

## Planning Rationale

**To:** Rob Franklin, MCIP, RPP, Manager of Planning Services  
**From:** RFA Planning Consultant Inc.  
**Cc:** 2471366 Ontario Inc., Owner/Applicant  
**Date:** September 23, 2020  
**Re:** Applications for Consent and Minor Variance – 105 Havelock Street,  
Town of Cobourg, County of Northumberland (2471366 Ontario Inc.,  
Owner/Applicant)

---

Applications for Consent and Minor Variance have been filed with the Town of Cobourg Planning & Development Department to request a single-lot consent and site-specific relief from certain R3 Zone provisions, respectively. We have reviewed the Provincial Policy Statement (PPS), Growth Plan, the County of Northumberland Official Plan, Town of Cobourg Official Plan, have assessed the applicable Zoning By-law provisions, and offer the following planning opinion in support of the applications. Below is a summary of our analysis.

### BACKGROUND

RFA Planning Consultant Inc. was retained in October, 2019 by the owner/applicant, 2471366 Ontario Inc., to undertake consent and minor variance applications for the subject property. The land is municipally known as 105 Havelock Street and legally described as Part of Lots 2 and 3, Block B, South Side of University Avenue and West Side of George Street, Caddy Plan (Formerly Lot 17, Concession A, Township of Hamilton), Town of Cobourg, County of Northumberland. The subject property has an area of 837 square metres (9,009 square feet) with 34.6 metres (113.5 feet) of frontage on the south side of Havelock Street and 25.6 metres (84.0 feet) of frontage on the east side of Spring Street. The subject lands currently consist of a 137-square-metre, 1.5-storey single-detached dwelling, a 59-square-metre detached garage and a 21-square-metre shed. The dwelling (No. 105) is currently serviced by municipal water and sanitary services.

---

211 Dundas Street East, Suite 202, Belleville, Ontario K8N 1E2

613.966.9070 [www.rfaplanningconsultant.ca](http://www.rfaplanningconsultant.ca)

The subject property is designated “Residential Area” on Schedule ‘A’ Land Use Plan of the Town of Cobourg Official Plan, and is within the “Built Boundary” and “Neighbourhood Planning Area 1” on Schedule ‘C’ Neighbourhood Planning Area. Spring Street is designated “Existing Collector” and “Transit Routes” on Schedule ‘E’ Transportation Plan. The site is within the “Residential 3 (R3) Zone” on Schedule A – Map 2 of the Town of Cobourg Zoning By-law No. 85-2003, as amended. The surrounding land uses along the portions of Spring Street, Havelock Street, Bond Street and James Street West are predominantly residential. Further to the north and south are other commercial uses (“Speedy Glass” and “Ready Print,” respectively).

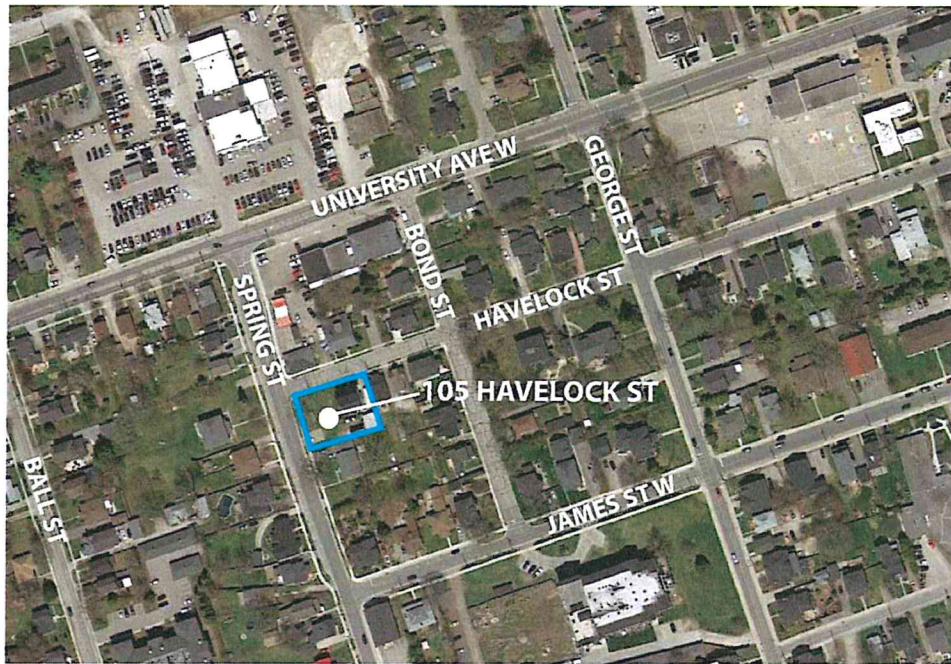
The site is also within the George Street Heritage Conservation District. This generally extends north of the site to Princess Street, south to Orange Street, west of George Street to Spring Street and east to Division Street, excluding St. Michael’s School.

A summary of the subject lands is provided in Table 1, below:

**TABLE 1: BACKGROUND SUMMARY**

PIN 51094-0262	
<b>Legal Description</b>	Part of Lots 2 and 3, Block B, South Side of University Avenue and West Side of George Street, Caddy Plan (Formerly Lot 17, Concession A, Township of Hamilton), Town of Cobourg, County of Northumberland
<b>Civic Address</b>	105 Havelock Street
<b>Lot Area</b>	837 square metres (9,009 square feet)
<b>Lot Frontage</b>	34.6 metres (113.5 feet) – Havelock Street; 25.6 metres (84.0 feet) – Spring Street
<b>Access</b>	Havelock Street and Spring Street
<b>Official Plan Designation</b>	Residential Area (Schedule ‘A’ Land Use Plan)
<b>Zoning</b>	Residential 3 (R3) Zone (Schedule A – Map 2)

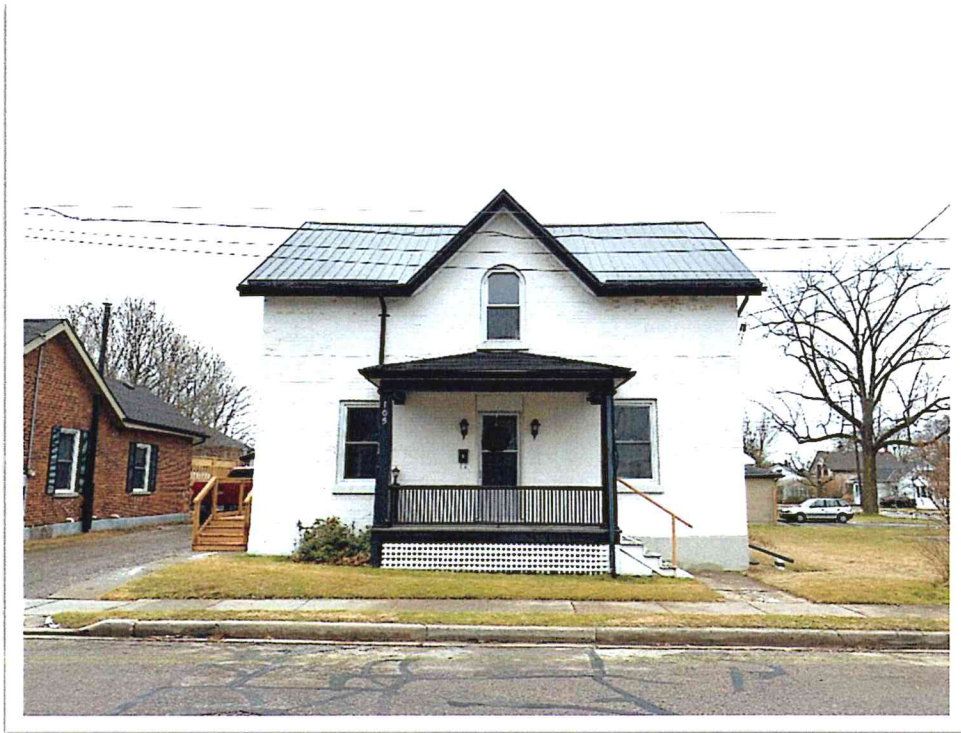
The following images and photographs depict the existing conditions of the subject lands:



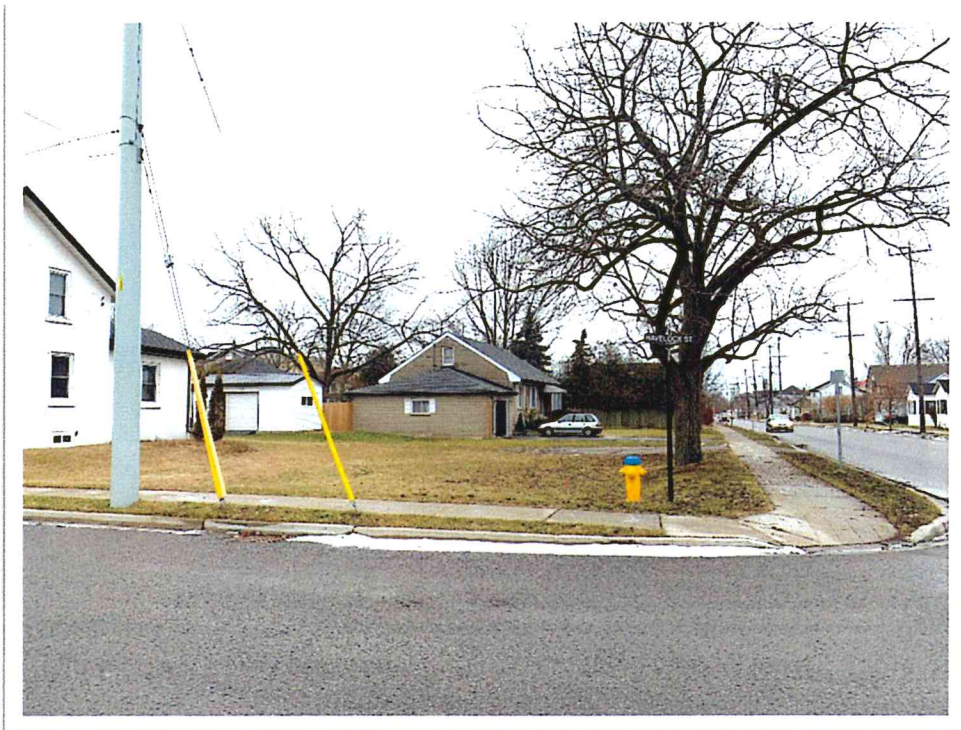
**Subject Property** – Outlined in blue.



**105 Havelock Street** – View of Retained Lot interior side yard looking south. Detached garage in background.



**105 Havelock Street** – View of Havelock streetscape looking south.



**Severed Lot** – View from the Havelock Street and Spring Street intersection looking south.



**Severed Lot** – View looking east. No. 105 in background.



**Severed Lot** – View of exterior side yard looking east from Spring Street. No. 105 in background.



**Severed Lot** – View of rear yard looking east from Spring Street. No. 105 and shed in background.

### APPLICATION FOR CONSENT

The nature of the consent application is for a single-lot severance, with the intent of creating one new residential lot. The Severed Lot will have an area of 367 square metres (3,950 square feet) with 14.8 metres (48.6 feet) of lot frontage on the south side of Havelock Street and 20.6 metres (67.6 feet) on the east side of Spring Street. It is the intent of the owner to divest of the Severed Lot. The Retained Lot will have an area of 470 square metres (5,059 square feet) with 18.2 metres (59.7 feet) of lot frontage on the south side of Havelock Street. Havelock Street and Spring Street are public roads maintained year-round and will provide access to the severed and retained lots. Further to pre-consultation with Town planning staff, a 1.5-metre road widening has been provided as well as a 5-metre sight triangle.

## APPLICATION FOR MINOR VARIANCE

The extent of the minor variance is to request site-specific relief from certain Residential 3 (R3) Zone provisions for both the Severed and Retained Lots. The nature of the minor variance is to request:

### Severed Lot:

Lot Area (minimum) – from 370m<sup>2</sup> to 367m<sup>2</sup>

Lot Coverage (maximum) – from 40% to 45%

Exterior Side Yard (minimum) – from 6m to 4.5m

### Retained Lot:

Lot Coverage (maximum) – from 40% to 50%

Detached Accessory Building Interior Side Yard (minimum) – from 1m to 0.6m

For the Severed Lot, flexibility is needed to facilitate the construction of decks, porches, sheds, etc. and negate the need for a future minor variance. In addition, the proposed exterior side yard setback is intended to account for the required 1.5-metre Spring Street road widening, to both mimic the setback of No. 350 Spring Street abutting to the south and negate the need for a future minor variance application by creating a more flexible building envelope. This is deemed appropriate, as access to the Severed Lot is ideal from Havelock Street, being a local road, versus Spring Street, a collector. Access from Spring Street is considered undesirable, as a driveway and potential garage would occupy what is intended to be the private rear yard amenity area, affecting the amount of landscaped open space. For the Retained Lot, the higher lot coverage is a result of the severance application and the existing interior side yard setback for accessory buildings is to be recognized. All other provisions of the R3 Zone can be met.

**CONFORMITY TO THE PROVINCIAL POLICY STATEMENT (2020)**

The Provincial Policy Statement (PPS) has applied to all planning applications since May 1, 2020. It provides direction on matters of provincial interest related to land use planning and development. All decisions related to land use planning matters “shall be consistent with” the PPS. The consent and minor variance applications for 2471366 Ontario Inc. are consistent with the 2020 PPS.

<b>PPS POLICIES</b>		<b>PLANNING ANALYSIS</b>
<b>1 BUILDING STRONG HEALTHY COMMUNITIES</b>		
<b>1.1 MANAGING AND DIRECTING LAND USE TO ACHIEVE EFFICIENT AND RESILIENT DEVELOPMENT AND LAND USE PATTERNS</b>		
<b>1.1.3 Settlement Areas</b>		
<p><i>1.1.3.1 Settlement areas shall be the focus of growth and development.</i></p>	<p>The subject property is within the Town of Cobourg built boundary, a designated settlement area within the Growth Plan.</p>	
<p><i>1.1.3.2 Land use patterns within settlement areas, land use patterns shall be based on densities and a mix of land uses which:</i></p> <ul style="list-style-type: none"> <li><i>a) efficiently use land and resources;</i></li> <li><i>b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;</i></li> <li><i>c) minimize negative impacts to air quality and climate change, and promote energy efficiency;</i></li> <li><i>e) support active transportation;</i></li> <li><i>f) are transit-supportive, where transit is planned, exists or may be developed;</i></li> </ul>	<p>The subject property is already serviced by available municipal water and sanitary systems. The proposed development is considered residential infill intensification. On this basis, land and resources are being used efficiently along with existing infrastructure and public service facilities. Due to the central location of the subject property and considering the proposed development as residential infill, negative impacts to air quality and climate change are anticipated to be negligible. The Severed Lot is within 95 metres of University Avenue West (a designated pedestrian/bicycle path) and a transit stop. On this basis, the proposed development will support active transportation and be transit supportive, respectively.</p>	





PPS POLICIES	PLANNING ANALYSIS
<p><i>1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.</i></p>	<p>The proposed residential infill development is considered appropriate and compact and is encouraged within Growth Plan settlement areas. The building envelope on the Severed Lot is limited, and it is intended to consist of a single-detached dwelling. A heritage letter of opinion has been completed in support of the subject applications assessing the proposed development within the George Street Heritage Conservation District in order to consider its appropriateness. It concluded that the 3.2-metre separation of the existing and prospective dwellings will not detract from the heritage attributes of the District or violate the goals, objectives or design guidelines. The site is serviced by municipal water and sanitary and there are no apparent risks to public health and safety.</p>
1.6 INFRASTRUCTURE AND PUBLIC SERVICE FACILITIES	
<p><i>1.6.6.2 Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.</i></p>	<p>The site is already serviced by municipal sewage and water and the proposed development will optimize its use.</p>
<p><i>1.6.7.4 A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation.</i></p>	<p>The central location of the subject property, proximity to a school (St. Michael's School – 285 metres) and other commercial uses and proximity to a pedestrian/bicycle path and transit stop will facilitate minimizing the length and number of vehicle trips as the public can make use of the existing active transportation infrastructure.</p>

**PPS POLICIES**

**PLANNING ANALYSIS**

**2.6 CULTURAL HERITAGE AND ARCHAEOLOGY**

*2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.*

*2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.*

The subject property is within the George Street Heritage Conservation District. The intent of the of the George Street Heritage Conservation District is to protect and enhance its existing 19<sup>th</sup> century residential character through allowing changes that are compatible with the cultural heritage value of the District.

On this basis, and further to pre-consultation with Town planning staff, a heritage letter of opinion has been prepared in support of the subject applications. It concluded that the 3.2-metre separation of the existing and prospective dwellings will not detract from the heritage attributes of the District or violate the goals, objectives or design guidelines. It is presumed that further approval of a Heritage Permit is required once building plans are known.

**CONFORMITY TO THE GROWTH PLAN (2019)**

A Place to Grow: Growth plan for the Greater Golden Horseshoe (Growth Plan) has been applied to all planning applications since May, 2019. It provides policy direction on matters related to land use planning and development within the Greater Golden Horseshoe. All decisions related to land use planning matters “shall be consistent with” the Growth Plan. In reviewing the 2019 Growth Plan, it was found that the intent of the relevant policies has been maintained and the applications for 2471366 Ontario Inc. are consistent with the Plan.

GROWTH PLAN POLICIES	PLANNING ANALYSIS
<b>2 WHERE AND HOW TO GROW</b>	
<b>2.2 POLICIES FOR WHERE AND HOW TO GROW</b>	
<b>2.2.2 Delineated Built-up Areas</b>	
<p>1. <i>By the time the next municipal comprehensive review is approved and in effect, and for each year thereafter, the applicable minimum intensification target is as follows:</i></p> <p>b) <i>The City of Kawartha Lakes and the Counties of Brant, Dufferin, Haldimand, Northumberland, Peterborough, Simcoe and Wellington will, through the next municipal comprehensive review, each establish the minimum percentage of all residential development occurring annually that will be within the delineated built-up area, based on maintaining or improving upon the minimum intensification target contained in the applicable upper- or single-tier official plan.</i></p>	<p>The County of Northumberland Official Plan provides further direction on this Section 2.2.2.1.b). See Conformity of the County of Northumberland Official Plan planning analysis below.</p>

GROWTH PLAN POLICIES	PLANNING ANALYSIS
<p>2. <i>Until the next municipal comprehensive review is approved and in effect, the annual minimum intensification target contained in the applicable upper- or single-tier official plan that is approved and in effect as of July 1, 2017 will continue to apply.</i></p>	<p>See Conformity of the County of Northumberland Official Plan planning analysis below.</p>
<p>3. <i>All municipalities will develop a strategy to achieve the minimum intensification target and intensification throughout delineated built-up areas, which will:</i></p> <ul style="list-style-type: none"> <li><i>a) identify strategic growth areas to support achievement of the intensification target and recognize them as a key focus for development;</i></li> <li><i>b) identify the appropriate type and scale of development in strategic growth areas and transition of built form to adjacent areas;</i></li> <li><i>c) encourage intensification generally throughout the delineated built-up area;</i></li> <li><i>d) ensure lands are zoned and development is designed in a manner that supports the achievement of complete communities;</i></li> <li><i>e) prioritize planning and investment in infrastructure and public service facilities that will support intensification; and</i></li> <li><i>f) be implemented through official plan policies and designations, updated zoning and other supporting documents.</i></li> </ul>	<p>The Town of Cobourg does not have a specific intensification plan. This said, the proposed development is considered appropriate residential infill within an established neighbourhood, which is generally encouraged by the Plan.</p>

**CONFORMITY TO THE COUNTY OF NORTHUMBERLAND OFFICIAL PLAN (2016)**

The County of Northumberland Official Plan was approved by the OMB on November 23, 2016. The lands are designated “Urban Area” on Schedule ‘A’ – Land Use Plan of the County of Northumberland Official Plan. A full range of uses are permitted with Urban Areas (C1.4). The Applications for Consent and Minor Variance conform to the policies of the County Official Plan. The policies of the County Official Plan have incorporated relevant policies of the Growth Plan.

Sections B, C and E provide policies that apply to consents and residential development within urban areas.

COUNTY OF NORTHUMBERLAND OFFICIAL PLAN POLICIES	PLANNING ANALYSIS
<b>B GROWTH MANAGEMENT</b>	
<b>B1 URBAN AREAS/RURAL SETTLEMENT AREAS</b>	
<i>Urban areas and rural settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted.</i>	The proposed development is located within the Cobourg Urban Area, which shall be the focus of growth.
<b>B9 MINIMUM INTENSIFICATION TARGET</b>	
<i>The Cobourg Urban Area has a minimum intensification target of 39% of the projected population growth for the County of Northumberland in the form of intensification (Table 1 Minimum Intensification Target in Planning Period).</i>	The proposed development will assist the County in achieving their minimum intensification target.
<b>C LAND USE DESIGNATIONS</b>	
<b>C1 URBAN AREAS/RURAL SETTLEMENT AREAS</b>	
<b>C1.2 GENERAL LAND USE OBJECTIVES FOR URBAN AREAS</b>	
<b>C1.2.1 Residential Areas</b>	
<i>It is the objective of this Plan to:</i> <i>a) Maintain and enhance the character and identity of existing residential areas;</i>	The character of the existing residential area will be maintained through the proposed building envelope.

COUNTY OF NORTHUMBERLAND OFFICIAL PLAN POLICIES	PLANNING ANALYSIS
<p>b) <i>Promote the efficient use of existing and planned infrastructure and public service facilities by supporting opportunities for various forms of residential intensification, where appropriate;</i></p>	<p>The Severed Lot will further optimize existing infrastructure and public services facilities through residential infill intensification.</p>
<p>c) <i>Encourage increases in density in new development areas to maximize the use of infrastructure and minimize the amount of land required for new development;</i></p>	<p>The subject Application for Minor Variance is requesting to increase the maximum lot coverages to 45% and 50% and decrease the minimum Severed Lot area to 367 square metres, respectively, in order to allow for appropriate and desirable development, and effectively permit the proposed lot configuration.</p>
<p>d) <i>Encourage a high standard of urban design for development and redevelopment;</i></p>	<p>The Severed Lot is within the George Street Heritage Conservation District and will be subject to a Heritage Permit. This will ensure a high standard of urban design for the new dwelling.</p>
<p>e) <i>Encourage local municipalities to establish comprehensive design guidelines and policies to foster the establishment of communities that are safe, functional and attractive; and,</i></p>	<p>Cobourg has Urban and Landscape Design Guidelines. These will be reviewed during Heritage Permit process.</p>
<b>E GENERAL DEVELOPMENT POLICIES</b>	
<b>E1 SUBDIVISION OF LAND</b>	
<b>E1.5 NEW LOTS BY CONSENT</b>	
<b>E1.5.1 General Criteria</b>	
<p>a) <i>Fronts on and will be directly accessed by a public road that is maintained on a year-round basis unless otherwise permitted in the local Plan;</i></p>	<p>The Severed Lot will have dual frontage onto Spring Street and Havelock Street and direct access by a public road that is maintained on a year-round basis.</p>

COUNTY OF NORTHTUMBERLAND OFFICIAL PLAN POLICIES	PLANNING ANALYSIS
<p>c) <i>Will not cause a traffic hazard;</i></p>	<p>There is an existing curb cut on Spring Street where the Severed Lot may gain access. Otherwise, access may be from Havelock Street. A site visit indicates no apparent traffic hazards of limited sight lines, curves or grades.</p>
<p>d) <i>Has adequate size and frontage for the proposed use in accordance with the local zoning by-law;</i></p>	<p>A review of available mapping indicated the Severed Lot is similar in size and frontage to the Retained Lot and other lots within the block and in the immediate vicinity. A Minor Variance has been submitted concurrently with the Application for Consent to request relief for lot area, lot coverage, exterior side yard and detached accessory building interior side yard, which are either existing, a result of the application or a result of the required Spring Street road widening.</p>
<p>e) <i>Notwithstanding d) above, where a zoning by-law amendment or minor variance is required, approval of such amendment or variance shall be included as a condition of the approval of the consent;</i></p>	<p>This is a typical condition of consent approval and the applicant agrees. An Application for Minor Variance application has been confirmed with Town planning staff and has been filed concurrently with the Application for Consent.</p>
<p>f) <i>Can be serviced with an appropriate water supply and means of sewage disposal, provided there is confirmation of sufficient reserve sewage system capacity and reserve water system capacity within municipal sewage services and municipal water services;</i></p>	<p>The subject property is currently serviced with municipal water supply and sewage disposal. The Severed Lot is proposed to be serviced with municipal water and sewage disposal. Further to pre-consultation with Town planning staff, we are not aware of any municipal service constraints within the vicinity of the subject property.</p>

COUNTY OF NORTHUMBERLAND OFFICIAL PLAN POLICIES	PLANNING ANALYSIS
g) <i>Will not have a negative impact on the drainage patterns in the area;</i>	Appropriate drawings will be required at the time of building permit that will demonstrate the proposed drainage pattern will not have a negative impact in the area, post development.
h) <i>Will not restrict the development of the retained lands or other parcels of land, particularly as it relates to the provision of access, if they are designated for development by this Plan;</i>	The Retained Lot is already developed and its access will not be affected by the Severed Lot.
m) <i>Conforms with the local Official Plan;</i>	See Conformity to the Town of Cobourg Official Plan planning analysis below.

**CONFORMITY TO THE TOWN OF COBOURG OFFICIAL PLAN (2017)**

The Town of Cobourg Official Plan was approved the Ministry of Municipal Affairs and Housing (MMAH) in May, 2017. The subject lands are designated “Residential Area” on Schedule ‘A’ Land Use Plan of the Town’s Official Plan. The subject lands are also designated “Built Boundary” and “Neighbourhood Planning Area 1” on Schedule ‘C’ Neighbourhood Planning Area. Spring Street is designated “Existing Collector” and “Transit Routes” on Schedule ‘E’ Transportation Plan.

The table below demonstrates how the proposal is consistent with the Cobourg Official Plan land use policies.

TOWN OF COBOURG OFFICIAL PLAN POLICIES	PLANNING ANALYSIS
3. LAND USE STRATEGY	
3.4 RESIDENTIAL AREA	
3.4.2 Permitted Uses, Buildings and Structures	
The permitted uses, buildings and structures are: i) <i>low density residential including single detached, semi-detached and duplex dwellings; and,</i>	While building plans are not known at this time, the building envelope is limited and it is intended that a single-detached dwelling will be built on the Severed Lot.



TOWN OF COBOURG OFFICIAL PLAN POLICIES		PLANNING ANALYSIS
<p><i>ii) medium density residential including townhouse dwellings, low rise apartments and stacked townhouses.</i></p>		
<p><b>3.4.3 Land Use Policies</b></p>		
<p><b>3.4.3.1 Stable Residential Areas</b></p>		
<p><i>i) scale of development with respect to the height, massing and density of adjacent buildings and is appropriate for the site;</i></p>	<p>Only two storeys has been contemplated as the impact on the building envelop was considered too great for a three-storey dwelling. The proposed low-density is consistent with the surrounding residential density and is appropriate for the site. The available building envelope will ensure massing is consistent with the Retained Lot.</p>	
<p><i>ii) respects the nature of the streetscape as defined by such elements as landscaped areas, and the relationship between the public street, front yards and primary entrances to buildings;</i></p>	<p>The proposed front yard setback and exterior side yard setback is consistent with those along Havelock Street and Spring Street. A Heritage Permit will be required in order to ensure the dwelling that is constructed respects the nature of the streetscape.</p>	
<p><i>iii) respects the relationship between the rear wall of buildings and rear yard open spaces;</i></p>	<p>In accordance with the Zoning By-law, the front lot line is considered the Havelock Street frontage. Therefore, the rear yard of the Severed Lot is opposite of Havelock Street along the south property line. Despite the existing curb cut on Spring Street, it is presumed the driveway and primary entrance to the dwelling will be on Havelock Street. It is intended that the south yard area illustrated on the Survey Plan to consist of the traditional and private rear yard amenity space, maximizing landscaped open space for the Severed Lot.</p>	

TOWN OF COBOURG OFFICIAL PLAN POLICIES	PLANNING ANALYSIS
<p><i>iv) siting of buildings in relation to abutting properties ensures that there will be no significant negative impacts with respect to privacy and shadowing and appropriate buffering can be provided;</i></p>	<p>The proposal will be a continuation of the current abutting property relationship, where the rear yard of the Severed Lot will interface with the interior side yard of No. 350 Spring Street. Given that the minimum rear yard setback is being provided and that it will abut a garage to the south, negative impacts appear to be negligible for the property to the south. Fencing already exists along the south property line, providing an appropriate buffer for this low-density residential context.</p>
<p><i>v) conforms with density provisions of the Section 3.4.3.3;</i></p>	<p>See response below.</p>
<p><i>vii) respects the residential lotting pattern in the immediate surrounding area;</i></p>	<p>In review of the available mapping, the proposed lot configuration is consistent with the lotting pattern both within the block the subject property is located and those immediately to the west.</p>
<p><i>ix) development has direct access from a public or condominium road;</i></p>	<p>The lots will gain access from Havelock Street, which is publicly maintained on a year-round basis. The Severed Lot may gain access from Spring Street, which is also publicly maintained on a year-round basis.</p>
<p><i>xii) protection of trees and other natural features identified as significant by the Town in consultation with the Ministry of Natural Resources and/or the Conservation Authority;</i></p>	<p>The protection of trees does not appear necessary. There is one street tree located near the intersection of Spring Street and Havelock Street and a second near the southwestern corner of the site, both within the road allowance and under the jurisdiction of the Town. The subject property otherwise includes no trees.</p>

TOWN OF COBOURG OFFICIAL PLAN POLICIES	PLANNING ANALYSIS
<p><i>xiii) does not hamper or prevent orderly development of adjacent properties;</i></p>	<p>The proposed development is considered residential infill and is within an existing built-up neighbourhood. In review of available mapping, there does not appear to be opportunities for further lot creation within the immediate area and the proposed development does not appear to hamper or prevent orderly development of adjacent properties.</p>
<p><i>xiv) garages are designed so that they are not the dominant feature in the streetscape;</i></p>	<p>A Heritage Permit is required, which will ensure a garage is designed to not be the dominant feature of the streetscape.</p>
<p><i>xv) is in accordance with the Town's Urban and Landscape Design Guidelines.</i></p>	<p>A Heritage Permit will ensure the new dwelling will conform to the Town's Urban and Landscape Design Guidelines.</p>
<p><b>In addition, regard shall be had to the policies of Section 5, and particularly in areas of historical or architectural interest to the policies of Sections 5.2.3 and 5.5.</b></p>	
<p><i>For the purposes of this policy, the immediate surrounding residential area shall be defined by:</i></p> <p><i>ii) the existing lotting pattern;</i></p>	<p>In review of available mapping the proposed lot configuration is consistent with that of the block the subject property is located and other lots in the immediate area. The heritage letter of opinion concludes that the Severed Lot may afford sufficient setbacks to the dwelling on the Retained Lot.</p>
<p><i>iv) the prevailing building type including any special built form features; and,</i></p>	<p>The prevailing housing type in the immediate area is single-detached. A single-detached dwelling is intended for the Severed Lot.</p>
<p><b>3.4.3.3 Density</b></p>	
<p><i>The density ranges for residential development shall be:</i></p> <p><i>i) Low Density</i></p> <p><i>a) 12 units per net hectare (5 units per net acre) minimum</i></p>	<p>The density of the proposed development is 21 units per net hectare, which is in the higher range of low density and lower range of medium density.</p>

TOWN OF COBOURG OFFICIAL PLAN POLICIES	PLANNING ANALYSIS
<p>b) 20 units per net hectare (8 units per net acre) maximum</p> <p>ii) Medium Density</p> <p>a) 20 units per net hectare (8 units per net acre) minimum</p> <p>b) 50 units per net hectare (20 units per net acre) maximum.</p>	

The table below demonstrates how the proposal conforms with the Cobourg Official Plan relevant general design policies.

TOWN OF COBOURG OFFICIAL PLAN POLICIES	PLANNING ANALYSIS
<p><b>5. COMMUNITY DESIGN AND IMPROVEMENT</b></p> <p><b>5.2 GENERAL DESIGN POLICIES</b></p>	
<p><b>5.2.3 Areas of Heritage, Interest or Significance</b></p>	
<p>i) Designated Heritage Conservation Districts and properties shall be subject to the provisions of the Ontario Heritage Act and the Heritage District Guidelines where applicable. However, there are other areas in the Town which can be regarded as having heritage value, interest or significance, including areas identified in consultation with the Municipal Heritage Committee (Heritage Cobourg), which the Town may establish as requiring special consideration with respect to the review of development applications. In those areas:</p> <p>a) the scale and massing of new construction shall be consistent with surrounding buildings to ensure a visual connection; and,</p> <p>b) the general design and style of new construction shall be considered on an individual basis through the site plan approval process recognizing that contemporary styles may be more</p>	<p>a) The available building envelope on the Severed Lot limits the potential dwelling footprint to that similar to the other dwellings along Havelock Street, ensuring a similar scale and massing for the new construction.</p> <p>b) A Heritage Permit will be required as the new construction is within the George Street Heritage Conservation District.</p>

TOWN OF COBOURG OFFICIAL PLAN POLICIES	PLANNING ANALYSIS
<p><i>appropriate in certain cases than emulating turn of the century designs.</i></p>	

The table below demonstrates how the proposal conforms with the Cobourg Official Plan consent policies.

TOWN OF COBOURG OFFICIAL PLAN POLICIES	PLANNING ANALYSIS
<b>9. IMPLEMENTATION</b>	
<b>9.5 CONSENTS</b>	
<p><i>1)a) a plan of subdivision is not required to ensure the proper and orderly development of the lands, which shall generally be where more than five lots are being created;</i></p> <p><i>b) the proposed consents will not adversely affect the financial status of the Town;</i></p> <p><i>c) the proposed use is compatible with adjacent land uses;</i></p> <p><i>d) the proposed lot fronts on an improved public road which is maintained on a year-round basis and which is of a reasonable standard of construction;</i></p> <p><i>e) the access to the proposed lot shall not create a traffic hazard or serve to increase an existing traffic hazard as a result of limited sight lines, curves or grades;</i></p> <p><i>f) the additional lots do not extend or create a strip of development nor limit the potential for development of the remaining lands and a consent shall be given favourable consideration if it has the effect of infilling; and,</i></p>	<p>a) The proposal is for a single-lot severance.</p> <p>b) The proposed development will increase the tax base for the Town and further optimize use of municipal services.</p> <p>c) It is intended to construct a single-detached dwelling on the Severed Lot, which is consistent with predominant housing type in the immediate vicinity and is compatible on this basis.</p> <p>d) The Severed Lot fronts on Havelock Street and Spring Street, improved public roads, which are maintained on a year-round basis.</p> <p>e) There is an existing curb cut on Spring Street where the Severed Lot may gain access. Otherwise, access may be from Havelock Street. A site visit indicates no apparent traffic hazards of limited sight lines, curves or grades.</p> <p>f) The proposed severance is considered residential infill within a built-up area. There is no potential for further</p>

TOWN OF COBOURG OFFICIAL PLAN POLICIES	PLANNING ANALYSIS
	<p>development of the remaining lands, as the Retained Lot is already developed, and there is no potential for further lot creation on either proposed lot.</p>
<p><i>iv) A consent to a land severance shall generally be denied where the effect is to create a lot of disproportionate depth and width. For the purposes of this Plan the depth of a lot should generally not be greater than three times the frontage.</i></p>	<p>The proposed lot depths are approximately 1.5 times the frontage and within the lot ratio criteria.</p>

---

## PLANNING OPINION AND CONCLUSION

The subject property is located within the Residential Area designation of the Town of Cobourg Official Plan and is within George Street Heritage Conservation District. It is also designated as a Delineated Built-up Area within the Growth Plan and designated Urban Area within the County of Northumberland Official Plan. The subject property currently consists of a 138-square-metre, 1.5-storey single-detached dwelling, municipally known as No. 105 Havelock Street. The existing dwelling is currently serviced with municipal water and sanitary. The site also includes detached garage and shed accessory buildings. The subject property has frontage on both Havelock Street and Spring Street.

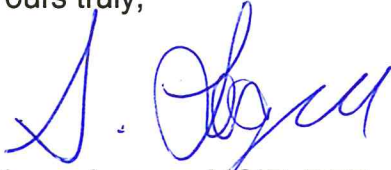
It is proposed to create one new building lot as a single-lot severance. The requested Minor Variance will recognize the proposed 367-square-metre lot area, 45% lot coverage and 4.5-metre exterior side yard for the Severed Lot. The variance will also recognize the proposed 50% lot coverage and existing 0.6-metre detached accessory building interior side yard for the Retained Lot, resulting from the consent and an existing condition, respectively. The proposed development will optimize use of existing infrastructure and public service facilities and is considered residential infill intensification. The Cobourg urban area shall be the focus of growth and intensification is encouraged. The Severed Lot is within 95 metres of University Avenue West (a designated pedestrian/bicycle path) and a transit stop, facilitating active transportation and supporting transit.

The Residential Area, design and consent policies of the Cobourg Official Plan that set out criteria to be considered when developing within this area and have guided the planning process for the project. As the proposed building envelope is limited and single-detached dwelling intended for construction, there will be negligible change to character of the area. The prospective new dwelling will be subject to a Heritage Permit that will review conformity to the George Street Heritage Conservation District and the Cobourg Urban Design and Landscape Guidelines. On this basis, it is our professional planning opinion that there are sufficient controls to ensure that the proposed development will be compatible with surrounding land uses and that its character is appropriate. The proposal maintains the general intent and purpose of the Official Plan.

It is our professional planning opinion that the Applications for Consent and Minor Variance for the subject property are consistent with the policies of the Provincial Policy Statement and Growth Plan and conform to the County and Cobourg Official Plans. Aside from the requested special provisions for lot area, lot coverage, exterior side yard and detached accessory building interior side yard, the proposed development will comply with all other R3 Zone provisions and general provisions of Zoning By-law No. 85-2003, and represents good planning.

If you have any questions about this information, please do not hesitate to contact our office at 613-966-9070.

Yours truly,



Shawn Legere, MCIP, RPP  
Senior Planner  
RFA Planning Consultant Inc.



/ Encl.