



REPORT

Select a Department

Meeting: Council

Date: December 21, 2021

Report No.: PLAN-90-21

RESOLUTION NO: _____ **BY-LAW NO:** _____

Subject: Eastfields Development, formerly Colborne Ridge Subdivision

Recommendation(s):

BE IT RESOLVED THAT Council receive Report PLAN-90-21 for information.

Background:

On September 22, 2021, the County of Northumberland recirculated an application for a plan of subdivision to the Township of Cramahe (County File No.: D12-CR-1702). This development was formerly known as Colborne Ridge Subdivision and has been since renamed to Eastfields. RFA Planning Consultants Incorporated is representing Fidelity Group of Companies for the subject application.

In accordance with Planning Act requirements, the County circulated a copy of the subdivision application and background studies to the Township for review. A request to host a statutory public meeting was not provided as one was previously held on June 20, 2017 when the application was originally submitted.

The purpose of this report is to provide information about the plan of subdivision application to Council as it has been on hold for the last few years (since 2017).



Figure 1: Location of subject property.

Location and Site Description

The subject site is approximately 20.25 ha in size (50 acres) and located west of Durham Street North and north of King Street East in the Village of Colborne (refer to key map above). The property fronts onto two (2) 20.0 metre wide municipal unopened road allowances that connect to Durham Street North. In addition, there is a 6.0 metre wide block that connects to King Street East.

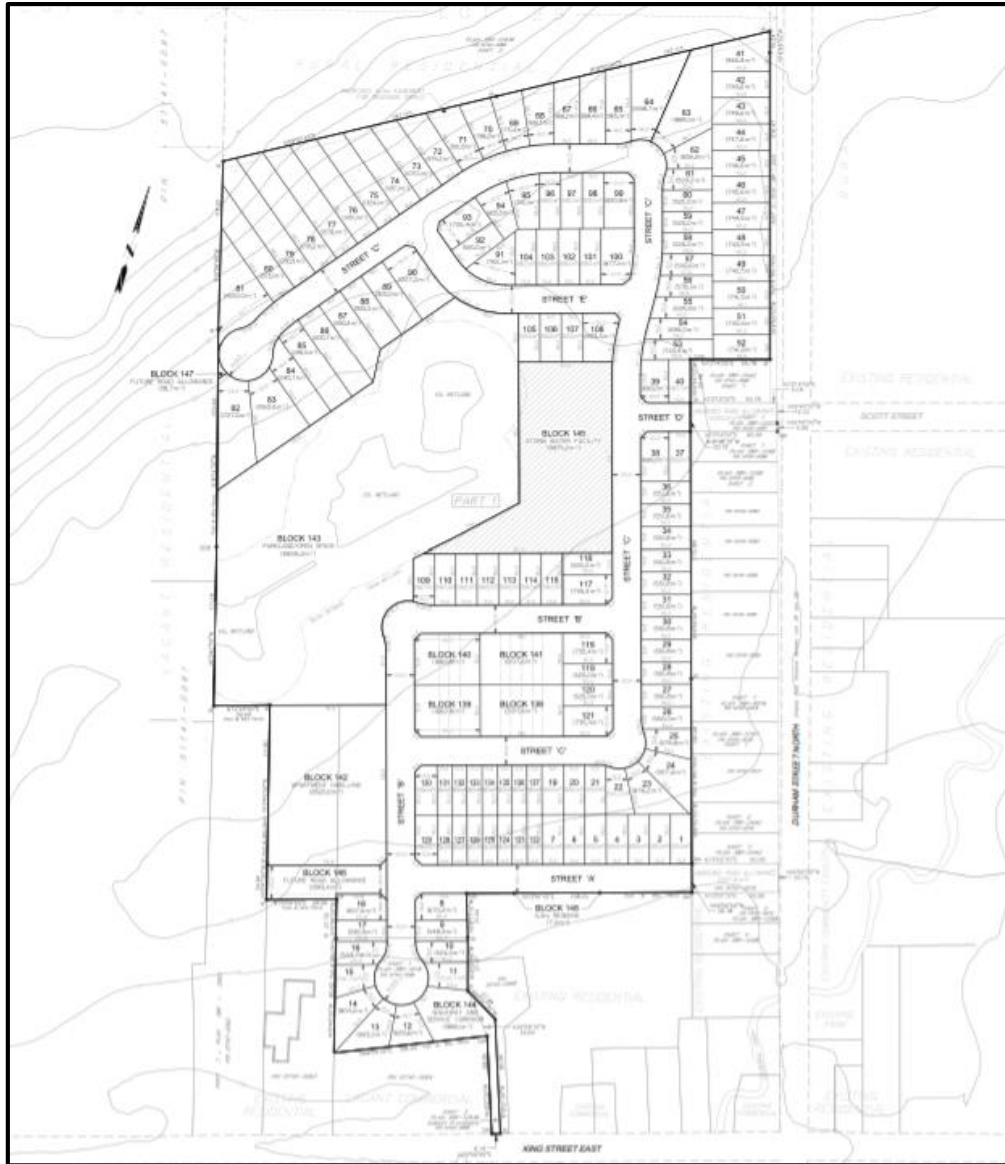


Figure 2: Survey and site layout

Application Details

The proposed plan of subdivision proposes a mix of single, semi-detached, townhouse and apartment units. The plan consists of 121 lots for detached units, 16 semi-detached units, 20 row house units, a 45 unit apartment building, park space, walkways, storm water management and new roadways. Other than the change to the development's name, the plan and supporting studies are the same as previously submitted in May 2017.

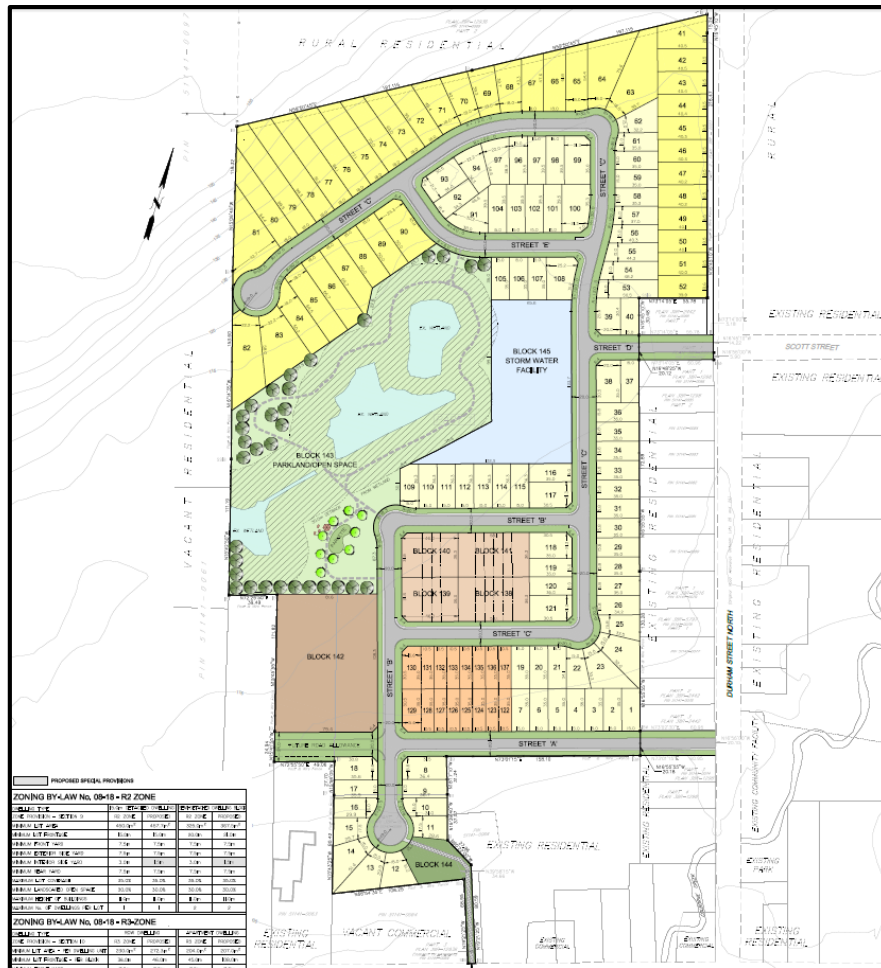


Figure 3: Development Plan for Eastfields

The County of Northumberland had deemed the plan of subdivision application complete previously on April 3, 2017. The resubmission (subdivision plan and supporting studies) is being circulated for the Township's information and review. Comments and/or conditions of draft approval are being requested. No public meeting is required for the current resubmission.

The developer recognizes that there is currently sufficient capacity to satisfy and support the Eastfields subdivision and believes that it is ready for draft approval.

Cramahe Official Plan:

The subject site is designated 'Village Residential' in the Colborne Secondary Plan which forms part of the Township of Cramahe Official Plan.

The Village Residential designation includes the residential lands within the Colborne Urban Area. The policies in the 'Village Residential' designation allow primarily for low

density and medium density residential uses including single-detached, two-unit and multiple-unit dwellings.

Township Zoning By-law:

The subject property is zoned Residential 1-26-Holding (R-1) Zone on Schedule A-1 in the Township of Cramahe Comprehensive Zoning By-Law 08-18.

A subsequent zoning by-law amendment application, approved by the Township, would be required prior to any development on the site. A public meeting would be required at this time.

Next Steps:

Once Planning Staff have had an opportunity to review the submitted materials and potential draft conditions are prepared, Township Council will need to consider the application at a future meeting and will make a recommendation to County Council.

No public consultation is required for the subject application at this time as this was completed by the previous owner for the subject property.

Conclusions:

The County of Northumberland has recirculated a plan of subdivision in the Village of Colborne to the Township for review. Township and County staff will consider all comments received from the public and various circulated agencies prior to preparing draft conditions and making a recommendation at a future Council meeting.

Submitted by:

Victoria Heffernan, Planning Co.

Reviewed by:

Mark MacDonald, Fire Chief

Report Approval Details

Document Title:	Eastfields Subdivision - Status Update - PLAN-90-21.docx
Attachments:	- Eastfields (formally Colborne Ridge) - Development Plan.pdf - Letter re 20 Park and Eastfields Subdivision, Fidelity, Sept 21, 2021.pdf
Final Approval Date:	Dec 14, 2021

This report and all of its attachments were approved and signed as outlined below:

Macdonald - Dec 14, 2021 - 3:29 PM