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Report 2025-107

Report Title: Brook Road North (CR 20), Kerr Street East, Willmott Street and East Village North Development Road Network Integrated EA

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Approved by: Jennifer Moore, CAO

Council Meeting Date: May 21, 2025

**Report Not Considered by
Standing Committee Because:**

- ☒ Time-sensitive Issue (information received too late for Committee consideration)
- ☐ Urgent Matter (issue arose after this month's Committee meeting)
- ☐ Other

Strategic Plan Priorities: ☐ Innovate for Service Excellence
☐ Ignite Economic Opportunity
☒ Foster a Thriving Community
☒ Propel Sustainable Growth
☒ Champion a Vibrant Future

Recommendation

"That County Council receive Report 2025-107 'Brook Road North (CR 20), Kerr Street East, Willmott Street and East Village North Development Road Network Integrated Environmental Assessment (EA)', for information."

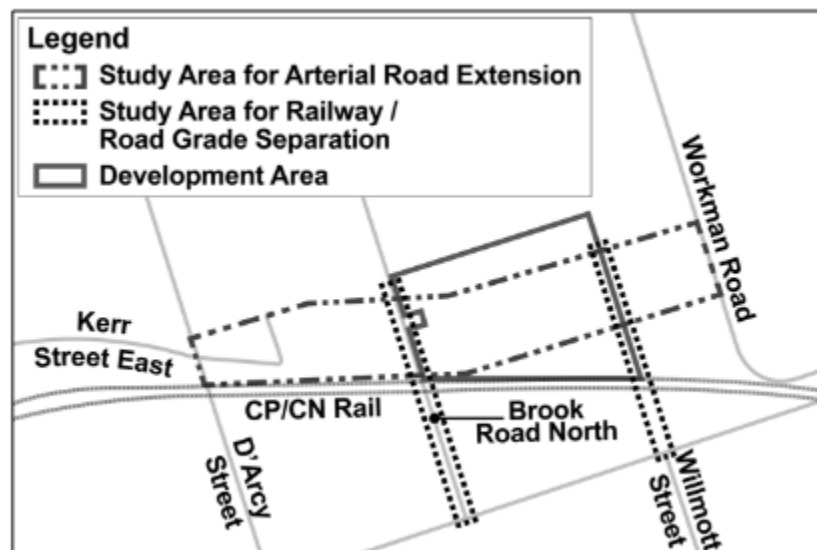
Purpose

The purpose of this report is to provide information regarding Brook Road North (County Road 20), Kerr Street East, Willmott Street road corridor and East Village North Development road network Integrated Municipal Class Environmental Assessment and to provide Council with a presentation.

Background

Through the planning application process and through the completion of transportation studies the need for expanding and/or improving road networks within the Cobourg East Community Plan area was identified. The expansion and/or improvement of road networks within this area is required to support current and future growth. In accordance with the Ontario Environmental Assessment Act, R.S.O. 1990 a Municipal Class Environmental Assessment (EA) is required for the recommended expansion and/or improvements.

JMCD North Holdings Inc (JMCD), the Town of Cobourg and the County of Northumberland (Municipalities) are co-proponents of this EA to establish a road network using the Integrated Planning Approach associated with a proposed development. The study area is in the southeast quadrant of the Town of Cobourg. Included in the Study Area is a 40-hectare proposed mixed-use development east of Brook Road North and north of the railway.



In support of a future draft plan and establishing the required arterial roads, JMCD and the Municipalities have initiated an Integrated Municipal Class Environmental Assessment. The Integrated EA process will build upon the Town of Cobourg Official Plan, Transportation Master Plan, Master Servicing Plan, and Section 15.9.3 of the Town's Official Plan and Section C1 of the Northumberland County Official Plan. The Study Area including collector roadway corridors, arterial roadway corridors and rail line grade separations are illustrated in the Study Area Map shown above.

Process

The study is being completed as a Schedule C EA process through an integrated planning approach as set out in the Municipal Class Environmental Assessment process (Municipal Engineers Association, February 2024) which is an approved process under the Ontario Environmental Assessment Act. The process will include consultation and engagement with the public, agencies, local developers, and Indigenous communities. The Integrated EA will evaluate alternative solutions for the arterial roads, collector roads and grade separation, with consideration of the natural, cultural, technical, and financial environment and recommend a preferred solution and development area.

R.J. Burnside & Associates Limited have been retained to complete the EA on behalf of JMCD, the Town of Cobourg and the County.

Public Information Centre's (PICs) are planned to discuss issues related to the required arterial roads and the potential road network. This will include alternative solutions and designs, evaluation criteria, environmental impacts and mitigation measures. PIC #1 has been scheduled for May 29, 2025 between 5:00pm and 7:00pm in the Spoolon Room at the Cobourg Community Center. Notices will be published in local newspapers, on the Town's website at: <https://www.cobourg.ca/en/our-government/plans-reports-and-studies.aspx>, on the County's website and distributed to those in the Study Area.

Anyone may provide comments at eastvillagenorthroadnetwork@rjburnside.com or by contacting R.J. Burnside & Associates Limited, the Town of Cobourg or the County of Northumberland.

Consultations

The EA for this project will include consultation with, but is not limited, to the following:

- The general public and local residents through social media platforms and PIC's
- Adjacent Businesses
- Adjacent Developers
- CPKC
- Indigenous Community Consultations including Alderville First Nations
- Ministry of the Environment, Conservation and Parks (MECP)
- Ministry of Natural Resources (MNR)
- Ministry of Tourism, Cultural and Gaming and Ministry of Sports (MTCGS)
- Emergency Services: Police, Fire and Paramedics
- Lakefront Utilities, and communications utilities
- Kawartha Pine Ridge District School Board, Peterborough Victoria Northumberland and Clarington Catholic District School Board
- Conservation Authorities

Legislative Authority / Risk Considerations

- Ontario Environmental Assessment Act, R.S.O. 1990
- Planning Act, R.S.O. 1990

Discussion / Options

R.J. Burnside Associates Limited will be presenting additional details to Council as part of this report for information.

Financial Impact

The County's portion of the costs for the Municipal Class Environmental Assessment related to the Brook Road North (County Road 20) will be funded through Development Charges and the Public Works Transportation budget.

In accordance with the 2020 Development Charges Background Study completed by Watson & Associates Economics Ltd. the Brook Road Grade Separation project is eligible to receive 50% funding through Development Charges. The remaining 50% of the costs for the project will be funded by the Public Works Transportation budget.

The 2025 Public Works Transportation Budget includes \$75,000.00 for the Brook Road Grade Separation project to complete the EA inclusive of Development Charge Recoverable and Levy portions.

The project costs are proportioned as follows:

Development Charge Recoverable portion:	\$37,500.00
Public Works Transportation Budget:	<u>\$37,500.00</u>
Total Project Budget:	\$75,000.00

There is a post period benefit for the project in the County's current DC study that will be examined when the next DC study is complete. However, Watson and Associates have estimated that 50% of the total project will be DC recoverable.

Member Municipality Impacts

As the study area is within the Town of Cobourg, Cobourg is a co-proponent for the EA and will be fully involved throughout the study.

Conclusion / Outcomes

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Attachments

1. Report 2025-107 ATTACH 1 'East Village Municipal Class Environmental Assessment (MCEA)'
2. Report 2025-107 ATTACH 2 'Council Presentation'