

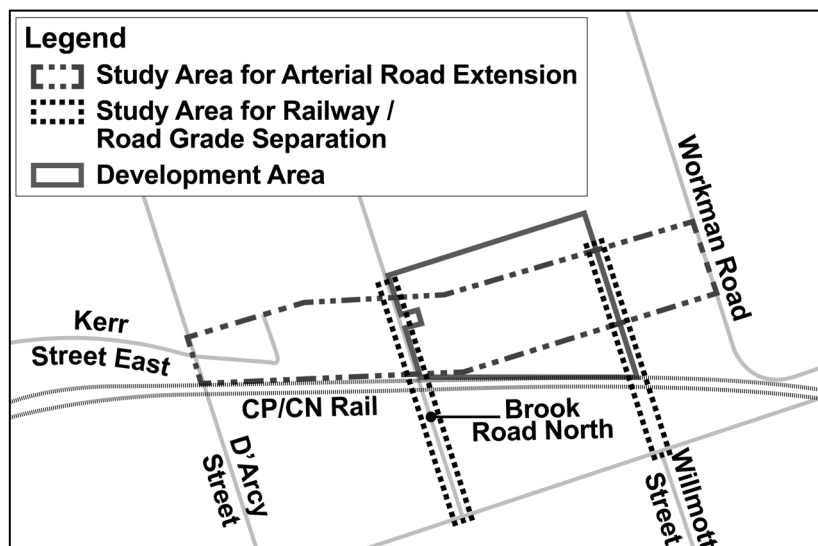
## NOTICE OF STUDY COMMENCEMENT

### Brook Road North, Kerr Street East, Willmott Street road corridor and East Village North Development road network Integrated Municipal Class Environmental Assessment Town of Cobourg

#### The Study

JMCD North Holdings Inc (JMCD), the Town of Cobourg and County of Northumberland (Municipalities), is proposing to complete a Municipal Class Environmental Assessment (EA) to establish a road network using the Integrated Planning Approach associated with a proposed development. The study area is located 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 (EA). The Integrated Municipal Class 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, 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 Municipal Class 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 Municipal Class 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.

Public Information Centres (PICs) are planned to discuss issues related to the required arterial roads and the potential road network; including alternative solutions and designs, evaluation criteria, environmental impacts and mitigation measures. PIC dates and details will be advertised as the study progresses. 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> and distributed to those in the Study Area.

#### Comments Invited

You are encouraged to provide your comments so that they may be incorporated into the planning of this project. If you have questions or comments regarding the study or would like to be added to the Project Contact List, please email [eastvillagenorthroadnetwork@rjburnside.com](mailto:eastvillagenorthroadnetwork@rjburnside.com) to contact the following Project Team members:

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Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record. Project and notice information will be made accessible upon request in accordance with the Accessibility Standard for Information and Communication under the Accessibility for Ontarians with Disabilities Act, 2005. This Notice first issued on February 24, 2025

