

April 6, 2021

Glenn McGlashon, MCIP, RPP
Director, Planning & Development
Victoria Hall
55 King Street West
Cobourg, ON, K9A 2M2

**Re: Request for Draft Plan of Subdivision Extension – Villages of Central Park
Town File: Z-07-2016SUB/14T-160001**

The Planning Partnership acts on behalf of Tribute Rondeau Limited Partnership (the “owner”), being the collective joint venture partners of a 107 Hectare (264 Acre) area of land known as the Villages of Central Park (“Subject Lands”) in the Town of Cobourg.

In June 23, 2018, the Town of Cobourg’s Municipal Council approved the Draft Plan of Subdivision for Phase 1 for up to 182 dwelling units in low and medium density forms (Town File: Z-07-2016SUB/14T-160001). The Conditions of Approval were issued by the Town on July 23, 2018 (and amended on August 20, 2020) for a period of 3 years. The Conditions of Approval will lapse on July 23, 2021. On behalf of Tribute Rondeau Limited Partnership, we are submitting this Request for Draft Plan of Subdivision Extension for Phase 1.

Since the Municipal Council approval on June 23, 2018, the project team, and owner have expended significant time and effort to satisfy the Conditions of Approval to allow for the registration of Phase 1. This process has been continuous and we have collaborated with the Town, GRCA, County and other applicable agencies to resolve matters related including, but not limited to, servicing, natural heritage, ground water and phasing. During this time, the project team has also worked with the Town’s engineer to determine a detailed and comprehensive servicing strategy for the entire plan area. This work was a highly collaborative effort between the Town and project team, and resulted in a number of additional feasibility studies regarding water and wastewater servicing. However, this additional work and planning took several months and did result in some delays in proceeding with other aspects of the registration process.

Since the first submission for Conditions of Approval clearance, a joint venture arrangement has been secured with Tribute Communities. Since Tribute Communities’ involvement, the project team has rapidly proceeded on several fronts, including tree removals, site alteration, site plan approvals for a new sales centre for the project, and the clearance of Draft Plan conditions. The detailed designs for Phase 1 are significantly advanced and a 2nd comprehensive engineering submission is imminent.



The need for this extension is to allow for additional time to complete the final tasks for the registration of Phase 1. We are requesting that this extension be granted for up to 2 years to allow for the completion of these remaining tasks. The overall vision of Villages of Central Park is consistent with that which was approved by Municipal Council, and in our opinion, continues to represent orderly and good planning and urban design. We look forward to working with the Town on the implementation of future Phases of the Plan and to see the overall vision for the lands come to fruition.

We have included the \$3,300.00 Draft Plan Extension fee with this letter.

If you have any questions or require additional information please do not hesitate to contact us.

Sincerely,

A handwritten signature in black ink, appearing to read 'Daniel Leeming', with a large, sweeping flourish extending from the bottom right.

Daniel Leeming, FCIP, RPP, Senior Advisor