first phase of the development consists of 3,716 m² building for the proposed uses, and total of 89 parking spaces including 6 barrier free parking spaces for both phase 1 and 2.

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

- I. Architectural Site Plan
- II. Building Elevations
- III. Landscape Plans
- IV. Geotechnical Investigation Report
- V. Grading and Servicing Plans
- VI. Stormwater Management Report
- VII. Urban, Landscape and Sustainability Design Report
- VIII. 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.