



The Corporation of The Town of Cobourg
COMMITTEE OF THE WHOLE MEETING
AGENDA

Monday, November 16, 2020

6:00 P.M.

Electronic Participation

Please note, the Presentation from Lakefront Utilities Inc. and Item 10.2 under Parks and Recreation, named Memo from the Deputy Director of Public Works, regarding Cobourg Community Centre (CCC)– Micro-Turbine Combined Heat and Power Proposal has been removed from the Agenda.

Pages

1. CALL TO ORDER

*2. ADDITIONS TO THE AGENDA

- *2.1. Notice of Hearing of the Committee of Adjustment for the severance of a new lot for the lands known as 105 Havelock Street, Cobourg;
- *2.2. Notice of Hearing of the Committee of Adjustment for the severance of a new lot for the lands known as 163 Ontario Street, Cobourg;
- *2.3. Memo from the Secretary, Cobourg Heritage Advisory Committee, regarding 520 William Street, Cobourg, Building C (Certo Building).

Action Recommended:

THAT the matters be added to the Agenda.

3. DISCLOSURE OF PECUNIARY (FINANCIAL) INTEREST

4. PRESENTATIONS

5. DELEGATIONS

6. DELEGATION ACTIONS

7. GENERAL GOVERNMENT SERVICES

- 7.1. Memo from the Treasurer/Director of Corporate Services, regarding the Long-Term Debt Summary for the Town of Cobourg.

Action Recommended:

THAT Council receive the report from the Municipal Treasurer/Director of Corporate Services regarding the summary of the long-term debt of the Corporation for information purposes.

- 7.2. Memo from the Treasurer/Director of Corporate Services, regarding the Comprehensive Insurance Program - November 1, 2020 to November 1, 2021

Action Recommended:

THAT the corporation accept the recommendation of our insurance broker and renew the comprehensive insurance program with Frank Cowan Company for the November 1, 2020 to November 1, 2021 policy year in the amount of \$669,205 which includes Broker's fee plus all applicable taxes.

- 7.3. Memo from the Senior Financial Analyst, regarding Reserve projections for year-ending 2020. 27

Action Recommended:

THAT Council receive the report for information and analysis purposes for the 2021 Budget Deliberations and strategize which projects should continue in accordance with the Town's Strategic Objectives; and

FURTHER THAT Council advise Staff if any amendments should be made for transfers to/from reserves based on amendments to capital and operating projects in 2020.

- 7.4. Memo from the Municipal Clerk/Manager of Legislative Services, regarding the proposed Municipal Corporate Policy Review Protocol. 37

Action Recommended:

THAT Municipal Council approve the Corporate Policy Review Protocol process as outlined in the Staff Report; and

FURTHER THAT Council authorize the preparation of a By-law to be presented to Council for adoption at a Regular Council Meeting to amend the By-law No.008-2019, being the Town of Cobourg Terms of Reference By-law, in order to put into place the Town of Cobourg Municipal Corporate Policy Review Protocol and Team.

- 7.5. Memo from the Municipal Clerk/Manager of Legislative Services regarding the Town of Cobourg Accountability and Transparency Processes Update and Report submitted to Municipal Council. 45

Action Recommended:

THAT Council receive the report from the Municipal Clerk/Manager of Legislative Services for information purposes.

- 7.6. Memo from the Municipal Clerk/Manager of Legislative Services, regarding the Closed Session Meeting Protocol Guidelines and the Closed Meeting Investigation Policy and Procedures. 53

Action Recommended:

THAT Council receive the report from the Municipal Clerk/Manager of Legislative Services for information; and

FURTHER THAT Council approve the Town of Cobourg Municipal Council Closed Session Meeting Protocol and Guidelines in order to ensure that Town of Cobourg business is conducted in the most open and transparent manner as possible; and

FURTHER THAT Council approve the Closed Meeting Investigation Policy and Procedures which sets out the process and procedure when a request for an investigation is made pursuant to Section 239.1 of the Municipal Act, 2001 to be performed by the Town of Cobourg appointed Closed Meeting Investigator.

8. PLANNING AND DEVELOPMENT SERVICES

- 8.1. Memo from the Director of Planning and Development, regarding the Town of Cobourg Affordable & Rental Housing Community Improvement Plan (CIP). 71

Action Recommended:

THAT Council receive the Staff Report for information purposes; and

FURTHER THAT the Affordable & Rental Housing Community Improvement Plan (CIP), prepared by MacNaughton Hermesen Britton Clarkson (MHBC) Planning Limited in association with SHS Consulting, dated October 2020 and attached to the Staff Report as Appendix “I”, which provides incentive options for encouraging the creation of new affordable and rental housing and the implementation of sustainable/urban design, universal design and brownfield re-development measures for all types of new private sector development and re-development proposals in the municipality be adopted by Council; and

FURTHER THAT the By-laws attached to the Staff Report as Appendix “III” and Appendix “IV” which designate a Community Improvement Project Area for the entire municipality and adopt the Affordable & Rental Housing Community Improvement Plan (CIP), October 2020, be endorsed and presented to Council for final approval at a Regular Council Meeting.

- 8.2. Memo from the Secretary of the Planning and Development Advisory Committee regarding the Affordable and Rental Housing CIP Final Report and Response to Public Comments. 132

Action Recommended:

THAT Council receive the recommendation from the Planning and Development Advisory Committee, that Council approve and adopt the Affordable & Rental Housing Community Improvement Plan (CIP), October 2020,

- 8.3. Memo from the Secretary of the Cobourg Heritage Advisory Committee, 133

regarding the Notice of Consent and Minor Variance -105 Havelock Street. (Staff Report to Follow).

Action Recommended:

THAT Council endorse the recommendation of the Heritage Advisory Committee regarding the Consent and Minor Variance Application for 105 Havelock Street, with the following recommendation to the Property Owner that:

- i. New development shall conform to the policies of the George Street Heritage Conservation District Plan and Guidelines for Infill Development in Heritage Conservation Districts and be subject to the approval of a Heritage Permit;
- ii. A Certified Heritage Professional (CAHP) or an Architect with significant heritage experience be enlisted for the design of the new dwelling on the severed lot; and
- iii. A Cultural Heritage Impact Assessment (CHIA) be prepared by a CAHP prior to approval of any new development on the severed lot.

- *8.4. Notice of Hearing of the Committee of Adjustment for a Consent for Severance – New Lot and a Minor Variance from Comprehensive Zoning By-law No. 85-2003 on lands known municipally as 105 Havelock Street, Cobourg 134

Action Recommended:

THAT the report be received for information purposes.

- *8.5. Notice of Hearing of the Committee of Adjustment for the severance of a new lot for the lands known as 163 Ontario Street, Cobourg 176

Action Recommended:

THAT the report be received for information purposes.

- *8.6. Memo from the Secretary, Cobourg Heritage Advisory Committee, regarding 520 William Street, Cobourg, Building C (Certo Building) 192

Action Recommended:

THAT Council endorse the recommendation of the Cobourg Heritage Advisory Committee and grant a Heritage Permit Application HP-2020-031, submitted by Keith Colterman of Historic Carpentry Inc. on behalf of FV Pharma, for the proposed roof replacement, building stabilization and masonry restoration of Building “C” (Certo building) as specified in the engineered design drawings in *Appendix “A”*, be approved and implemented subject to the finalization of details by Building and Heritage staff.

9. PUBLIC WORKS SERVICES

- 9.1. Memo from the Director of Public Works, regarding the Municipal Road Safety Response Team Staff Working Group for responding to technical road safety matters in the Town of Cobourg. 212

Action Recommended:

THAT Council authorize the Municipal Clerk to initiate a Staff Committee for Reviewing Technical Traffic Matters (Traffic Review Committee) for the Town of Cobourg; and

FURTHER THAT Council authorize the preparation of a By-law to be presented to Council for adoption at a Regular Council Meeting to amend the By-law No.008-2019, being the Town of Cobourg Terms of Reference By-law, in order to put into place the Town of Cobourg Road Safety Response Team.

10. PARKS AND RECREATION SERVICES

- 10.1. Memo from the Deputy Director of Community Services, regarding the Town of Cobourg Outdoor Rink at Rotary Harbour Waterfront Park. 217

Action Recommended:

THAT Council receive this report for information purposes; and

FURTHER THAT Council provide direction to Staff by approving one of the following recommendations to be implemented for the 2020-2021 Outdoor Rink Season:

Option A: THAT Council authorize municipal staff to cancel the planned installation of the Outdoor Rink / Transit shelter opening at Rotary Harbourfront Park annually scheduled for mid-November due to the ongoing COVID-19 pandemic;

OR

Option B: THAT Council authorize municipal staff to open the outdoor rink as soon as weather permits, that signs be posted for social distancing rules and that the transit shelter remain closed for the 2020-2021 season;

OR

Option C: THAT Council authorize municipal staff to open the outdoor rink as soon as the weather permits and that the transit shelter also be opened for the duration of the outdoor rink being operated for the 2020-2021 season.

11. PROTECTION SERVICES

- 11.1. Memo from the Fire Chief, regarding, a 2021 Budget Pre-Approval Request - Town of Cobourg Fire Department Renovation Requests.

220

Action Recommended:

THAT Council receive the report from the Cobourg Fire Chief for information purposes; and

FURTHER THAT Council approve the request for the 2021 Budget Pre-Approval for the completion of renovations at the Cobourg Fire Station in the amount of \$240,000.

12. **ARTS CULTURE AND TOURISM SERVICES**

13. **UNFINISHED BUSINESS**

The items listed in the order of the topics set out in the agenda of prior meetings which have not been disposed of by Council and the date of their first appearance on the agenda shall be noted and repeated on each subsequent agenda until disposed of by Council, unless removed from the agenda by leave of Council - Council Procedural By-law No. 009-2019.


- 13.1. Municipal Council Unfinished/Outstanding Business Tracking Table.

225

14. **COMMITTEE OF THE WHOLE OPEN FORUM**

- 14.1. Open Forum - Submissions from Public.

15. **ADJOURNMENT**

 COBOURG	THE CORPORATION OF THE TOWN OF COBOURG
	STAFF REPORT
TO:	Mayor and Council Members
FROM: TITLE:	Ian D. Davey, BBA CPA CA Treasurer / Director of Corporate Services
DATE OF MEETING:	November 16, 2020
TITLE / SUBJECT:	Comprehensive Insurance Program – November 1, 2020 to November 1, 2021
REPORT DATE:	November 5, 2020

1.0 STRATEGIC PLAN
N/A

2.0 PUBLIC ENGAGEMENT
N/A

3.0 RECOMMENDATION
That the corporation accept the recommendation of our insurance broker and renew the comprehensive insurance program with Frank Cowan Company for the November 1, 2020 to November 1, 2021 policy year in the amount of \$669,205 which includes Broker's fee plus all applicable taxes.

4.0 ORIGIN
The Municipality's comprehensive insurance program runs from October 1, 2020 through October 1, 2021 and renews on an annual basis. This year, as a result of delays caused by the pandemic, our insurance company extended our existing policy by one month to November 1, 2020 at the existing rates on a pro-rated basis.

5.0 BACKGROUND
McDougall Insurance Brokers Limited provide brokerage services to the Town on a fee for service basis. This renewal is the third year of a five year agreement with our broker which was approved by Council August 13, 2018.

In addition to assisting municipal staff with questions regarding coverages and claims, our insurance broker reviews our policy renewal to ensure that coverages are adequate to protect the municipality and that premiums are fair.

The insurance market for municipalities is very small in terms of the number of companies willing to provide the type of coverage that municipalities require. Historically, our broker has gone out to market every 3 to 5 years to obtain quotes from competing insurance companies. Mr. Ryan Lowe, from McDougall Insurance Brokers Limited will be in attendance at the Committee of the Whole meeting to explain how this process worked this year and to provide a general overview of the municipal insurance industry in Ontario at this time.

Last year we added our first Cyber liability policy to our insurance coverage. The Cyber policy is separate from our comprehensive policy being considered in this report. The Cyber policy runs from August 6, 2020 through August 6, 2021 with an annual premium of \$7,344 including all applicable taxes which was an increase of \$918 over last year.

6.0 ANALYSIS

Our brokers have reviewed our current insurance contract and renewal terms with Frank Cowan Company in detail and based on this review, their recommendation is that the coverages being offered are adequate and the renewal premiums are reasonable given our claims history and current market trends.

The quoted premium for the policy year November 1, 2020 through November 1, 2021 is \$669,205 which includes our broker fee plus all applicable taxes.

This compares to a total cost of \$568,840 for the policy year ended October 1, 2020, an increase of \$100,366 or 17.64%.

Current policy deductibles are \$25,000 for general liability claims and \$10,000 on property damage claims. The annual premiums as outlined above is based on increasing the deductible on property claims to \$25,000 which resulted in a cost saving of \$12,460.

Our insurance broker Ryan Lowe is in attendance this evening to answer any questions from Members of Council

7.0 FINANCIAL IMPLICATIONS/BUDGET IMPACT

An increase of \$100,366 will represent an increase of 0.41% on the 2020 tax levy of \$24,686,992.

It is recommended that the deductible on property claims be increased to \$25,000 for an annual savings of \$12,460. Historically, the municipality has not had property claims in the range between \$10,000 and \$25,000 so there is minimal risk in increasing this deductible.

8.0 CONCLUSION

It is recommended that the corporation accept the renewal of the comprehensive insurance program with Frank Cowan Company for the November 1, 2020 to November 1, 2021 policy year in the amount of \$669,205, which includes all applicable taxes and brokerage fees.

9.0 POLICIES AFFECTING THE PROPOSAL

N/A


10.0 COMMUNICATION RESULTS

N/A

11.0 ATTACHMENTS

2020 Municipal Insurance Program (17 pages)

12.0 AUTHORIZATION ACKNOWLEDGMENT



Ian D. Davey, BBA CPA CA
Treasurer / Director of Corporate Services

Tracey Vaughan
Chief Administrative Officer



2020 Municipal Insurance Program

CORPORATION OF THE TOWN OF COBOURG

Renewal Report for the Policy Term October 1, 2020 to October 1, 2021

In Partnership with:

Ryan Lowe
McDougall Insurance Brokers Limited
951 Elgin Street West
Cobourg, ON K9A 5J3

Prepared by:

Viano Ciaglia, CIP, CRM
Regional Manager

Ref 14850/tg

26 October 2020

75 Main Street North
Princeton, ON N0J 1V0
1-800-265-4000
frankcowan.com

MIP 04-2017-v1

Built with integrity, leading through innovation.



About Frank Cowan Company

Frank Cowan Company is a leader in providing specialized insurance programs, including risk management and claims services to municipalities, healthcare, education, community, children's and social service organizations across Canada. Proven industry knowledge, gained through over nine decades of partnering with insurance companies and independent brokers, gives Frank Cowan Company the ability to effectively manage the necessary risk, advisory and claims services for both standard and complex issues.

Frank Cowan Company is a Managing General Agent (MGA) with the authority to write and service business on behalf of strategic partners who share our commitment and dedication to protecting specialized organizations. Because our partners are long-term participants on our program, they understand the nature of fluctuating market conditions and complex claims and are prepared to stay the course.

CANADIAN OWNED COMPANY WITH 90+ YEARS OF CONTINUOUS OPERATION

MARKET LEADER 

MUNICIPAL & SPECIALTY CLIENTS

Municipal market share leader in Ontario with strong representation of public entity and specialty clients across Canada.

INNOVATIVE 

NEW PRODUCTS & SERVICES

- Active Assailant
- Cyber Risk Insurance
- Fraudulently Induced Transfer
- Road Reviews
- Fleet Management

IN-HOUSE 

CLAIMS & RISK MANAGEMENT

In-house claims management = faster turn around, single point of contact, specialized expertise in the municipal claims environment.

Go above and beyond with complimentary risk management services such as contract reviews, inspections and the Centre of Excellence.



THE ADVANTAGE OF A MANAGING GENERAL AGENT

The MGA model is different than a traditional broker/insurer arrangement in that an MGA provides specialized expertise in a specific, niche area of business. As an MGA we also offer clients additional and helpful services in the area of risk management, claims and underwriting. And unlike the reciprocal model, a policy issued by an MGA is a full risk transfer vehicle not subject to retroactive assessments but rather a fixed term and premium.

We invite you to work with a partner who is focused on providing a complete insurance program specific to your organization that includes complimentary value-added services that help drive down the cost of claims and innovative first to market products and enhancements. You will receive personalized service and expertise from a full-service, local and in-house team of risk management, claims, marketing and underwriting professionals.

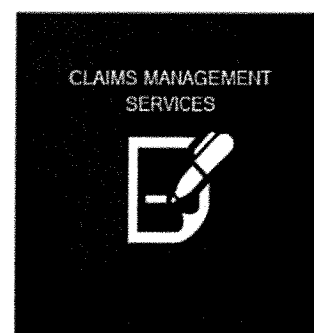
As a trusted business partner, we believe in participating in and advocating for the causes that affect our clients. For this reason, we affiliate with and support key provincial and national associations. In order for Frank Cowan Company to be effective in serving you, we, as an MGA, believe in fully understanding your needs, concerns and direction. Our support is delivered through thought leadership, financial resources, advocacy, services, education and more.

RISK MANAGEMENT SERVICES

We are the leader in specialized risk management and place emphasis on helping your organization develop a solid plan to minimize exposure before potential incidents occur. Risk management is built into our offerings for all clients, fully integrated into every insurance program. Our risk management team is comprised of analysts, inspectors and engineers who use their expertise to help mitigate risk. We do everything we can to minimize your exposure before potential incidents occur. This includes providing education, road reviews, fleet reviews, contract analysis and property inspections.

CLAIMS MANAGEMENT SERVICES

Our in-house team of experts has the depth of knowledge, experience and commitment to manage the complicated details of claims that your organization may experience. You deal with the public often in sensitive instances where serious accusations can be made. Your claims are often long-tail in nature and can take years to settle. Some claims aren't filed until years after the occurrence or accident. You want a team of professionals on your side that will vigorously defend your reputation. We understand your risks and your exposures and have maintained a long-term commitment to understanding the complex issues your organization may face so that we can better service your unique claims requirements.



*Please note that the information contained in this document is proprietary and confidential and is to be used for the sole purpose of determining the successful proponent. Permission must be obtained from Frank Cowan Company prior to the release of any information contained herein for any other purpose than evaluating this submission.

Best in Class Value-Added Services

Frank Cowan Company offers more than just an insurance policy. As a leading MGA specializing in public entities, we provide Canadian municipalities with a complete insurance program. What's the difference? A vested interest in helping you reduce your total cost of risk while providing you with complimentary best in class value-added services that help improve your overall performance.

ADVOCACY & MUNICIPAL ASSOCIATION SUPPORT

Frank Cowan Company employees are continually recruited to serve on legislative committees and are aware of changes that will be introduced. We can move quickly to help you begin to modify your policies and procedures to maintain regulatory compliance.

Frank Cowan Company advocates and supports your municipal associations across the country.



RISK MANAGEMENT SERVICES

Asset Valuation and Risk Inspections

Inspections provide you with calculated reconstruction costs for insurance purposes and ensure insurance to value. Inspections also analyze potential areas of harm and provide risk recommendations to reduce the frequency and severity of incidents.

Roads & Sidewalks

Road Risk Assessment

Non-repair of road liability claims are costly to defend, result in high court awards and greatly impact a municipality's cost of risk. To help municipalities minimize exposure to non-repair of road claims, road assessments can be employed to review documentation, compliance with the Ontario Traffic Manual, adequacy of policies and procedures and select road segments.

Sidewalk Services

Our sidewalk consulting services can help to reduce the frequency of falls on your sidewalks.

Driver Trainer

Fleets and individual drivers can receive comprehensive driver training through the use of seminars, tools and guidelines that assist with everything from pre-employment checklists and driver management policies to defensive and cooperative driving education.

Fleet Management Evaluation

Have your municipality's fleet risk management practices evaluated. Topics for review include: management structure with the fleet, areas of operation/travel, driver training/hiring practices and loss control management.

MMS Compliance

Our Minimum Maintenance Standards (MMS) compliance analysis focuses on reviewing your policies/procedures/ documentation and comparing these to the required standards set under the MMS as well as the best practices developed by the Ontario Good Roads Association

Municipal Education

Education & Seminars

Over 10,000 municipal employees from almost every department have received training from Frank Cowan Company over the past few years. Training can be provided through customized sessions on the topics of your choosing or be tied to a policy/procedure review or claims review. We can also provide training through a webinar format and record these webinars so your managers can use them at any time to train new staff or as a refresher for existing staff. We have also partnered with Ontario Good Roads Association and the Association of Ontario Road Supervisors to provide technical training on several books of the Ontario Traffic Manual. Every year we offer Regional Training Sessions to larger audiences on topics such as Building Inspection Losses, Fleet Safety, Trails and Cycling on Municipal Roads. We are always interested in hearing from you as to the type of training your municipality requires.

Frank Cowan Company Institute of Municipal Risk Management

Register for courses specific to your role as a Councillor or municipal employee. The Institute is a collaborative initiative with the Association of Ontario Municipalities and features a variety of courses. Content rich material will help participants identify existing and emerging risks; become familiar with laws, statutes and legislation; and understand the importance of risk management protocols relating to a variety of municipal areas such as roads, sidewalks and claims management. Visit municipaleducation.ca for more information or to register.

Reviews & Analysis

Contract Reviews

This complimentary service is among our most popular because a third-party contract review can make a substantial difference. You'll receive valuable feedback and insight from a Paralegal on the suitability and effectiveness of liability provisions and insurance clauses in contracts and agreements.

CLAIMS SERVICES

Claims Management Best Practices Framework

Manage claims under your deductible with greater efficiency using our tested claims analytics and measures that are guaranteed to have a positive effect on cost savings. Couple this with strong claims and risk management and your organization will be better prepared to help mitigate and manage future incidents.

In-House Claims Management Services

Your claims will be handled better. We have in-house claims authority – others may not. Why does this matter? You'll experience faster turnaround, one point of contact, reduced frustration, better claims resolution and improved expense management.

Claims History Analysis

Identify the cause of claims and focus on trends and patterns to help eliminate risk sources so as to better identify risk trends and address them with mitigation techniques.

Policy and Procedural Reviews

Includes an audit of systems and processes to reduce potential losses within your organization. Reviews focus on identifying gaps or inconsistencies between written policies and procedures, operational procedures and current legislation. The review also includes a claims analysis to identify trends, patterns and adherence or its lack of to the written operational policies and procedures.

Online Resource Library - Risk Management Centre of Excellence

You'll receive access to hundreds of relevant and helpful resources and templates designed to provide you with the tools needed to manage municipal risk.

Guidewire ClaimCenter® Claims Management

View the status of claims in addition to data mining capabilities for risk management purposes so as to better identify risk trends and address them with mitigation techniques.

Claims Education

Customized municipal seminars on claims related topics delivered to solve specific risk issues.

Expertise

Canadian municipal claims experience and expertise is important. Our understanding of the complex municipal landscape allows us to better service your unique claims requirements.

Your Insurance Coverage

Schedule of Coverage

(Coverage is provided for those item(s) indicated below)

Casualty

Coverage Description	(\$) *Deductibles	(\$) Limit of Insurance
General Liability (Occurrence Form) <i>Broad Definition of Insured</i>	25,000	15,000,000 Per Claim No Aggregate
Voluntary Medical Payments	Nil	50,000 Per Person 50,000 Per Accident
Voluntary Property Damage	Nil	50,000 Per Occurrence 50,000 Annual Aggregate
Voluntary Compensation - Employees	Nil	50,000 Each Person 250,000 Annual Aggregate
Sewer Backup	25,000 Per Claimant	
Wrongful Dismissal (Legal Expense – Claims Made)	5,000	250,000 Per Claim 250,000 Aggregate
Forest Fire Expense	Nil	1,000,000 1,000,000 Aggregate
Errors & Omissions Liability (Claims Made Form)	25,000	15,000,000 Per Claim No Aggregate
Non-Owned Automobile Liability		15,000,000
Legal Liability for Damage to Hired Automobiles	500	250,000
Environmental Liability (Claims Made Form)	25,000	2,000,000 Per Claim 4,000,000 Aggregate
*Your deductible may be a Deductible and Reimbursement Clause (including expenses) refer to Policy Wordings		

Follow Form – Excess Liability

Coverage Description		(\$) Limit of Insurance
Excess Limit		10,000,000
Underlying Policy	(\$) Underlying Limit	
General Liability	15,000,000	
Errors & Omissions Liability	15,000,000	
Non-Owned Automobile	15,000,000	
Owned Automobile	15,000,000	
Owned Automobile - Transit	15,000,000	

Total Limit of Liability (\$) 25,000,000

Schedule of Coverage

(Coverage is provided for those item(s) indicated below)

Crime

Coverage Description	(\$) Deductibles	(\$) Limit of Insurance
Employee Dishonesty – Form A (Commercial Blanket Bond)		1,000,000
Loss Inside the Premises (Broad Form Money & Securities)		300,000
Loss Outside the Premises (Broad Form Money & Securities)		300,000
Audit Expense		200,000
Money Orders and Counterfeit Paper Currency		200,000
Forgery or Alteration (Depositors Forgery)		1,000,000
Computer and Transfer Fraud (Including Voice Computer Toll Fraud)		200,000

Accident

Coverage Description	(\$) Deductibles	(\$) Limit of Insurance
Board Members: Persons Insured -Mayor, Deputy Mayor, Five (5) Councillors, and Five (5) Various		
Board Members Accidental Death & Dismemberment		250,000
Paralysis		500,000
Weekly Income – Total Disability		500
Weekly Income – Partial Disability		300

Conflict of Interest

Coverage Description	(\$) Deductibles	(\$) Limit of Insurance
Legal Fees Expenses	Nil	100,000 Per Claim No Aggregate

Legal Expense (Claims Made)

Coverage Description	(\$) Deductibles	(\$) Limit of Insurance
Legal Defence Cost	Nil	100,000 500,000 Aggregate

Schedule of Coverage

(Coverage is provided for those item(s) indicated below)

Property

Coverage is on an All Risk Basis unless otherwise specified. Basis of Settlement is Replacement Cost unless otherwise specified The Deductible is on a Per Occurrence Basis			
Coverage Description	(\$) Deductibles	Basis	(\$) Limit of Insurance
Property of Every Description - Blanket	10,000	RC	220,742,300
Scheduled Items Coverage, Deductible and Basis of Settlement as per Schedule	10,000		200,600

Property Supplemental Coverage (Included in the Total Sum Insured unless otherwise specified in the wording)		
Building By-laws	10,000	Included
Building Damage by theft	10,000	Included
Debris Removal	10,000	Included
Electronic Computer Systems		
Electronic Computer Hardware and Media	10,000	Included
Electronic Computer Systems Breakdown	10,000	477,850
Electronic Computer Systems – Extra Expense	10,000	67,400
Extra Expense Period of Restoration	10,000	90 Days
Expediting Expense	10,000	Included
Fire or Police Department Service Charges	10,000	Included
First Party Pollution Clean-up	10,000	Included
Fungi and Spores	10,000	10,000
Furs, Jewellery and Ceremonial Regalia		
Ceremonial Regalia	10,000	Included
Furs and Jewellery	10,000	25,000
Inflation Adjustment	10,000	Included
Live Animals Birds or Fish	10,000	25,000
Newly Acquired Property	10,000	Included
Professional Fees	10,000	Included

Property and Unnamed Locations	10,000	Included
Property Temporarily Removed Including while on Exhibition and during Transit	10,000	Included
Recharge of Fire Protection Equipment Expense	10,000	Included
Sewer Backup and Overflow	10,000	Included

Public Entity Extension Endorsement (In Addition to the Total Sum Insured unless specifically scheduled in the wording)		
Accounts Receivable	10,000	500,000
Bridges and Culverts	10,000	500,000
Buildings Owned due to Non Payment of Municipal Taxes	10,000	100,000
Buildings in the Course of Construction Reporting Extension	10,000	1,000,000
By Laws – Governing Acts	10,000	25,000
Consequential Loss Caused by Interruption of Services		
On Premises	10,000	Included
Off Premises	10,000	1,000,000
Cost to Attract Volunteers Following a Loss	10,000	10,000
Docks, Wharves and Piers	10,000	100,000
Errors and Omissions	10,000	Included
Exterior Paved Surfaces	10,000	50,000
Extra Expense	10,000	500,000
Fine Arts		
At Insured's Own Premises		Not Insured
On Exhibition		Not Insured
Fundraising Expenses	10,000	10,000
Green Extension	10,000	50,000
Growing Plants		
Any One Item	10,000	1,000
Per Occurrence	10,000	100,000
Ingress and Egress	10,000	Included
Leasehold Interest	10,000	25,000
Master Key	10,000	25,000

Peak Season Increase	10,000	25,000
Personal Effects	10,000	25,000
Property of Others	10,000	25,000
Rewards: Arson, Burglary Robbery and Vandalism	10,000	25,000
Signs	10,000	Included
Vacant Property	10,000	1,000,000
Valuable Papers	10,000	500,000
Business Interruption		
Rent or Rental Value	10,000	500,000
Additional Endorsements		
Earthquake – POED	3% Minimum \$100,000	Included
Flood – POED	\$ 25,000	Included
Fine Arts	10,000	1,130,000
Watercraft	10,000	549,400
(\$) Total Amount of Insurance		225,784,700
RC = Replacement Cost ACV = Actual Cash Value VAL = Valued		

Schedule of Coverage

(Coverage is provided for those item(s) indicated below)

Equipment Breakdown (TechAdvantage)

Coverage Description	(\$) Deductibles / Waiting Period	(\$) Limit of Insurance
Direct Damage	See Below	50,000,000 Per Accident
Loss of Arena Revenues	24 Hours	1,000 Daily Indemnity 90,000 Total limit of loss
Extra Expense		500,000
Spoilage		50,000
Expediting Expense		Included
Hazardous Substances		500,000
Ammonia Contamination		500,000
Water Damage		500,000
Professional Fees		500,000
Civil Authority or Denial of Access		30 days
Errors and Omissions		250,000
Data Restoration		50,000
By-Law Cover		Included
Off Premises Transportable Object		10,000
Brands and Labels		100,000
Green Coverage		50,000
Environmental Efficiency *Will not show on Declarations Page		Up to 150% of Loss
Anchor Locations		Included
Service Interruption *Will not show on Declarations Page		Included Within 1000 metres
Contingent Business Interruption		25,000
Public Relations Coverage		5,000

Description of Object

(\$) Deductible Amount

1. 475 HP Ammonia Chiller (2010) Cimco, 750 D'Arcy Street, Cobourg	10,000.
2. 290 HP Ice Diesel Engine, 750 D'Arcy Street, Cobourg	10,000.
3. 200KW/600V Generator, 750 D'Arcy Street, Cobourg	10,000.
4. Any Anaerobic Digestor, 420 King Street, West, Cobourg	25,000.
5. Any Other Object	2,500.
6. Any Other Location	2,500.

Schedule of Coverage

(Coverage is provided for those item(s) indicated below)

Owned Automobile

Coverage Description	(\$) Deductibles	(\$) Limit of Insurance
Liability		
Bodily Injury		15,000,000
Property Damage		Included
Accident Benefits		As stated in Section 4 of the Policy
Uninsured Automobile		As stated in Section 5 of the Policy
Direct Compensation – Property Damage		
*This policy contains a partial payment of recovery clause for property damage if a deductible is specified for direct compensation-property damage.		
Loss or Damage**		
Specified Perils (excluding Collision or Upset)		
Comprehensive (excluding Collision or Upset)		
Collision or Upset		
All Perils	VRS	Included
Endorsements		
GCNA #3 - Equipment Endorsement		Included
GCNA #4 - Fire Department Vehicles		Included
GCNA #5 - Notice of Cancellation		Included
GCNA #8 - Replacement Cost		Included
GCNA #15 - Multiple Named Insured/Lessor		Included
#5 - Permission to Rent or Lease Automobiles and Extending Coverage to Specified Lessee(s)		Included
#20 - Coverage for Transportation Endorsement		\$900/Occurrence
#21B - Blanket Fleet Coverage		50/50
#27B - Business Operations - Liability for Damage to Non-Owned Automobiles		Included
#32 - Use of Recreational Vehicle by Unlicensed Operators		Included
#44R - Family Protection Coverage		\$1,000,000
<p>** This policy contains a partial payment of loss clause. A deductible applies for each claim except as stated in your policy.</p>		

Schedule of Coverage

(Coverage is provided for those item(s) indicated below)

Automobile (Transit)

Coverage Description	(\$) Deductibles	(\$) Limit of Insurance
Liability		
Bodily Injury	5,000	5,000,000
Property Damage		
Accident Benefits	5,000	As stated in Section 4 of the Policy
Uninsured Automobile		As stated in Section 5 of the Policy
Direct Compensation – Property Damage		
*This policy contains a partial payment of recovery clause for property damage if a deductible is specified for direct compensation-property damage.	5,000	
Loss or Damage**		
Specified Perils (excluding Collision or Upset)		
Comprehensive (excluding Collision or Upset)		
Collision or Upset		
All Perils	5,000	Included
Endorsements		
GCNA #5 - Notice of Cancellation		90 days
GCNA #8 - Replacement Cost		Included
#6C - Public Passenger Vehicle		10,000,000
** This policy contains a partial payment of loss clause. A deductible applies for each claim except as stated in your policy.		

Automobile (Transit) – First Excess Liability

Coverage Description	(\$) Limit of Insurance
Excess Limits	5,000,000
Underlying Policy	(\$) Underlying Limit
Owned Automobile - Road Hazard	5,000,000

Automobile (Transit) – Second Excess Liability

Coverage Description	(\$) Limit of Insurance
Excess Limits	5,000,000
Underlying Policy	(\$) Underlying Limit
Owned Automobile – Road Hazard	10,000,000
Owned Automobile – Passenger Hazard	10,000,000

Account Premium

<i>Prior Term</i>	<i>Total Annual Premium (Excluding Taxes Payable)</i>	<i>\$ 523,907</i>	<i>Total Annual Premium (Excluding Taxes Payable)</i>	<i>\$ 629,410</i>
-------------------	---	-------------------	---	-------------------

Please refer to the insurance contract for all limits, terms, conditions and exclusions that apply. The premium Quoted is subject to a 15% minimum retained (unless otherwise stated).

Non-Accumulation of Limits Agreement is Applicable to Transit

Indemnity Agreement

Coverage Description	(\$) Deductibles
Third Party Liability (Bodily Injury & Property Damage)	5,000
Accident Benefits	5,000

Cost Analysis

	Expiring Program Term	Renewal Program Term
Casualty		
General Liability	\$ 237,342	\$ 267,010
Errors and Omissions Liability	13,802	13,802
Non-Owned Automobile Liability	200	200
Environmental Liability	16,798	16,798
Crime	1,250	1,500
Board Members Accident	760	760
Conflict of Interest	600	600
Legal Expense	2,973	2,973
Property		
Property	123,839	165,557
Equipment Breakdown	14,023	14,303
Automobile		
Owned Automobile	90,392	118,120
Owned Automobile - Transit	15,458	20,098
Excess		
Follow Form	4,902	5,813
Excess Auto - 1st Layer	882	1,055
Excess Auto - 2nd Layer	686	821
Total Annual Premium	\$ 523,907	\$ 629,410
(Excluding Taxes Payable)		

Changes to Your Insurance Program

Please be advised of the following changes to your insurance program that now apply:

General Policy Change

- Effective January 1, 2020 we have updated Form GNGX408 Lloyds Additional Conditions which attaches to all policies where Lloyds is a participating carrier. The 'Notice Concerning Personal Information' section has been updated. A Sanctions Limitation and Exclusion clause has also been added to this form.

Property Policy

- Building values have been increased in order to reflect inflationary trends.
- **Virus and Bacteria Exclusion**
Frank Cowan Company is adding a virus and bacterial exclusion to property policies effective August 1st, 2020 for new business and October 1st, 2020 for renewals.
Previously we've communicated that our property coverage requires there to be a direct physical loss or direct physical damage subject to the policy terms and conditions and that business interruption coverage will not be triggered for a loss caused by a virus or bacteria.
The endorsement now clarifies that we exclude any virus, bacterium or other micro-organism that induces or is capable of inducing physical distress, illness or disease. The exclusion also stipulates that this exclusion supersedes any exclusion or coverage granted relating to 'pollutants' or 'contagions'.
The exclusion applies to all locations and all property policies and coverage including business interruption coverage, builders risk coverage, miscellaneous or other property coverage "form(s)" and any extensions, clauses or additions of coverage attached to and forming part of this policy, including exceptions to exclusions attached to these policies.

Non-Owned Automobile Policy and Rented Vehicles

- Non-Owned Auto Coverage includes the SEF 94 endorsement – Legal Liability (Physical Damage) to a Hired/Rented Auto. Coverage is automatic for short term rentals (less than 30 days).
- If rentals are automatically renewed on a regular basis (for consecutive 30 day periods) coverage is required under the auto policy, #OPCF 27B endorsement and will be charged for accordingly. Please review this exposure and advise us of the details.

Environmental Wording Changes

- We have amended the look of our Environmental Form. It is now in our standard font. We have also added quotations around defined terms throughout the wording.

We have updated the following exclusions to follow industry standard and have incorporated these into the wording.

- War
- Fungi
- Nuclear
- Terrorism
- Data
- Asbestos


Previously the Fungi, Nuclear, Terrorism, Data and Asbestos exclusions were added via separate endorsements.

Automobile Policy

- Replacement Cost Endorsement applies to vehicles 20 years and newer. Refer to Highlights Page for more information on fire trucks and coverage conditions.

Non-Accumulation of Limits Agreement

- To provide coverage for all aspects of your business operations, separate auto policies have been issued to accommodate different departments, different limits, deductibles or coverage.
- As each policy is issued in the same name, this creates a potential exposure referred to as "stacking of Insurance liability limits". Stacking of limits exists when more than one insurance policy is potentially affected or "drawn in" to a claim when the intention was only for a single policy to be exposed.
- The "Non-Accumulation of Limits Agreement" addresses this exposure. A signed copy of this agreement will be required.

 COBOURG	THE CORPORATION OF THE TOWN OF COBOURG	
	STAFF REPORT	
TO:	Mayor and Council	
FROM:	Jen Heslinga	
TITLE:	Senior Financial Analyst	
DATE OF MEETING:	November 16, 2020	
TITLE / SUBJECT:	Reserve projections for year-ending 2020	
REPORT DATE:	November 3, 2020	File #:

1.0 STRATEGIC PLAN
N/A

2.0 PUBLIC ENGAGEMENT
N/A

3.0 RECOMMENDATION
That council use the attached report for information purposes and analysis as they prepare for the 2021 budget deliberations; and strategize which projects should continue in accordance with the Town's strategic objectives.

And advise staff if any amendments should be made for transfers to/from reserves based on amendments to capital and operating projects in 2020.

4.0 ORIGIN
Resolution 431-15, Policy # FIN-ADM2, Reserve Fund Policy, October 5, 2015

Municipal Act, Part VII Section 293 Financial Administration, Regulations, reserve fund

Resolution 022-20, Council approved 2020 operating, capital and environmental budgets, February 3, 2020

5.0 BACKGROUND

Reserve and Reserve Funds are a management tool used to accumulate funds over time to assist in long term planning, asset management, fluctuations in the economy, and/or budget shortfalls, to maintain consistent levels of service and avoid drastic fluctuations in tax rates.

Reserves should only be used to offset one time operating and capital expenses. Traditionally, the Town of Cobourg has not used reserves to reduce increases associated with an overall tax levy increase, as this would increase the tax burden in future years, while diminishing reserve balances.

As part of the annual budget process, Town staff make recommendations on contributions to reserves in order to plan for future operating and capital requirements. Withdrawals from reserves are also budgeted for ongoing projects that were previously approved. The Treasurer and finance staff monitor these funds regularly and make contributions and withdrawals based on the council approved budget transfers.

6.0 ANALYSIS

The attached report provides a summary of the approved budget transfers to/from reserves for the 2020 fiscal period, with an estimated projection of ending balances. The first column provides the audited, 2019 final reserve balances. The next two columns summarize the transfers out of reserves for operating and capital purposes; while the fourth column illustrates the budgeted transfer into the reserves. The final column is a summation of beginning balances plus transfers in, less transfers out, providing a projection of 2020 ending balances.

It should be noted that these are not final 2020 reserve balances, but rather a conservative estimate as though the maximum 2020 budget was spent, and transfers completed for those projects were funded through reserves.

This projection does not account for any deferred projects that have been delayed on account of the pandemic or other cost saving measures the Town has implemented.

Federal and Provincial grants that have been received in 2020, such as the Safe Restart Agreement, will be placed into their own dedicated pandemic reserve, for the Treasurer to monitor and allocate.


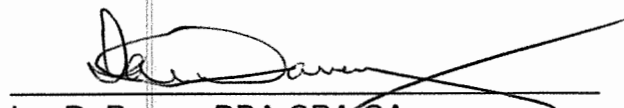

7.0 FINANCIAL IMPLICATIONS/BUDGET IMPACT

N/A

8.0 CONCLUSION

The ongoing COVID-19 pandemic has created an environment of unknowns, and full financial implications have not been realized. The Town continues to implement cost saving measures, and will consider using reserves and reserve funds to offset significant impacts to the tax base while also considering the heightened importance of continuing to contribute to reserves.

12.0 AUTHORIZATION/SIGNATURES


Jennifer Heslinga, BCom CPA CA
Senior Financial Analyst
Ian D. Davey, BBA CPA CA
Treasurer / Director of Corporate Services
Tracey Vaughan
CAO



THE CORPORATION OF THE TOWN OF COBOURG
RESERVE AND RESERVE FUND BALANCES
FINAL 2019 AND CLOSING PROJECTIONS FOR 2020
as at DECEMBER 31, 2019
Report date: Nov 3, 2020

PSEUDO	DESCRIPTION	Audited Final 2019	Expense		Contribution	Closing Projections 2020	
			2020 Budgeted Capital	2020 Budgeted Operating	2020 Budgeted Operating		
DEFERRED REVENUE							
RESERVE FUNDS - OBLIGATORY							
6402	DEVELOPMENT CHARGES-RESIDENTIAL	(7,768,069.36)	2,063,467.45	350,200.00	(199,000.00)	(5,553,401.91)	
6403	DEVELOPMENT CHARGES-NON RES	(447,301.70)	108,603.55	15,800.00	(7,000.00)	(329,898.15)	
6404	PARKLAND - IN - LIEU	20,091.74	100,000.00		(2,000.00)	118,091.74	
64028	OCIF FUNDING	(752,240.13)	638,141.00		(3,000.00)	(117,099.13)	
64034	CANNABIS FUNDING	(22,430.18)				(22,430.18)	
64072	PROVINCIAL GAS TAX REBATE	(97,334.10)		205,000.00	(206,500.00)	(98,834.10)	
64075	FEDERAL GAS TAX REBATE	(2,823,098.74)	1,553,139.00	90,000.00	(637,500.00)	(1,817,459.74)	
64076	TREE LEVY	(266,962.95)		25,000.00		(241,962.95)	
64077	BUILDING DEPT RESERVE	(846,926.30)	67,000.00	47,182.00	(6,000.00)	(738,744.30)	
64080	BURNHAM - COBOURG CREEK	(29,258.00)				(29,258.00)	
64089	INVESTING IN ONTARIO	0.00				0.00	
		(13,033,529.72)	4,530,351.00	733,182.00	(1,061,000.00)	(8,830,996.72)	-32.24%
RESERVES - DISCRETIONARY							
6401	PARKING	(607,703.30)	15,000.00		(157,575.00)	(750,278.30)	
6405	DEPARTMENTAL BENEFIT RESERVE	(25,782.62)				(25,782.62)	
6406	ROADSIDE SWEEPING	(13,500.00)				(13,500.00)	
6407	SIDEWALKS CONTRACTS	(27,070.00)				(27,070.00)	
6408	MARINA DEVELOPMENT	(497,286.27)	60,000.00		(468.00)	(437,754.27)	
6409	SEWER RATES	(3,548,655.72)	5,060,338.00	485,000.00	(2,740,705.00)	(744,022.72)	
64010	INSURANCE DEDUCTIBLES	(27,172.84)				(27,172.84)	
64011	CAPITAL EQUIPMENT / VEHICLES	308,932.43	137,672.00		(468,610.00)	(22,005.57)	
64012	ENERGY MANAGEMENT PROJECT	(28,607.14)				(28,607.14)	
64013	ECONOMIC DEVELOPMENT	549.50				549.50	
64016	ELECTION EXPENSES	(6,215.68)				(6,215.68)	
64017	EMERGENCY EQUIPMENT	(46,986.15)				(46,986.15)	
64021	LIBRARY - ILS SOFTWARE / HARDWARE	(44,866.16)			(10,000.00)	(54,866.16)	
64022	LIBRARY - BUILDING	(41,541.22)			(11,000.00)	(52,541.22)	
64023	VICTORIA HALL MAINTENANCE	(5,345.66)				(5,345.66)	
64024	RESERVE FOR RECYCLING	(24,615.27)				(24,615.27)	
64029	FITNESS RESERVE	0.00				0.00	
64030	BUILDING EFFICIENCIES GRANT	(619,005.00)	70,000.00	378,905.00		(170,100.00)	
64031	POLICE BUS. SERVICES- WIND DOWN					0.00	
64032	POLICE FUTURE INVESTMENT RESERVE					0.00	
64033	POLICE OPERATING EMERGENCY RESERVE					0.00	
XX	POLICE BUILDING RESERVE				(250,000.00)	(250,000.00)	
XX	POLICE FACILITY ANALYSIS RESERVE				(50,000.00)	(50,000.00)	
64035	AFFORDABLE HOUSING	(233,330.36)				(233,330.36)	
64036	JACK HEENAN				(25,000.00)	(25,000.00)	
64044	LEGION FIELDS DONATIONS	3,304.96				3,304.96	
64045	MARKET BUILDING	(938.23)				(938.23)	
64046	CIP GRANTS	(2,360.13)				(2,360.13)	
64047	2017 ONTARIO 55+ WINTER GAMES	(15,046.97)				(15,046.97)	
64053	FIRE - LARGE VEHICLES	(276,060.27)			(50,000.00)	(326,060.27)	
64056	ARBORETUM DONATIONS	(2,432.91)				(2,432.91)	
64064	LAKEFRONT UTILITIES INTEREST- HOLDCO	(1,007,702.56)		292,900.00	(410,400.00)	(1,125,202.56)	
64065	CONTINGENCY	(56,439.69)			(10,000.00)	(66,439.69)	
64066	PHYSICIAN RECRUITMENT	(4,207.17)				(4,207.17)	
64069	POLICE CRIMINAL RECORD-BUSINESS SERVICES	(1,074,581.70)	158,000.00	912,420.00	(2,947,632.00)	(2,951,793.70)	
64070	DEPALMA DRIVE ASPHALT	(60,000.00)				(60,000.00)	
64071	CAPS COMMITTEE	(24,243.30)				(24,243.30)	
64073	WSIB					0.00	
64078	TRAILER PARK	(153,406.34)				(153,406.34)	
64079	TRANSIT RESERVE-UNCONDITIONAL					0.00	
64081	LUCAS POINT RESERVE	(191,670.00)				(191,670.00)	
64083	NORTHAM RESERVE	(307,931.12)	232,455.00	426,100.00	(500,000.00)	(149,376.12)	
64084	PLANNING - STUDIES / REVIEWS	(73,209.06)				(73,209.06)	
64086	POLICE CRUISER RESERVE	29,569.98			(70,000.00)	(40,430.02)	
64087	POLICE COMPUTER RESERVE	(90,555.79)			(50,000.00)	(140,555.79)	
64090	INFO TECH COMPUTER RESERVE- IT	(43,206.28)	35,000.00	6,000.00	(5,000.00)	(7,206.28)	
64091	FIRE- VEHICLE & SMALL EQUIPMENT	(226,933.61)		22,000.00	(8,600.00)	(213,533.61)	
64092	POLICE/COMMUNICATIONS	(64,981.95)				(64,981.95)	
64095	HERITAGE DISTRICT GUIDELINE UPDATE	(56,200.00)				(56,200.00)	
64096	DREDGING RESERVE				(20,000.00)	(20,000.00)	
64097	POLICE LEGAL FEES				(50,000.00)	(50,000.00)	
64098	POLICE SERVICE LABOUR RELATIONS	(15,000.00)				(15,000.00)	
64099	ROADS DE-ICING MATERIALS	(28,472.12)				(28,472.12)	
		(9,230,905.72)	5,768,465.00	2,523,325.00	(7,834,990.00)	(8,774,105.72)	-4.95%
TOWN OF COBOURG RESERVES							
		(22,264,435.44)	10,298,816.00	3,256,507.00	(8,895,990.00)	(17,605,102.44)	-20.93%
LIBRARY MANAGED - OPERATING RESERVE							
		(137,748.00)				(137,748.00)	
GRAND TOTAL RESERVE & RESERVE FUNDS							
		(22,402,183.44)	10,298,816.00	3,256,507.00	(8,895,990.00)	(17,742,850.44)	-20.80%

* A negative (red) balance represents a surplus of funds (transfer into reserve),
and a positive (black) balance indicates a deficit of funds (transfer from reserve)

The Corporation of the Town of Cobourg

MOTION

Date: October 5, 2015

No. 431-15

Moved by:

John Henderson

Seconded by:

Debra McCarty

WHEREAS the Committee of the Whole has considered a report from the By-law Enforcement/Policy Coordinator regarding a 'Reserve Fund' Policy for the Town of Cobourg;

NOW THEREFORE BE IT RESOLVED THAT Council adopt a 'Reserve Fund' Policy for the Town of Cobourg to set out the principles, requirements and guidelines for establishment of management and accounting treatment for both obligatory and discretionary Reserves and Reserve Funds as presented and attached as Appendix "A" in the staff report.



CORPORATION OF THE TOWN OF COBOURG

Division: Corporate Services

Effective Date: Appendix "A"

Department: Finance Department

Approval Level: Council

Policy Title: Reserve Fund Policy
- Administration

Section # 3-1
Policy # FIN-ADM2

Purpose

This policy is intended to set out the principles, requirements and guidelines for establishment, intention, maintenance, management and accounting treatment for Reserves and Reserve Funds, both obligatory and discretionary.

Reserve and Reserve Funds are financial management tools that are an essential part of a sound fiscal policy to address long-term objectives. The objective is to assist with funding the capital plan through current reserves while delivering efficient, effective programs to the ratepayers of the Town of Cobourg. The key to reserve policies and planning is to balance current and future requirements. Sound program and financial planning would accommodate future growth while maintaining relatively prudent tax rates.

Reserves can be segregated into two categories: Reserve and Reserve Funds. A reserve is unrestricted and is appropriated from net revenue at the discretion of Council after the provision for all known expenditures. The primary source of revenue for reserves is from current operations, usually surpluses at year-end or as a deliberate segregation during budget deliberations. Reserves may be used to mitigate fluctuations in economic factors, changes in government funding, or unanticipated events. They may also be used to accumulate funds in order to finance large capital projects as an alternative.

Reserve Funds differ from reserves in that they are segregated and restricted to meet a specific purpose as defined by the *Municipal Act, 2001*. For example, under the Canadian Institute of Chartered Accountants (CICA), Public Sector Accounting Board (PSAB) guidelines, development charges must be reported as deferred revenue (a liability) also known as an obligatory.

Policy

1.0 PRINCIPLES

Reserves should be limited to amounts which meet liabilities, contingencies known or estimated. This includes the decline in value of assets, projects and economic factors. The maintenance of adequate Reserves and Reserve Funds is important to the Town of Cobourg's long term viability.



CORPORATION OF THE TOWN OF COBOURG

Division: Corporate Services

Effective Date:

Department: Finance Department

Approval Level: Council

Policy Title: Reserve Fund Policy
- Administration

Section # 3-1
Policy # FIN-ADM2

2.0 ACCOUNTING PRINCIPLES

- 2.1 As outlined in the Municipal Financial Reporting Handbook, all increases and decreases in reserves are to be reported as appropriations to or from reserves;
- 2.2 Reserves form part of municipal surplus on the statement and financial position.

3.0 AUDITING REQUIRMENTS

- 3.1 Establishment of new reserves and reserve transactions must be supported by a resolution/By-law of Council.

4 APPROVAL AUTHORITY

- 4.1 All new reserves and reserve transactions must be authorized by the Town of Cobourg Council through the annual budget process.
- 4.2 In-year reserve transactions not contemplated during the budget process shall be authorized through a resolution of Town Council, and will may require a budget amendment to be approved by Council
- 4.3 Following the resolution of Council, the Treasurer has the sole authority to preform transactions to reserves for the amount budgeted. Transfers from reserves shall be for the amount of the actual expenditure/costs up to the approved budgeted amount.

5.0 RESPONSIBLITES

5.1 Municipal Council:

It is the role of Council.

- a) to represent the public and to consider the well-being and interests of the municipality;
- b) to develop and evaluate the policies and programs of the municipality;
- c) to determine which services the municipality provides;
- d) to ensure that administrative policies, practices and procedures and controllership policies, practices and procedures are in place to implement the decisions of Council;



CORPORATION OF THE TOWN OF COBOURG

Division: Corporate Services

Effective Date:

Department: Finance Department

Approval Level: Council

Policy Title: Reserve Fund Policy
- Administration

Section #
Policy #

3-1
FIN-ADM2

-
- e) to ensure the accountability and transparency of the operations of the municipality, including the activities of the senior management of the municipality;
 - f) to maintain the financial integrity of the municipality; and
 - g) to carry out the duties of Council under this or any other Act.

As such, Council has the ultimate authority for policy development and ensuring that administrative practices are in place to implement those policies. As well, policies should be in line with the financial integrity of the municipality. Therefore, the adoption of and any changes to this policy must be approved by Council.

Council has the responsibility to establish reserves and ensure that transactions to and from reserves are authorized, through the budget process or by specific resolutions.

5.2 Chief Administrative Officer

The CAO is responsible for supporting the Treasurer in ensuring the principles and mandatory requirements contained in this policy are applied consistently across all Town departments.

5.3 Treasurer

The Treasurer is responsible for:

- Develop and updating this policy as necessary and present changes to Council;
- Ensuring that the principles and mandatory requirements contained in this policy are applied consistently across all Town departments;
- Analyzing reserve status on an annual basis and ensuring that accounting principles are followed; and
- Performing the transfers to and from reserves as authorized by Council.

5.4 Division Directors

The Division Directors are responsible for:

- Informing the Treasurer when reserve transfers are required as per the resolution of Council.
- Providing documentation relating to the reserve transfer; and
- Consulting with the Treasurer for advice regarding the interpretation of this policy.



CORPORATION OF THE TOWN OF COBOURG

Division: Corporate Services

Effective Date:

Department: Finance Department

Approval Level: Council

Policy Title: Reserve Fund Policy
- Administration

Section # 3-1
Policy # FIN-ADM2

6. PURPOSE OF RESERVES

Maintaining adequate reserve balances serves several municipal purposes. These include but are not limited to:

- **Asset Replacement:** established in order to smooth the spikes in operating budgets and smooth out property tax changes;
- **Project Reserves:** established to provide cost effective self-borrowing mechanisms to reduce risks associated with interest rate fluctuations.
- **Economic Stability Reserves:** established to buffer against significant fluctuations in the economy.
- **Contingency Reserves:** established to accommodate contingent, unfunded or known liabilities for current and/or future years;
- **Working Funds Reserves:** establishment to provide cash flow for operations to eliminate the requirement to borrow funds to meet immediate obligations; and
- **Self-Insurance Reserves:** established to provide self-insurance provisions.

For each reserve the establishing resolution/by-law shall have a description of the purpose and how the reserve may be utilized. Current and future areas of risk and exposure to economic volatility need to be identified for each reserve. The purpose of the reserve may be legislated.

8. LEVEL OF RESERVES

Each reserve resolution/by-law shall identify and include a description of the methodology to be utilized to determine the level of the reserve, how the reserve is replenished and/or its sunset date for elimination of the reserve. Service standards and/or capital planning and the related performance measures will be used to determine the appropriate level for the reserve.

Definitions

“Reserves” shall mean appropriations from net revenue at the discretion of Council, after the provision for all known expenditures. It has no reference to any specific asset and does not require the physical segregation of money or assets as in the case of a reserve fund. A reserve cannot have a revenue or expense of itself, like a reserve fund.



CORPORATION OF THE TOWN OF COBOURG

Division: Corporate Services

Effective Date:

Department: Finance Department

Approval Level: Council

Policy Title: Reserve Fund Policy
- Administration

Section # 3-1
Policy # FIN-ADM2

“Reserve Funds” shall mean assets that are segregated from the general revenues of the municipality and are restricted to meet the purpose of the reserve fund. Obligatory and discretionary reserve funds may be established.

“Discretionary Reserve Funds” shall mean established in cases where Council wishes to earmark funds to finance a future expenditure for which it has the authority to spend money and physically set aside for such purpose. The funds may be used for a number of different purposes, such as known or unknown contingencies (e.g. building repairs).

“Obligatory Reserve Funds” shall mean reserve funds that must be created by statute whereby special funds are received or obligated for specific purposes and must be segregated from the general revenues of the municipality (e.g. development charges), These funds must be used solely for the purpose prescribed for them by statute.

Scope

The policy applies to all Reserve and Reserve Funds including the general reserves, local board and corporate reserves, trust reserves and donation reserves.

Administration


The Chief Administrative Officer shall designate the Municipal Treasurer to implement and administer the terms of this policy and shall establish related operating procedures as required.

Cross Reference

Policy #

Procedure #

Resolution #	Revision Description:	Signature/Municipal Clerk: _____	Council Approval Date:
-----------------	-----------------------	---	---------------------------

 COBOURG	THE CORPORATION OF THE TOWN OF COBOURG	
	STAFF REPORT COMMITTEE OF THE WHOLE	
TO:	Mayor and Council Members	
FROM:	Brent Larmer	
TITLE:	Municipal Clerk/Manager of Legislative Services	
DATE OF MEETING:	November 16, 2020	
TITLE / SUBJECT:	Municipal Corporate Policy Review Protocol	
REPORT DATE:	October 27, 2020	File #:

1.0 STRATEGIC PLAN

Not Applicable.

2.0 PUBLIC ENGAGEMENT

Not Applicable

3.0 RECOMMENDATION

THAT Municipal Council approve the Corporate Policy Review Protocol process as outlined in the Staff Report; and

FURTHER THAT Council authorize the preparation of a By-law to be presented to Council for adoption at a Regular Council Meeting to amend the By-law No.008-2019, being the Town of Cobourg Terms of Reference By-law, in order to put into place the Town of Cobourg Municipal Corporate Policy Review Protocol and Team.

4.0 ORIGIN AND LEGISLATION

Section 224 of the Municipal Act, 2001 states that it is the role of Council,

b) to develop and evaluate the policies and programs of the municipality;

d) To ensure that administrative policies, practices and procedures and controllership policies, practices and procedures are in place to

implement the decisions of council to ensure the accountability and transparency of the operations of the municipality, including the activities of the senior management of the municipality.

Section 270(1) of the Municipal Act, 2001 further states that a municipality shall adopt and maintain policies with respect to the following matters:

1. Its sale and other disposition of land.
2. Its hiring of employees.
- 2.1 The relationship between members of council and the officers and employees of the municipality.
3. Its procurement of goods and services.
4. The circumstances in which the municipality shall provide notice to the public and, if notice is to be provided, the form, manner and times notice shall be given.
5. The manner in which the municipality will try to ensure that it is accountable to the public for its actions, and the manner in which the municipality will try to ensure that its actions are transparent to the public.
6. The delegation of its powers and duties.
7. The manner in which the municipality will protect and enhance the tree canopy and natural vegetation in the municipality.
8. Pregnancy leaves and parental leaves of members of council.

This report and recommended protocol attached to the report has been developed to support these legislative requirements.

5.0 BACKGROUND

The Town of Cobourg has over the years approved numerous Council-approved policies, some of which have not been updated in many years. Best practice indicates that policies should be reviewed every 3-5 years to ensure they are up-to-date, still relevant, and are adhering to any statutory changes that may have occurred since the policy was approved by Council.

Most corporate policies have been formulated or are “owned” by departments/divisions to meet specific business needs both being Council approved policies and administrative policies. Along with these policies, there are also Human Resources (HR) policies which are the subject to review, having not been comprehensively evaluated last since 2013.

The purpose of this report is to outline a streamlined process and work plan for corporate policy review, and to establish an on-going process moving forward to continually review and approve Corporate Policy on an on-going basis.

6.0 ANALYSIS

Policies are the foundation upon which decisions are made. They ensure consistent direction and application of the rules so it is important they are up-to-

date and relevant in order to aid in good decision-making for both staff and members of council. To this end, it is valuable to ensure policies are clear, concise, unencumbered by procedure and regularly reviewed. The recommendations in this report seeks to achieve all of these components and to ensure the role of council is upheld with respect to policy-making.

The current process that is in place within the Town of Cobourg is that policies are updated or presented by Municipal Staff to Council in a reactive process and only when required to be amended or created. This is due to the heavy workload and daily responsibilities of Municipal Staff, and having no established and consistent process in place to manage the continuous review and update of corporate policies.

The following is a brief overview of the types of policies that are in place within the Town of Cobourg:

1. Council Policies: are policies that set overall direction for administrative staff, set standards of performance, define a municipal position on public issues, have an external focus on the community or are required by provincial legislation. Due to the higher level and external orientation of these policies, these policies are approved by Council.
2. Administrative Policies: are policies that are focused primarily on the internal operations and processes of the municipality. These policies direct staff by setting operational duties and expectations and guiding the administration's decision-making processes and are approved by the Chief Administrative Officer.
3. Procedures: are administrative guidelines which set out steps to be followed to implement and achieve the desired outcome of the policy.

Council Policies include those that Council adopts to govern the actions of its members and employees, ensure the financial integrity of the Corporation, and those required by legislation to be adopted by Council. Council's approval is necessary when the policy directly affects the public and Council's decision needs to be a part of the public record in keeping with open and accountable government.

Municipal Staff are presenting the recommendation that Council adopt the Municipal Corporate Policy Review Protocol attached to this report as Appendix "A". The intention of this protocol is to establish a Municipal Policy Review Team, with Municipal Council representation to review current policies with a set of standards, guidelines and protocols, to review current policies and to create and establish new policies where needed and necessary.

Municipal Corporate Policy Review Team: will be a working group comprised of members of the corporate senior management team and a proposed membership of two (2) members from Municipal Council responsible for reviewing proposed policies and policy revisions and referring such policies to their respective approval authorities.

The Municipal Corporate Policy Review Team is being recommended as a similar approach to the Municipal Council and Staff review of Municipal By-laws and as part of the existing By-law Review Team Protocol. The success of this program led to the passing of numerous by-laws that were repealed, amended, and created by Staff and Council. Staff believe that the same method could be successfully used in order to review Corporate Policies that are in need of a review and update.

It should be noted that all Corporate Policies will proceed through this Review Protocol and Team whether or not they are Council or Administrative. This will be sure that policies are remaining consistent and are relevant and consistently kept on track relating to review and revision and to determine what needs to be presented to Council for adoption.

As explained in the attached Municipal Corporate Policy Review Protocol, the Municipal Clerk's Office, through the General Government Services Coordinator will be responsible for this working group and adhering to the approved protocol if passed by Municipal Council. Attached to this report is the detailed Terms of Reference for the Municipal Corporate Policy Review Protocol and Review Team.

As the Town of Cobourg starts to embark on the journey of developing and implementing an Equity, Diversity and Inclusion Strategy, all policies will be reviewed through the Equity, Diversity, Inclusion, and Accessibility Document Review Checklist (IDEA Checklist) once it is in place. This work will take some time with older policies, but all policies that are being reviewed or developed will be placed through the lens of Equity, Diversity, Inclusion and Accessibility.

Next Steps

If Municipal Council approves the attached Terms of Reference, the Municipal Clerk and the Chief Administrative Officer will implement the terms of the protocol starting with the Municipal Council approved policies inventory. Then the review team will begin the work of reviewing all policies, starting with those policies requiring "substantial edits" (both department/division-owned and HR policies) and all revisions and draft policies will be brought forward to Council for approval as they are completed.

7.0 FINANCIAL IMPLICATIONS/STAFFING/BUDGET IMPACT

There are no direct financial implications related to the budget, but this protocol will demand dedicated Staff time and will create a new process within the

Legislative Services Department and will require collaboration with other departments and divisions on a consistent and regular basis.

8.0 CONCLUSION

Policies are the foundation upon which decisions are made. They ensure consistent direction and application of the rules so it is important they are up-to-date and relevant in order to aid in good decision-making for both staff and members of council. To this end, it is valuable to ensure policies are clear, concise, unencumbered by procedure and regularly reviewed. The recommendations in this report seek to achieve all of these things and to ensure the role of council is upheld with respect to policy-making.

9.0 AUTHORIZATION ACKNOWLEDGMENT (SENIOR MANAGEMENT/CAO)



Brent Larmer
Municipal Clerk/Manager of Legislative Services



Tracey Vaughan
Chief Administrative Officer

APPENDIX “A”

SCHEDULE ‘B’ – 3

COUNCIL AND STAFF MEETING GROUPS



Corporate Policy Review Team Terms of Reference

Reporting to:	Council
Composition:	Coordinator General Government Services Additional Member of Municipal Council Chief Administrative Officer Municipal Clerk/Manager of Legislative Services Deputy Clerk/Records Management Coordinator Manager of Human Resources Municipal Staff/Coordinators as required for review of department specific Policies will be invited to meetings as required.
Term of Appointment:	No Term

1.0 Purpose

To develop and implement a framework for the development, review and updating of Municipal Policies and Procedures.

Process Plan Responsibility: (Municipal Clerk, General Government Services):

- a) Municipal Clerk's office to initiate and implement a plan;
- b) Develop a table of contents of required Town policies and procedures;
- c) Recommend NEW policies and procedures for development;
- d) Review, revise and update current policies and procedures;
- e) Develop internal protocol for regular review, updating and approval of Town policies and procedures which will include a review of policies every three (3) years or earlier;

- f) Develop an internal protocol for distribution, training and communication to staff;
- g) to consolidate, develop and review Corporate Policies to determine if obsolete, require updating or consistent with or superseded by the Municipal Act or any other Provincial Act or Legislation;
- h) Develop ongoing program (protocol) for identifying and updating older policies;
- i) Ensure all Divisions and Departments have access to the Policies search database as well as make Policies available to the Public and accessible.

2.0 Action Plan:

- Establish working group tasked to review Corporate Policies with input from the appropriate Municipal Staff and appropriate Council Coordinator.
- In advance of Corporate Policy Review Meetings, Council members will be provided with a report listing current Policies under review.
- Council/Coordinators will be asked to attend meetings when Corporate Policies under their respective areas of responsibility will be discussed for their input, recommendations and plan of action;
- Once a Policy is reviewed and recommendations for revisions or repeal of Policies are proposed, a report will be prepared for presentation to Municipal Council for adoption and approval.

3.0 Corporate Policy Review Process


1. Municipal Clerk will prepare agendas and specific Policies for review based on the following criteria:
 - a) Topics as directed by Council, CAO, Division Directors, General Government Services, Public Works, Planning and Development, Community Services or any other municipal department/division.
 - b) Urgent matters affecting the Municipality;
 - c) Policies under general review by Municipal Clerk to be categorized as:

- i. Corporate Policies now covered by Provincial legislation and not under municipal jurisdiction recommended for repeal;
- ii. Corporate Policies that are no longer relative/required recommended for repeal;
- iii. Corporate Policies that require a complete review and update;
- iv. Corporate Policies that could be consolidated with other relative Policies
- v. Corporate Policies that require minor adjustments to align with current legislation or circumstances;
- vi. Corporate Policies that are strictly administrative and do not require a review now or in the future will be identified and coded accordingly in the master Policy database and index.

4.0 Policy Review and Revision

In order to ensure policies and procedures are up-to-date and relevant, they should be reviewed every five (5) years or in accordance with any applicable legislation. Each policy should have a review date identified on the document to guarantee consistent revision of policies and to identify the currency of the document.

Meetings will be held on a bi-weekly basis generally on the 2nd Thursday of the month at 9:00 A.M.

 COBOURG	THE CORPORATION OF THE TOWN OF COBOURG	
	STAFF REPORT Committee of the Whole	
TO:	Mayor and Council Members	
FROM:	Brent Larmer	
TITLE:	Municipal Clerk/Manager of Legislative Services	
DATE OF MEETING:	Monday November 16, 2020	
TITLE / SUBJECT:	Transparency and Accountability Policies, Processes and Statutory Officers reporting for the Town of Cobourg.	
REPORT DATE:	November 5, 2020	File #:

1.0 STRATEGIC PLAN

Not Applicable

2.0 PUBLIC ENGAGEMENT

Not Applicable

3.0 RECOMMENDATION

THAT Council receive the report from the Municipal Clerk for information purposes.

4.0 ORIGIN

On July 2, 2019 Council passed By-law No.044-2019 to appoint Aird & Berlis LLP to provide Integrity Commissioner Services and Closed Meeting Investigation Services for the Town of Cobourg.

On December 2, 2019, Municipal Council passed Resolution No.469-19, and selected to utilize the services of the Ontario Ombudsman to be the Town's independent and impartial Officer of the Ontario legislature with authority to address complaints about the administrative conduct of the Town of Cobourg.

On December 2, 2019, Municipal Council passed Resolution No.468-19, and approved the new Municipal Complaint Policy (LEG-ADM19) for the handling of Municipal Complaints within the Town of Cobourg.

5.0 BACKGROUND

Pursuant Section 22 of the Town of Cobourg Municipal Council Code of Conduct Policy as approved through By-law No.068-2019 the Integrity Commissioner is responsible for providing an Annual Report to Council and the Public, the section is as follows:

Integrity Commissioner Annual Report

22.1 The Integrity Commissioner shall provide an Annual Report to Council in March in each year detailing its activities, including advice, education and investigations over the previous year and such periodic reports as the Integrity Commissioner consider may be necessary for the purposes of discharging its obligations to the Council and the Town of Cobourg.

Pursuant to Section 11 of the *Ombudsman Act*, the Provincial Ombudsman, must provide an Annual Report on their investigation activity during the current fiscal year. The section is as follows:

Ombudsman Annual Report

11 The Ombudsman shall report annually upon the affairs of the Ombudsman's office to the Speaker of the Assembly who shall cause the report to be laid before the Assembly if it is in session or, if not, at the next session. R.S.O. 1990, c. O.6, s. 11.

Pursuant to Section 9 of the Town of Cobourg Complaint Policy, the Municipal Clerk shall provide a report quarterly to Municipal Council on Complaints received under the policy. The section is as follows:

Municipal Clerk Quarterly Report

9 On a quarterly basis, the Municipal Clerk will report to Council a summary of the Complaints received through the Municipal Complaint Policy for information with protecting personal information when necessary.

Pursuant to Section 239.1 (11) of the *Municipal Act, 2001*, all Closed Meeting Investigations that are initiated by a Formal Complaint by an individual and investigated will be made public and presented to Council. The section is as follows:

Publication of Closed Meeting Investigations

239.1 (11) The municipality or local board shall ensure that reports received under subsection (10) by the municipality or local board, as the case may be, are made available to the public. 2006, c. 32, Sched. A, s. 104.

6.0 ANALYSIS

1) Town of Cobourg Integrity Commissioner Report on Activity to date:

Aird & Berlis LLP – Leas Investigator – John Mascarini:

The Town of Cobourg Integrity Commissioner Services and costs can be broken down as follows:

Advice ¹	\$ 4,600
Investigation ²	\$ 8,900
Policy Review and Drafting ³	\$ 7,100
Education and Training ⁴	\$ 5,400

Total cost: **\$26,009.43** (including HST of \$2,992.24)

- ¹ Advice – both written and verbal advice to members of council and local boards, to staff and to the public (no media inquiries);
- ² Investigation – one formal investigation conducted and completed, and several possible investigations reviewed;
- ³ Policy Review and Drafting – Code of Conduct, Complaint Protocol and Council-Staff Relations Policy;
- ⁴ Education and Training – presentations to Council on Code of Conduct and Integrity Commissioner, and on Council-Staff Relations Policy.

A full Annual Report from the Town appointed Integrity Commissioner will come before Council in March 2021 with more detail and information on the current reporting term.

2) Ontario Municipal Ombudsman Report on Activity:

April 1, 2019 to March 31, 2020, as reported in the Ombudsman's 2019-2020 Annual Report.

The Provincial Ombudsman's Office received two (2) complaints about the Town of Cobourg between April 1, 2019 and March 31, 2020. One (1) was about public transit, and the other about appointed accountability officers. The complaints have been reflected in the Provincial Ombudsman 2019-2020 annual report and all Complaints have been closed.

Attached is a copy of the link to the 2019-2020 Provincial Ombudsman Report:

<https://www.ombudsman.on.ca/resources/news/press-releases/2020/ombudsman-reports-on-2019-2020-%E2%80%93-a-year-like-no-other%E2%80%9D>

3) Town of Cobourg Comment and Complaint Policy:

December 2, 2019 to October 31, 2020:

The establishment of a public complaint handling policy provides a systematic approach for handling formal public complaints; provide the public with a fair and equitable process when submitting a formal complaint to the Town, and provide documented information on the nature of the complaint and how it was managed.

The Town has received to date Two (2) complaints under the Municipal Complaint Policy.

Complaint #1:

Complaint No.	Complaint Received Date	Municipal Area of Complaint	Summary of Complaint	Date Completed:
CPL001-2020)	July 16, 2020	Parks and Recreation	<ol style="list-style-type: none">1. Lack of Communications from Staff2. Insufficient responses to inquiries.3. Disregard for concerns and suggestions.	Completed on: August 28, 2020

Outcome:

Phone Conversation conducted. Conversation covered a range of topics covering the entire community services division, not happy with budget allocations. Complainant felt there should be long range planning to ramp up Staff and Equipment for future parks. Budget should be presented to Council based on real needs of departments, not flat prescribed increases. Concerns about dead trees, not being replaced in a timely manner. Town Arborist confirmed that the area in question are part of the fall tree planting 2020 – five (5) new trees.

Complaint #2:

Complaint No.	Complaint Received Date	Municipal Area of Complaint	Summary of Complaint	Date Completed:
CPL002-2020)	September 6, 2020	Community Services	<ol style="list-style-type: none">1. Lack of response to written Complaints submitted to the Division.2. Alleged Behaviour of Staff to a Member of the Public.	On-Going

Outcome:

This complaint is still proceeding through the investigation stage. Due to the nature of the complaints alleged by the complainant, the Town of Cobourg has engaged a third party investigator in order to complete the investigation and provide findings in an impartial manner.

Closed Meeting Investigations:

There has been no Closed Meeting Investigations initiated or investigated within 2020.

7.0 FINANCIAL IMPLICATIONS/BUDGET IMPACT

There are no financial implications related to this report. There is a budget for the Integrity Commissioner and Staff is recommending that \$15,000 be included in the 2021 Budget to fund Integrity Commissioner Services in 2021.

8.0 CONCLUSION

THAT Municipal Council receive the Staff Report for information purposes.

9.0 AUTHORIZATION/SIGNATURES



Brent Larmer
Municipal Clerk
Manager of Legislative Services

A handwritten signature in black ink, appearing to read 'Tracey Vaughan', with a stylized, cursive script.

Tracey Vaughan,
Chief Administrative Officer

BY EMAIL

October 20, 2020

Brent Larmer

Clerk and Manager of Legislative Services
Town of Cobourg
55 King Street West
Cobourg, ON K9A 2M2

Dear Mr. Larmer:

Re: Your Inquiry to our Office about the Town of Cobourg

Further to your request, I am pleased to provide you with an overview of the two complaints the Ontario Ombudsman received about the Town of Cobourg between April 1, 2019 and March 31, 2020, as reported in the Ombudsman's 2019-2020 Annual Report.

The Ombudsman's role and function

The Ontario Ombudsman is an independent and impartial officer of the Ontario Legislature. He has the authority to review and investigate complaints about the administration of public sector bodies, including the provincial government, school boards, universities, and municipalities, as well as services provided by children's aid societies and residential licensees, and the provision of French language services.

The Ombudsman is intended to be an Office of last resort. This means that complainants are first expected to raise their concerns using existing complaint processes and appeal mechanisms before our Office will intervene. Many complaints we receive are resolved quickly and efficiently by providing information and referrals, or by reaching out to the public sector body to obtain more information or clarification. In many cases, we are able to assist a complainant without contacting the organization involved.

Depending on the circumstances, Ombudsman staff may share best practices with the organization to address the concerns raised or to improve local administrative processes going forward. If the Ombudsman determines that a formal investigation is necessary, a written notice of investigation is always provided to the organization.

Bell Trinity Square
483 Bay Street, 10th Floor, South Tower, Toronto, ON M5G 2C9
483, rue Bay, 10e étage, Tour Sud, Toronto, ON M5G 2C9
Tel/Tél. : 416-586-3300
Facsimile/Télécopieur : 416-586-3485 TTY/ATS : 1-866-411-4211

Complaints about the Town of Cobourg

Our Office received two complaints about the Town of Cobourg between April 1, 2019 and March 31, 2020. While I am not able to provide specific details about these complaints for reasons of complainant confidentiality, I am happy to share some general information about the types of issues complained about by members of the public. During this fiscal year, we received two complaints about the Town of Cobourg. One was about public transit, and the other about appointed accountability officers. The complaints reflected in our Office's 2019-2020 annual report have all been closed.


As we are an Office of last resort, complainants who had not already raised their concerns with the municipality were referred to do so. In cases where an issue should be raised with another body outside of the municipality, complainants were provided with information about where to turn next.

You can read more about how we work collaboratively to resolve administrative issues at www.ombudsman.on.ca. If you are interested in receiving our e-newsletter, you can subscribe to it by emailing thewatchdog@ombudsman.on.ca.

I trust that this information will be of assistance. If you have any questions about the contents of this letter, please do not hesitate to contact me at cmckeich@ombudsman.on.ca.

Sincerely,

Cameron McKeich
Cameron McKeich
Counsel

 COBOURG	THE CORPORATION OF THE TOWN OF COBOURG	
	STAFF REPORT COMMITTEE OF THE WHOLE	
TO:	Mayor, Deputy Mayor and Council Members	
FROM:	Brent Larmer	
TITLE:	Municipal Clerk/Manager of Legislative Services	
DATE OF MEETING:	November 16, 2020	
TITLE / SUBJECT:	Closed Session Meeting Protocol Guidelines and the Closed Meeting Investigation Policy and Procedures.	
REPORT DATE:	November 4, 2020	File #:

1.0 STRATEGIC PLAN

Not Applicable.

2.0 PUBLIC ENGAGEMENT

Not Applicable.

3.0 RECOMMENDATION

THAT Council receive the report from the Municipal Clerk/Manager of Legislative Services for information; and

FURTHER THAT Council approve the Town of Cobourg Municipal Council Closed Session Meeting Protocol and Guidelines in order to ensure that Town of Cobourg Business is conducted in the most open and transparent manner as possible; and

FURTHER THAT Council approve the Closed Meeting Investigation Policy and Procedure which sets out the process and procedure when a request for an investigation is made pursuant to Section 239.1 of the *Municipal Act, 2001* to be performed by the Town of Cobourg appointed Closed Meeting Investigator.

4.0 ORIGIN

Section 239 of the *Municipal Act, 2001*, provides the provisions and requirements related to Meetings of Council being open to the public.

“Meeting” means any regular, special or other meeting of a Council, of a local board, or of a committee of either of them, where,

- a) A quorum of members is present, and
- b) Members discuss or otherwise deal with any matter in the way that materially advances the business or decision-making of the council, local board or committee.

Section 239 (2) of the Municipal Act, 2001 provides for exemptions to where a meeting may be closed to the public.

Section 239.1 of the Municipal Act, 2001, provides for the provisions of the investigation process involved when a complaint is initiated by an individual who believes that the municipality has not complied with the provision of the Municipal Act, Section 239 (2).

5.0 BACKGROUND

The purpose of this policy is to ensure compliance with Section 239 (2) and (3) and Section 239.1 of the *Municipal Act, 2001* as well as to provide guidance to the Town of Cobourg Municipal Council and Municipal Staff as it relates to Closed Meetings.

6.0 ANALYSIS

Section 239 of the Municipal Act lays out specific requirements which must be met to allow Municipal Council to meet in a closed/confidential setting. All Town of Cobourg Council meetings which don't meet these requirements must be held in public.

The purpose of the report and the introduction of the Closed Session Meeting Guide is to provide Council and the public with greater transparency and accountability related to how decisions are made by Municipal Council. The Municipal Clerk is recommending that Council adopt the Closed Session Meeting Protocol Guide in order to provide best practices for Council and/or Committees to follow when considering confidential information in a closed meeting. This protocol is in addition to the closed meeting provisions of the *Municipal Act, 2001* and outlines practices which go beyond the Act's requirements to ensure that Town of Cobourg business is conducted in the most open and transparent manner possible.

Section 239.1 of the Municipal Act gives the public the ability to request an investigation into whether the municipality has complied with the open meeting requirements of the Municipal Act.

As part of the recommendation and included with this report is the proposed Closed Meeting Investigation Policy and Procedure that has been prepared in consultation with the appointed Closed Meeting Investigator.

Town of Cobourg Council has appointed Aird & Berlis LLP., as Cobourg's closed meeting investigator. Aird and Berlis LLP is authorized to conduct investigations about a closed meeting or part of a closed meeting that is alleged to have been conducted in violation of the *Municipal Act, 2001*.

7.0 FINANCIAL IMPLICATIONS/BUDGET IMPACT

There are no financial implications related to this report. The Town of Cobourg has appointed Aird & Berlis as the Closed Meeting Investigator and when an investigation is initiated by an individual, costs will be incurred on a case by case basis.

It is anticipated that with the introduction of the Closed Session Meeting Protocol and Guidelines that the likelihood of a Closed Session complaint would be reduced as more information is accessible and transparent and there is a unified process that information would be readily available to provide the investigator immediately on request.

8.0 CONCLUSION

THAT Council approve the Town of Cobourg Municipal Council Closed Session Meeting Protocol and Guidelines in order to ensure that Town of Cobourg Business is conducted in the most open and transparent manner as possible; and

FURTHER THAT Council approve the Closed Meeting Investigation Policy and Procedure which sets out the process and procedure when a request for an investigation is made pursuant to Section 239.1 of the *Municipal Act, 2001* to be performed by the Town of Cobourg appointed Closed Meeting Investigator.

9.0 AUTHORIZATION/SIGNATURES



Brent Larmer
Municipal Clerk/
Manager of Legislative Services



Tracey Vaughan,
Chief Administrative Office



TOWN OF COBOURG'S CLOSED SESSION MEETING PROTOCOL GUIDE

RESOLUTION #

Purpose

The purpose of this policy is to ensure compliance with Section 239 (2) and (3) of the *Municipal Act, 2001* as well as to provide guidance to the Town of Cobourg Municipal Council and Municipal Staff as it relates to Closed Meetings.

Policy

1.0 Policy Statement

The Town of Cobourg acknowledges that all meetings of Council shall be open to the public except as related to the exceptions included in Section 239 (2) and (3) of the *Municipal Act, 2001, as amended*.

2.0 Should a Meeting be Closed?

In the interest of accountability and transparency Municipal Council shall endeavor to conduct its decision making in public. It is recognized, however, that there are items which should be considered by Council in a Closed Meeting in accordance with the *Municipal Act, 2001*. When determining whether a matter should be considered in a Closed Meeting, staff should consider the following:

Question #1 - Does the matter meet one or more of the open meeting exceptions noted in Section 239 the *Municipal Act, 2001*?

Question #2 – If the answer to question #1 is Yes, and recognizing that the matter can be discussed in a Closed Meeting, is there a compelling reason that it should be?

The determination of whether a matter should be dealt with in a Closed Meeting is the responsibility of the Chief Administrative Officer in consultation with the Mayor and/or the Presiding Officer with the Municipal Clerk.

3.0 Municipal Act Rules for Closed Session Meetings:

TOPIC/MUNICIPAL ACT EXCEPTION	DISCUSSION CAN INCLUDE	VOTING PERMISSIONS
Security of Municipal Property [S. 239 (a)]	<ul style="list-style-type: none">• Town Property• Town Facilities• Town Assets	<ul style="list-style-type: none">• Procedural matters• Giving directions or instructions to Staff.
Personal Matters about Identifiable Individuals [S. 239 (b)]	<ul style="list-style-type: none">• Municipal Employees• Members on Various Boards and Committees	<ul style="list-style-type: none">• Procedural matters• Giving directions or instructions to Staff.

A Proposed or Pending Acquisition or Disposition of Land [S. 239 (c)]	<ul style="list-style-type: none"> • Land purchases • Land sales • Land leases • Expropriation of land 	<ul style="list-style-type: none"> • Procedural matters Giving directions or instructions to Staff.
Labour Relations or Employee Negotiations [S. 239 (d)]	<ul style="list-style-type: none"> • Union or employee negotiations 	<ul style="list-style-type: none"> • Procedural matters Giving directions or instructions to Staff.
Litigation or Potential Litigation [S. 239 (e)]	<ul style="list-style-type: none"> • Current or pending litigation 	<ul style="list-style-type: none"> • Procedural matters Giving directions or instructions to Staff.
Solicitor-Client Privilege [S. 239 (f)]	<ul style="list-style-type: none"> • Legal opinions, advice and or status reports/briefings 	<ul style="list-style-type: none"> • Procedural matters Giving directions or instructions to Staff.
Matters under Other Legislation [S. 239 (g)]	<ul style="list-style-type: none"> • Municipal Freedom of Information and Protection of Privacy Act (MFIPPA) 	<ul style="list-style-type: none"> • Procedural matters Giving directions or instructions to Staff.
Information supplied in confidence by the federal government, provincial government or crown agency [S. 239 (h)]	<ul style="list-style-type: none"> • Information explicitly provided in confidence and in writing by the Government of Canada, a province or Crown Agency 	<ul style="list-style-type: none"> • Procedural matters Giving directions or instructions to Staff.
Trade Secret or scientific, technical, commercial, financial or labour relations information supplied in confidence which, if disclosed, could interfere with contractual or other negotiations [S. 239 (i)]	<ul style="list-style-type: none"> • Information explicitly provided in confidence that, upon review by senior Municipal Staff is a trade secret or scientific, technical, commercial, financial or labour relations information that could interfere with negotiations. 	<ul style="list-style-type: none"> • Procedural matters Giving directions or instructions to Staff.
Trade secret or scientific, technical commercial or financial information belonging to the municipality which has monetary value [S. 239 (j)]	<ul style="list-style-type: none"> • Information explicitly provided in confidence that, upon review by senior Municipal Staff is a trade secret or scientific, technical, commercial, financial or labour relations information that has monetary value or could be sold or exchanged for cash or something of value 	<ul style="list-style-type: none"> • Procedural matters Giving directions or instructions to Staff.

Position, plan, procedure, criteria or instruction to be applied to negotiations carried out by the municipality [S. 239 (k)]	<ul style="list-style-type: none"> • A position, plan, procedure, criteria or instruction directly related to negotiations carried out by the municipality 	<ul style="list-style-type: none"> • Procedural matters Giving directions or instructions to Staff.
Educating or training [S. 239 (k)]	<ul style="list-style-type: none"> • Council Orientation • Team Building exercises • Professional Development 	<ul style="list-style-type: none"> • no discussion or decisions that materially advance the business or decision-making of Council/Committee

3.0 Statutory Requirements for Closed Meetings

Pursuant to Section 239 of the *Municipal Act, 2001*:

- Before holding a Closed Meeting, Council must state, by resolution, the fact of the holding of the Closed Meeting and the general nature of the matter to be considered at the Closed Meeting.
- All resolutions, decisions, and other proceedings at Closed Meetings are to be recorded without note or comment by the Municipal Clerk or designate.
- Any person can request an investigation of whether the Town has complied with the *Municipal Act* regarding Closed Meetings.
 - i. Aird & Berlis LLP, have been appointed by Municipal Council to investigate such complaints.
 - ii. All investigation reports are to be made available to the public.

4.0 Access Requests for Closed Meeting Reports and Materials

Reports and materials prepared for consideration at Closed Meetings are records that may be subject to Freedom of Information requests under the *MFIPPA*. While it would be desirable to protect the confidentiality of records that are considered at Closed Meetings, in the event of an appeal, the Town could be ordered to release such records.

The Town of Cobourg cannot refuse to disclose information provided in a Closed Meeting report simply on the basis that it was considered at a Closed Meeting. To qualify for exemption from disclosure, the information in the records has to reveal the actual substance of Council's deliberations. Content that would not reveal the substance of the deliberations may be subject to disclosure. Examples of records that may be subject to disclosure are:

- background or historical information;
- attachments;
- copies of correspondence and cover letters;
- scope, definition and purpose of report;
- recommendations;
- presentations; and
- Statistical data.

Written material included in a Closed Meeting report should be limited to only information which would qualify for discussion at a Closed Meeting. If general context is required to frame the Closed Meeting discussion, it is recommended that it also be disclosed publically by way of one of the recommended approaches identified in Section 5.0 below.

5.0 Closed Meeting Reports and Recommendations

5.1 Closed Session Reports

All Closed Session Reports shall be in the form of written Closed Meeting Staff Report over verbal reports. Written Reports provide for a more detailed account of the confidential record. Written reports also ensure that Municipal Council is prepared for any decisions they may need to consider in relation to a Closed Meeting discussion. It is also important to ensure that information which can be made available to the public is disclosed appropriately. Verbal Reports must be approved to be part of a Closed Session Agenda by the Mayor, Chief Administrative Officer, and the Municipal Clerk. Aside from a singular report appearing on a Closed Meeting agenda, consideration shall also be given to the following:

OPTION A: A companion report to appear on the accompanying Open Meeting agenda which provides for as much general context in relation to the Closed Meeting matter as possible without disclosing confidential details; or,

OPTION B: A recommendation for Council to direct staff to prepare a related report to be included as part of a subsequent Open Meeting agenda.

5.2 Recommendations

In a Closed Meeting, Council is only permitted to vote on procedural motions or to direct Municipal employees. No other decisions or approvals are permitted in a Closed Meeting. Some items conform to this requirement and may be discussed and voted on in Closed Meetings. Many items, however, may be discussed in a Closed Meeting but cannot be voted on in a Closed Meeting. The following are best practices with respect to the consideration of an Open Meeting motion related to a matter discussed by Council in a Closed Meeting:

OPTION A: If a companion report appears on the accompanying Open Meeting agenda, a procedural motion can appear as part of a recommendation within a closed staff report to allow for the consideration of a related motion in an Open Meeting. In this case, the following clause should be added to the closed staff report prior to the motion which is to be voted on in an Open Meeting:

THAT Council rise, report and introduce the following motion as part of the Open Meeting report entitled _____ appearing on the _____ Council Agenda.

1. THAT -> Recommendation

OPTION B: If there is no companion report appearing on the accompanying Open Meeting agenda, but the matter requires a resolution of Council at an Open Meeting, a procedural motion can appear as part of a recommendation within a closed staff report to allow for the consideration of a related motion in an Open Meeting. In this case, the following clause should be added to the closed staff report prior to the motion which is to be voted on in an Open Meeting:

THAT Council rise, report and introduce the following motion as a Special Resolution at its _____ meeting:

1. THAT -> Recommendation

In order to ensure that there is appropriate context for the introduction of a motion as a Special Resolution, the Mayor, a Member of Council, or Municipal staff should consider presenting background information prior to Council's consideration of the motion.

OPTION C: If there is no companion report appearing on the accompanying Open Meeting agenda, and the recommendation does not require immediate action, direction can be given to staff to report back to a subsequent Open Meeting by way of a staff report. The following direction can appear as part of a recommendation within a closed staff report and be passed in a Closed Meeting:

THAT Staff be directed to report back to [Date of the Report Due Date] Council Meeting in relation to the report titled _____ and dated _____.

6.0 Public Disclosure

Pursuant to the Code of Conduct for Members of Council, Council Members shall not disclose or release information considered in a Closed Meeting. This is a standard practice established to protect the interests of both Council and the municipality. However, if Council deems it desirable and appropriate that such information is released, Council may vote on a motion in a Closed Meeting to direct staff to make public all or part of a closed staff report. The following direction can be voted on in a Closed Meeting in order to disclose a Closed Meeting item:

THAT Council direct Staff to manage and coordinate the appropriate disclosure of information as it pertains to the [date of report] closed report entitled [title of report].

Although the information contained in closed staff reports may not be disclosed, the Municipal Act requires that public notice of Closed Meetings be provided for in a Procedural By-law. The Town's Procedural By-law requires that there be public notice of all Open and Closed Meetings and that the agenda, including all items to be dealt with at each meeting, be publicly posted and made available prior to the meeting.

Section 239 (7) of the Municipal Act states that the municipality: "...shall record without note of comment all resolutions, decisions and other proceedings at a meeting..."

In order to be accountable and transparent, and to inform the public about the matters dealt with in a Closed Meeting, Council shall begin all meetings in open session and pass a motion to move into a Closed Meeting. Once the matters in the Closed Meeting have been dealt with, Council shall reconvene in open session to disclose, in a general manner, how the agenda items were dealt with in the Closed Meeting. A sample Chair's script is included as Appendix "A."

7.0 Addition of a Closed Meeting Item not on the Agenda

There are exceptional circumstances where items which appear on an Open Meeting agenda but not on a related Closed Meeting agenda must be discussed in a Closed Meeting. This typically occurs when the discussion regarding an Open Meeting item cannot be continued without disclosing confidential information. In this circumstance the following motion can be voted on in an Open Meeting in order for Council to convene a Closed Meeting:

THAT Council of the Town of Cobourg now hold a meeting that is closed to the public pursuant to Section 239 [relevant subsection] of the Municipal Act to discuss [topic, subject area or report title].

8.0 Attendance at a Closed Meeting

Unless otherwise directed by Council, attendance at Closed Meetings is limited to the Chief Administrative Officer, Directors, Municipal Clerk and/or their designate, and other staff at the discretion of the Chief Administrative Officer. Staff are to remain outside the Closed Meeting Forum (physical or electronic) until called to speak to their specific agenda item. Staff should vacate the meeting once that matter has been dealt with by Council.

9.0 Closed Meeting Prelude

In order to remind the Members of Council of their obligations in Closed Meetings, the Chair shall read a script, included as Appendix B, detailing the Closed Meeting rules at the beginning of each Closed Meeting.

Definitions

“Closed Meeting” means a meeting, or part of a meeting, which is closed to the public as permitted by Section 239 (2) of the Municipal Act, also referred to as an "in-camera meeting".

“Open Meeting” means a meeting of Council/Committee that is open to the public

Appendix “A”

Chair’s Script when reporting from a Closed Meeting to an Open Meeting

Council moved a Motion to proceed into a closed meeting to consider business as permitted under the Municipal Act and as listed on today’s meeting agenda. The following items were considered during closed session.

In the continuing interest of transparency, I will be reporting at this open meeting the outcomes from today’s closed meeting.

At today’s closed meeting the following items were considered:

List the items discussed in the closed meeting as they appear on the meeting agenda and, following each item, provide a description of what occurred.

Examples:

Minutes

Council approved the closed meeting minutes of the Council meetings.

Citizen Appointments

Council voted to bring forward a motion to be considered at today’s open meeting. That motion will be voted on later in this meeting.

Legal Update

Council received information regarding the....

Union Negotiations

There was direction given to staff regarding this item...

Educational or Training Sessions

Please be advised that Council will met in Closed Session in accordance with subsection 239(3) of the Municipal Act for the purpose of:

Examples: Council Orientation; Professional Development

I will be verbally reporting out in a general sense on all items considered in the closed session once we rise from the closed session and move back to open session

Appendix “B”
Chair’s Script at the Beginning of Closed Meetings

Please be advised that we are meeting in a closed meeting as permitted in subsections 239 (2) and (3) of the Municipal Act to discuss: [identify the specific open meeting exceptions as listed on the meeting agenda]:

- a) security of municipal property;
- b) personal matters about an identifiable individual;
- c) a proposed or pending acquisition or disposition of land;
- d) labour relations or employee negotiations;
- e) litigation or potential litigation;
- f) advice that is subject to solicitor-client privilege;
- g) a matter in respect of which a council, board, committee or other body may hold a closed meeting under another Act;
- h) information explicitly supplied in confidence to the municipality or local board by Canada, a province or territory or a Crown agency of any of them;
- i) a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization;
- j) a trade secret or scientific, technical, commercial or financial information that belongs to the municipality or local board and has monetary value or potential monetary value;
or
- k) a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

Only those matters pertaining to the sections of the Municipal Act already mentioned may be discussed. Any other matters related to the subject at hand that do not relate to these open meeting exceptions cannot be discussed. Closed meeting matters shall not be discussed either before or after the closed meeting with any person not related to the subject matter. I will be verbally reporting out in a general sense on all items in this closed agenda when we move into open session. As per the Procedural By-law please turn off any electronic devices while attending this meeting.



Corporation of the Town of Cobourg

Policy Title: Closed Meeting Investigation Policy and Procedure

Division: Corporate Services

Department: Legislative Services

Effective Date:

Revision Date:

Approval Level: Municipal Council

Section Number: 3-1

Policy Number: LEG-ADM-25

1.0 PURPOSE

This document sets out the Closed Meeting Investigation Policy and Procedure (the "Policy") for the Corporation of the Town of Cobourg (the "Town").

The Policy applies to Municipal Council, to all local boards and to committees of which at least 50 percent of the members are also Members of Council or members of local boards and committees.

2.0 POLICY STATEMENT

The Town of Cobourg is committed to ensuring that any request for an investigation made pursuant to section 239.1 of the *Municipal Act, 2001* is dealt with in a fair, expeditious and effective manner by an independent and impartial investigator.

3.0 STATUTORY FRAMEWORK

The open meeting rule in Ontario is set out in s. 239(1) of the *Municipal Act, 2001* and requires that municipal councils and their committees as well as local boards hold meetings that are open and accessible to the public. There are a number of exemptions to the open meeting rule that are set out in s. 239(2), (3) and (3.1) of the *Municipal Act, 2001*. In addition, every municipality and local board is required to enact a Procedural By-law pursuant to s. 238(2) of the *Municipal Act, 2001* that governs the calling, place and proceedings of meetings.

Any person may request that an investigation be undertaken pursuant to s. 239.1 of the *Municipal Act, 2001* to determine whether a municipality or a local board has complied with s. 239 of the statute or a procedure by-law made under s. 238 in respect of a meeting or part of a meeting that was closed to the public.

Municipalities are authorized to appoint an investigator to conduct the investigation in an independent manner and to report on the investigation pursuant to s. 239.2(1) of the *Municipal Act, 2001* (in the absence of an appointment, the Ombudsman of Ontario is the default investigator).

In carrying out his or her functions, the investigator shall have regard to the importance of his or her independence, impartiality, confidentiality with respect to his or her activities, and the credibility of his or her investigative process. The appointed investigator may

Closed Meeting Investigation Policy and Procedure

delegate in writing to any person, other than a member of council, any of the investigator's powers pursuant to s. 239.2(6) of the *Municipal Act, 2001*.

Upon completion of the investigation, if the appointed investigator is of the opinion that the meeting in question, or part of it, appears to be closed to the public contrary to s. 239 of the *Municipal Act, 2001* or the municipality's procedure by-law, the investigator shall report his or her opinion and the reasons for it to the municipality or local board, as the case may be, and may make such recommendations as the investigator thinks fit pursuant to s. 239(10) of the statute.

4.0 APPOINTED INVESTIGATOR

The Town appointed Aird & Berlis LLP as its Investigator (the "Investigator") with the authority to conduct investigations upon receipt of a valid request in respect of meetings or part of meetings that are closed to the public. The Investigator shall be responsible to determine compliance with the *Municipal Act, 2001* or the applicable procedure by-law and to report on the results of such investigation.

5.0 POLICY

1. The Town and its local boards, and Advisory Committees commit to full cooperation, including the provision of all information requested by the Investigator, either written or through interviews, to assist the Investigator in his or her investigation.
2. In accordance with s. 239.2(11) of the *Municipal Act, 2001*, the Town shall ensure that any reports received from the Investigator by the Town are made available to the public.
3. The Town and its local boards and Advisory Committees shall include any report received from the Investigator related to an investigation under the *Municipal Act, 2001* on the next available public agenda and will consider that report in an open public session of Council, a Committee of Council or the local board.
4. The Town and its local boards or a committee shall pass a resolution stating how they intend to address the Investigator's report pursuant to s. 239(12) of the *Municipal Act, 2001* if, in the Investigator's opinion, a closed meeting was held in contravention of s. 239 of the statute or the applicable procedure by-law.

6.0 REQUEST FOR INVESTIGATION

A request for investigation must be submitted on the Request Form attached as Appendix "A" to this Policy. The Request Form may be obtained from the Municipal Clerk's Department or downloaded from the Town's website.

Closed Meeting Investigation Policy and Procedure

7.0 PROCEDURE

1. Any person may submit a request under s. 239.1 of the *Municipal Act, 2001* to the Investigator relating to compliance with s. 239 of the statute or the applicable procedure by-law for meetings or part of meetings that are closed to the public.
2. A request for investigation under s. 239.1 of the *Municipal Act, 2001* must be submitted in writing using the Request Form (and attaching all supporting documents) and directly forwarded by mail or email to the Investigator at:

John Mascarin
Aird & Berlis LLP
Brookfield Place, 181 Bay Street, Suite 1800
Toronto, Ontario M5J 2T9
Email: jmascarin@airdberlis.com

3. All requests will be treated as confidential by the Town, its local boards and the Investigator, unless authorization is given by the requester to release his or her identity or the identity of the requester has been publicly disclosed.
4. All requests must contain the following information:
 - a) the name of the requester, mailing address, telephone number, and e-mail address (if applicable);
 - b) the date of the closed meeting under consideration;
 - c) the nature and background of the particular occurrences;
 - d) all other relevant information necessary for the Investigator to reasonably consider;
 - e) a direction with respect to the release of the requester's identity; and
 - f) the original signature of the requester or the requester's authorized signing officer(s).

The Request Form is intended to provide the Investigator with as much information as possible to aid in the conduct of the investigation. A Request Form that has been improperly or not fully completed may be deemed incomplete by the Investigator and will not be accepted. If such an event occurs, the Investigator will notify the requester of such circumstance.

Closed Meeting Investigation Policy and Procedure

5. When a request is submitted, the Investigator is responsible for compliance with this Policy and shall follow the following procedures:
 - a) assign a file number and record a file number on the envelope or email;
 - b) log the file number together with the date and time received; and
 - c) confirm receipt of the request to the requester.
6. For all requests, the Town or its local boards shall supply forthwith to the Investigator the following or any other information or documentation as requested by the Investigator related to a request:
 - a) a certified copy of the Notice of Meeting;
 - b) a certified copy of the Meeting Agenda;
 - c) a certified copy of the Meeting Minutes;
 - d) any relevant resolutions;
 - e) a municipal or local board contact list; and
 - f) any other relevant information as requested by the Investigator.
7. The Town and its local boards shall allow the Investigator full independence in which to conduct its investigation and shall not interfere or obstruct the Investigator in any way from carrying out its investigation. The Investigator may report any instances of interference or obstruction to the Council or the local board.
8. The Investigator shall review the request to determine whether there are reasonable and probable grounds to proceed with a full investigation. The Investigator is authorized to summarily dismiss the request, with written notice to the requester, if it determines that there are no reasonable or probable grounds to undertake a full investigation.
9. The Investigator will commence its investigation within two (2) weeks of having made a determination that the request merits a full investigation.

Administration

The Chief Administrative Officer designates the Municipal Clerk to implement and administer these Policy.




REQUEST FOR CLOSED MEETING INVESTIGATION

Pursuant to section 239.1 of the *Municipal Act, 2001* regarding a meeting or part of a meeting that was closed to the public.

Name:	
Address:	
Telephone:	E-mail Address:

Note: Please note that personal information is collected under the authority of section 239.1 of the *Municipal Act, 2001* and may be used by the closed meeting investigator to carry out an investigation under the statute.

Name of Municipality, Local Board or Committee:	
Date of Closed Meeting(s):	
Reasons:	
Note: Please provide detailed information relevant to the subject matter, background and reasons for your request sufficient to establish reasonable and probable grounds for an investigation. Additional page(s) may be used if required.	
Signature:	Date:

	THE CORPORATION OF THE TOWN OF COBOURG	
	COMMITTEE OF THE WHOLE STAFF REPORT	
TO:	Members of Council	
FROM:	Glenn McGlashon, MCIP, RPP Director – Planning & Development Division	
DATE OF MEETING:	November 16, 2020	
REPORT TITLE/SUBJECT:	Town of Cobourg Affordable & Rental Housing Community Improvement Plan (CIP)	
DATE OF REPORT:	November 5, 2020	

1.0 **CORPORATE STRATEGIC PLAN OBJECTIVE**

Pillar: People – the Town supports and cares for the social and physical well-being of its citizens

2.0 **RECOMMENDATION**

THAT Council receive the Staff Report for information purposes; and,

THAT the Affordable & Rental Housing Community Improvement Plan (CIP), prepared by MacNaughton Hermsen Britton Clarkson (MHBC) Planning Limited in association with SHS Consulting, dated October 2020 and attached to the Staff Report as Appendix “I”, which provides incentive options for encouraging the creation of new affordable and rental housing and the implementation of sustainable/urban design, universal design and brownfield re-development measures for all types of new private sector development and re-development proposals in the municipality be adopted by Council; and further,

THAT the By-laws attached to the Staff Report as Appendix “III” and Appendix “IV” which designate a Community Improvement Project Area for the entire municipality and adopt the Affordable & Rental Housing Community Improvement Plan (CIP), October 2020, be endorsed and presented to Council for final approval.

3.0 **PUBLIC ENGAGEMENT**

The Affordable & Rental Housing Community Improvement Plan (CIP) process included the preparation and implementation of a formal Communications and Public Engagement Plan in consultation with the Planning and Communications Departments to actively engage stakeholders and the general public throughout the project timeline between October 2019 and October 2020. Specifically, public engagement included:

- ✓ the preparation of a dedicated and interactive webpage on Engage Cobourg;
- ✓ a Public Launch Event in December of 2019;
- ✓ multiple stakeholder consultations throughout the process;
- ✓ a Public Open House/Workshop in January of 2020;
- ✓ regular meetings and updates to Cobourg Municipal Council and the Planning & Development Advisory Committee (PDAC – the Steering Committee for the CIP project);
- ✓ an online communication and public engagement forum on Engage Cobourg in September of 2020; and,
- ✓ a Public Meeting of Council in September of 2020;

4.0 **ORIGIN**

In accordance with Council's Strategic Plan, one of the strategic actions under the "People" pillar is to create a housing strategy that is in alignment with the County of Northumberland's Housing Strategy.

In September of 2019, Council passed a Motion which authorized the preparation of a Town-wide Affordable & Rental Housing CIP at a cost of \$65,000.00. The CIP is intended to provide a legal mechanism and various incentive tools in accordance with Section 28 of the *Planning Act* to help stimulate the provision of affordable and rental housing in the community, and to encourage the implementation of sustainable/urban design, universal design and brownfield re-development measures for all types of new private sector development and re-development proposals in the community.

5.0 **BACKGROUND**

Pursuant to Council's direction, MHBC in association with SHS Consulting began the preparation of an Affordable and Rental Housing CIP for the entire municipality in October of 2019. The goal of the project was to develop a comprehensive, yet flexible, pro-active plan to assist in the development and enhancement of affordable and rental housing in the community, thereby improving the quality of life and social well-being of its residents. At the same time, the CIP project provided an opportunity to help advance the Town's objectives for community improvement by considering incentive options which encourage sustainable, accessible and economic development throughout the municipality.

Specifically, the scope of work included the following key elements:

1. The preparation of a detailed framework and/or implementation plan to provide a wide range of incentive options, or tools, for the Municipality to offer to private sector organizations in exchange for the provision of affordable and rental housing that meets the needs of all residents in the community; and,
2. The preparation of a detailed framework and/or implementation plan to provide incentive options which encourage the private sector to champion and incorporate exemplary urban design, universal design and sustainable design measures into new

development and re-development proposals, and to stimulate brownfield re-development, in the municipality.

The project builds upon the goals of the Official Plan by establishing a co-ordinated and strategic mechanism for stimulating affordable housing and innovative and/or enhanced development utilizing the most effective tools available through existing legislation. The CIP project is also consistent with the County of Northumberland & Town of Cobourg Affordable Housing Strategies (AHS) developed by the County and endorsed by Cobourg Municipal Council in January of 2020.

The AHS is the primary, over-arching document that provides the necessary background information and strategic direction to help create affordable housing in the municipality and county as a whole. One of the Foundational Actions of the AHS is for municipalities to prepare and implement a CIP to act as a vehicle to encourage the development of new affordable and rental housing in the community.

This Report provides a brief overview of the CIP preparation process and the recommended incentive options, and provides a recommendation for approving the Affordable and Rental Housing CIP.

6.0 **ANALYSIS**

The development and approval of a CIP are undertaken in accordance with the legislative and policy framework of the Province, County and local municipality. The Provincial Policy Statement (PPS, 2020) supports a vision of community improvement and economic development based on effective growth management, efficient use of resources, and the enhancement of quality of life for all residents of a community.

CIP's are commonly used to stimulate the physical improvement and revitalization of a specific area(s) of a community by offering a range of financial incentives to the private sector to implement action and change. Under the *Municipal Act*, municipalities are prohibited from financially assisting private commercial enterprises (otherwise known as "bonusing") unless undertaken in accordance with a CIP approved under Section 28 of the *Planning Act*. CIP's help encourage private sector investment and improve the physical and/or socio-economic environment in a community, but are not land use plans or housing support programs.

The CIP process included extensive background research and analysis, including a review of the local demographic and housing context and needs, research into best practices in Ontario, a financial assessment and public/stakeholder engagement. The results of this stage were compiled into a Background Report, where a number of *key focus areas* and *considerations* were identified as having the most influence with respect to the development of the CIP:

1. Increasing the supply of purpose-built rental housing;
2. Increasing the supply of smaller unit sizes;
3. Promoting the development of second units;

4. Promoting the development of mixed-ratio (market and affordable) developments; and,
5. Supporting emergency and transitional housing services.

The following *considerations* for the structure of the CIP were also identified:

- Incentives should be applied Town-wide and not targeted to a specific area(s);
- Options for waiving application fees, development charges and property taxes;
- Application of a tiered approach to incentives based on need and operating costs;
- Provision of incentives for proposals that include sustainable and/or accessible design elements; and,
- Opportunities to leverage partnerships with community organizations to implement the CIP and/or provide on-site or off-site supports in conjunction with housing.

During the CIP preparation stage and based on the feedback received during the public and stakeholder engagement sessions, two (2) key focus areas were prioritized: *i) Purpose-built rental housing*; and, *ii) Second units*. While the CIP targets these two areas as its primary focus, the remaining focus areas, along with sustainable and accessible/universal design, are important secondary areas that will continue to be offered in the CIP program.

The Affordable & Rental Housing CIP was prepared on this basis and is attached as Appendix "I". The CIP is structured to include:

- a toolbox of financial incentive programs;
- an implementation plan;
- a financial management plan;
- a monitoring and reporting program; and,
- a marketing and communications plan.

Section 3.5 of the CIP provides a high level summary of the various financial incentive programs, each of which are detailed further in Section 3.7. Below is a summary table of the various incentive programs:

Table 1: Summary of CIP Programs

Program	Description	Area of Consideration	Focus (Primary or Secondary)
Rental Housing Planning and Building Fee Waiver Program	Grant equal to up to 100% of the fees paid on specified planning and development applications for an affordable rental (primary market) or purpose built (primary market) rental housing project	Purpose-built Rental	Primary
Rental Housing Cash-in-Lieu of Parking Reduction Program	Grant equal to up to 50% of the calculated Cash-in-Lieu of Parking fee for purpose built rental and purpose built affordable rental housing projects where a municipal Cash-in-Lieu of Parking program exists	Purpose-built Rental	Primary
Rental Housing Development Charge Grant Program	Grant equal to a percentage of the Town development charge normally payable on an eligible project proposing affordable rental (primary market) or purpose built (primary market) rental housing project. Program based on a sliding scale, where demonstrating achievement of certain criteria would result in a higher proportion of a development charge grant (i.e. a 'tiered' approach)	Purpose-built Rental	Primary
Rental Housing Property Tax Increment Grant Program	Grant equal to the incremental increase in municipal property tax assessment and revenue resulting from improvements to existing developments or the development of new buildings containing affordable rental (primary market) or purpose built (primary market) rental housing project for a period of five years	Purpose-built Rental	Primary
Second Unit Planning and Building Fee Reduction Program	Grant equal to up to 100% of the fees paid on specified planning and development applications for second unit or coach houses	Second Unit/ Coach House	Primary
Second Unit Renovation and Construction Grant/ Loan Program	Grant equal to 50% of eligible costs to homeowners who retrofit their dwelling to include a second unit or construct a new coach house as an accessory dwelling or to a homeowner who as an existing unregistered second unit that is legalized and brought up to Code to a maximum of \$10,000 AND/OR A loan equal to 70% of eligible costs to homeowners who retrofit their dwelling to include a second unit or construct a new coach house as an accessory dwelling or to a homeowner who as an existing unregistered second unit that is legalized and brought up to Code to a maximum of \$50,000. Minimum \$5,000	Second Unit/ Coach House	Primary
Emergency and Transitional Housing Planning and Building Fee Waiver Program	Grant equal to up to 100% of the fees paid on specified planning and development applications for new emergency or transitional housing developments or renovations/ upgrades to existing emergency or transitional housing uses	Emergency and Transitional Housing	Secondary
Emergency and Transitional Housing Development Charge Grant Program	Grant equal to a percentage of the Town development charge normally payable on an eligible project proposing an emergency or transitional housing project	Emergency and Transitional Housing	Secondary
Affordable Housing and Home Ownership Planning and Building Fee Reduction Program	Grant equal to up to 50% of the fees paid on specified planning and development applications for new affordable housing or home ownership developments or renovations/ upgrades to existing affordable housing or home ownership uses	Affordable Homeownership	Secondary
Affordable Housing and Home Ownership Development Charge Grant Program	Grant equal to a percentage of the Town development charge normally payable on an eligible project proposing an affordable housing or home ownership project.	Affordable Homeownership	Secondary
Brownfield Redevelopment Grant Program*	Grant for the costs associated with the preparation of: Environmental Site Assessment(s), Risk Assessment, Remediation and monitoring plan Grant for 50% of the costs associated with rehabilitation of a property to permit a Record of Site Condition to be filed with the Ministry of Environment, Conservation and Parks (to a maximum of \$100,000 per property) Grant for 50% of the costs associated with complying with a certificate of property use issued under Section 168.6 of the Environmental Protection Act (to a maximum of \$100,000 per property)	Brownfield	Secondary
Universal Design Grant/ Loan Program*	Grant equal to 50% of the cost of eligible building improvements to residential, commercial, institutional and mixed use buildings that incorporate universal design features to a maximum grant per property/ project of \$10,000 Grant equal to 50% of the costs of eligible works to new residential, commercial, institutional and mixed use buildings that incorporate universal design features to a maximum grant per property/ project of \$10,000 Loan equal to 70% of the cost of eligible works to a maximum loan per property/ project of \$50,000. Minimum loan of \$ 5,000	Accessibility	Secondary
Sustainable Design Grant/ Loan Program*	Grant equal to 50% of the cost of eligible building improvements to residential, commercial, institutional and mixed use buildings that incorporate sustainable construction, design and servicing features to a maximum grant per property/ project of \$10,000 Grant equal to 50% of the costs of eligible works to new residential, commercial, institutional and mixed use buildings that incorporate sustainable construction, design and servicing features to a maximum grant per property/ project of \$10,000 AND/OR Loan equal to 70% of the cost of eligible works to a maximum loan per property/ project of \$50,000. Minimum loan of \$ 5,000	Sustainability	Secondary

*Brownfield redevelopment, universal design or sustainable design projects that are not associated with affordable or rental housing projects would not be funded through the Affordable Housing Assistance Reserve Fund and will need to be funded separately by Council.

Following the completion of the draft CIP in the Summer of 2020, a communications and public engagement process was conducted in September of 2020 and culminated with the convening of the Statutory Public Meeting of Council on September 28, 2020. Media interviews were conducted and the Engage Cobourg website was utilized to provide the community with additional information regarding the CIP, including a narrated virtual “open house” style powerpoint presentation, feedback panels, and the draft CIP itself. A total of 871 visits to the webpage were recorded over the project period with almost 400 page views and 200 visitors in September alone which represent what is known as ‘informed’ participants. While there were no additional public submissions or input derived from the webpage, a large number of people took the time to visit the CIP project page, read information, and look at documents.

A number of submissions were received by Council at the Public Meeting and are summarized in an October 12, 2020 memorandum from MHBC in Appendix “II”. In addition, Council received a letter of endorsement from the Northumberland Affordable Housing Committee, which represents a number of local social service agencies and organizations. In general, the submissions were favourable towards the implementation of a CIP for the creation of affordable & rental housing while others were not directly related to the CIP but are important for Council to consider in future deliberations.

At its meeting dated November 3, 2020, the PDAC reviewed the aforementioned MHBC memorandum and final CIP and, after discussion, passed the following Motion:

“THAT the final Affordable and Rental Housing CIP (October, 2020) and Response to Public Comments Memo dated October 12, 2020 and prepared by MHBC be received for information purposes; and further,

THAT Council be advised that the Planning & Development Advisory Committee (PDAC) has duly considered the final Affordable and Rental Housing CIP (October, 2020) and Response to Public Comments Memo dated October 12, 2020 and prepared by MHBC, and hereby recommends that Council approve the Affordable and Rental Housing CIP (October, 2020).”

Following the adoption of the CIP (if approved by Council), the process outlined in the *Planning Act* includes a Notice of Adoption and appeal period, similar to an amendment to the Official Plan. This timeline will run into December and, thus, it is recommended that the CIP be rolled out in 2021 and that the funds allocated in the Affordable Housing Assistance Reserve Fund in 2020 be carried forward to supplement any additional funding derived from the 2021 budget deliberations. A formal Implementation Plan, including a process for administering the CIP and communications/marketing, will be prepared for Council’s consideration following the approval of the 2021 budget.

7.0 FINANCIAL & STAFFING IMPLICATIONS/BUDGET IMPACT

Section 3.10 of the CIP outlines the financial management framework for the CIP. The implementation of the CIP will require the dedication of sufficient financial and staff

resources to fund and administer the programs on an annual basis and make the CIP successful in achieving more affordable and rental housing in the community. The Affordable Housing Assistance Reserve Fund would be utilized for projects involving rental and affordable housing, and a separate fund would be utilized for sustainable and accessible design incentive programs that are not associated with affordable and rental housing. The funding of these Reserves would be provided through the tax levy and/or other non-tax funding sources and determined as part of Council's annual budget deliberations.

Specifically, financial incentives for rental and affordable housing projects in the form of fee waivers and reductions will result in lost departmental revenue which will need to be offset by the Affordable Housing Assistance Reserve Fund. Similarly, direct grants (ie. development charges, second unit grants, brownfields, accessible/universal design) will need to be funded from the Housing Reserve or an alternative funding source (for projects not associated with rental and affordable housing). Loans and tax increment grants will be recoverable over time via repayment (loans) and/or property taxes due to increased assessment values that may not have been realized without the incentives.

It is unknown what the full impact of the CIP on staff resources will be until the program is activated and monitored over time however, using past experience associated with the administration of the Downtown Vitalization CIP, the implementation of the CIP will require the dedication of Planning and Finance staff, including the preparation, receipt and processing of applications and Intakes; the evaluation of applications; the preparation of recommendation reports; the administration of legal agreements and financing; monitoring, data collection and annual reporting; and program compliance and enforcement on an ongoing basis. Opportunities to partner with local housing providers and social service organizations should be explored to assist in administering the CIP program, provide on-site and off-site housing supports and relieve some of the burden on staff resources.

8.0 **CONCLUSION**

The Affordable & Rental Housing CIP is a legal mechanism enacted pursuant to the *Planning Act* and *Municipal Act* which empowers the municipality to offer financial incentives to stimulate private sector investment in the creation of affordable and rental housing units, and to encourage development which is sustainable and accessible. The CIP is not considered a land use plan or housing support program, but rather is one tool in the "toolbox" of policy recommendations and actions identified in the Northumberland and Cobourg Affordable Housing Strategies aimed at responding to and addressing the critical need for affordable and rental housing and creating environmentally and socially responsible development, all of which will benefit the community as a whole.

9.0 **POLICIES AFFECTING THIS PROPOSAL**

A number of municipal policy documents affect this proposal, including the Northumberland County and Town of Cobourg Affordable Housing Strategy (AHS), the Cobourg Official Plan and Cobourg Municipal Council's Strategic Plan 2019-2022.

10.0 **COMMUNICATION RESULTS**

This Report is intended to advise Council of the results of the CIP process for the Affordable & Rental Housing CIP project, and to recommend that Council approve the CIP and associated By-laws.

11.0 **ATTACHMENTS**

Appendix "I" – Affordable & Rental Housing Community Improvement Plan (CIP) – October 2020;

Appendix "II" – Response to Public Comments Memorandum, MHBC, October 12, 2020

Appendix "III" – Affordable & Rental Housing Community Improvement Project Area Draft By-law

Appendix "IV" – Affordable & Rental Housing Community Improvement Plan Draft By-law

12.0 **SIGNATURES/REVIEW/APPROVAL**

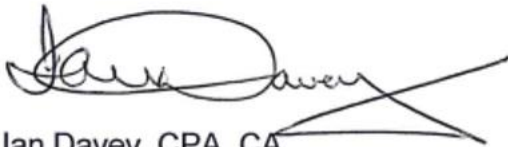
Report prepared by:



Glenn J. McGlashon, MCIP, RPP
Director of Planning & Development



Report reviewed by:



Ian Davey, CPA, CA
Director of Corporate Services/Treasurer



Tracey Vaughan
Chief Administrative Officer



Affordable and Rental Housing

COMMUNITY IMPROVEMENT PLAN

Town of Cobourg

October 2020



TOWN OF COBOURG

AFFORDABLE AND RENTAL HOUSING
COMMUNITY IMPROVEMENT PLAN

ACKNOWLEDGMENTS

This report is respectfully submitted to the Town of Cobourg Planning and Development Services Department by MacNaughton Hermesen Britton Clarkson Planning, Urban Design and Landscape Architecture Limited (MHBC) in partnership with SHS Consulting.

A special thank you to Town of Cobourg staff, in particular the Planning and Development Advisory Committee for sharing their contributions to the development of the Affordable and Rental Housing Community Improvement Plan. We also wish to thank the many stakeholders and Cobourg residents whom participated in the community consultation and engagement phases of this Plan.

Prepared by:
MacNaughton Hermesen Britton Clarkson Planning Limited (MHBC)
442 Brant Street, Burlington, ON L7R 3N8
T: 905 639 8686 | F: 905 761 5589

With:
SHS Consulting Inc.
720 Bathurst St., Suite 309, Toronto, ON M5S 2R4
T: 905-763-7555

Table of Contents

Executive Summary iv

1.0 Introduction 2

2.0 Community Improvement Needs Analysis.....4

2.1 General Methodology.....4

3.0 Draft Affordable and Rental Housing CIP.....6

3.1 Purpose.....6

3.2 Goals and Objectives For Community Improvement.....7

3.3 Community Improvement Project Area.....8

3.4 Definitions.....9

3.5 Program Overview 10

3.6 General Program Requirements..... 12

3.7 CIP Programs: Primary Areas of Focus..... 13

 3.7.1 Rental Housing Planning and Building Fee Waiver Program..... 13

 3.7.2 Rental Housing Cash-in-Lieu of Parking Reduction Program..... 13

 3.7.3 Rental Housing Development Charge Grant Program 13

 3.7.4 Rental Housing Property Tax Increment Grant Program 14

 3.7.5 Second Unit Planning and Building Fee Reduction Fee Program 14

 3.7.6 Second Unit Renovation and Construction Grant/Loan Program 15

3.8 CIP Programs: Secondary Areas of Focus..... 15

 3.8.1 Emergency and Transitional Housing Planning and Building Fee Waiver Program 15

 3.8.2 Emergency and Transitional Housing Development Charge Grant Program..... 16

 3.8.3 Affordable Home Ownership Planning and Building Fee Reduction Program..... 16

 3.8.4 Affordable Homeownership Development Charge Grant Program..... 16

 3.8.5 Brownfield Redevelopment Program 17

 3.8.6 Sustainable Design Grant/Loan Program..... 17

 3.8.7 Universal Design Grant/Loan Program 18

 3.8.8 Donation or Sale of Surplus Lands for Affordable Housing..... 18

3.9 Implementation Plan 19

3.10 Financial Management 20

3.11 Monitoring Program 22

 3.11.1 On-going Data Collection..... 22

 3.11.2 Reporting..... 22

3.12 Marketing and Communications Plan..... 25

3.13 Plan Amendments 25

4.0 Conclusion.....26

List of Figures

FIGURE 1 CIP Project Structure and Process

FIGURE 2 CIP Project Methodology

FIGURE 3 Map of CIP Project Area

FIGURE 4 Engage Cobourg Affordable and Rental Housing CIP Webpage

List of Tables

TABLE 1 Summary of CIP Programs and Details

TABLE 2 Rental Housing Development Charge Grant Program Grant Proportions

TABLE 3 Emergency and Transitional Housing Grant Program Grant Proportions

TABLE 4 Affordable Homeownership Grant Program Grant Proportions

TABLE 5 Summary of Budget Impacts for CIP Programs

TABLE 6 Monitoring Variables for CIP Inceptive Programs

Appendices

APPENDIX A Chart of Current Town of Cobourg Planning Application Fees

APPENDIX B Loan Repayment Schedule for Second Unit, Sustainability and Urban Design Loan Program

APPENDIX C Marketing and Communications Plan

Executive Summary

Overview

In the fall of 2019, MacNaughton Hermesen Britton Clarkson Planning (MHBC) and SHS Consulting (SHS) were retained by the Town of Cobourg (the Town) to develop an Affordable and Rental Housing Community Improvement Plan (the CIP) aimed at incentivizing the development of affordable and rental housing throughout the Town in response to a number of key action items identified in the Northumberland County Affordable Housing Strategy. In addition to developing incentives for affordable and rental housing, the project team looked into opportunities to incentivize development of Brownfield areas and developments which address areas of sustainability and accessibility.

The project was structured with a three-phase approach, which incorporates background research, technical analysis, and community consultation with opportunities for feedback from residents, stakeholders, the Planning and Development Advisory Committee (PDAC) and Council in each phase (**Figure 1**).

As part of the first phase of the project, background information was collected to understand the policy and legislative context for the CIP; obtain an idea of how other jurisdictions have implemented similar incentive programs; and, understand the specific local community context in terms of demographics and housing need.

Based on the background research, consultation findings and financial assessment undertaken, the following key focus areas were identified for the development of the Affordable and Rental Housing CIP:

1. Increasing the supply of purpose-built rental housing
2. Increasing the supply of smaller unit sizes
3. Promoting the development of second units
4. Promoting the development of mixed-ratio developments
5. Supporting emergency and transitional housing services

The findings of the background review and the key areas of focus were then presented to stakeholders and the community at an open house held on January 23, 2020 to obtain feedback on and confirm the areas of focus in advance of drafting the CIP.

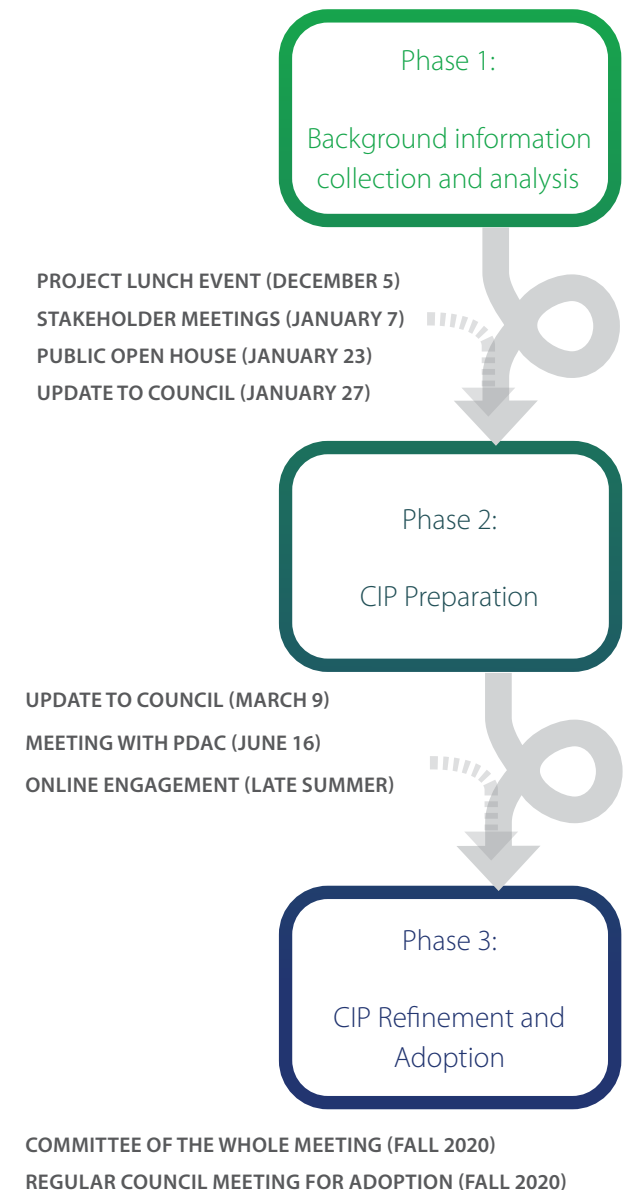


Figure 1: Project Schedule and Process

Please note that these dates are subject to change given the on-going COVID-19 pandemic.

Based on the feedback obtained at the January 23rd open house, the prioritized areas of focus for the CIP were confirmed as follows:

- 1. Increasing the supply of purpose-built rental housing; and,
- 2. Promoting the development of second units.

Promoting the development of mixed-income housing, increasing the supply of smaller unit sizes, and supporting emergency and transitional housing were also identified as important secondary areas that should be considered in the program; however, the emphasis of the incentives should be aimed at increasing the overall purpose-built rental housing stock and focusing on introducing additional units into the secondary rental market through second units.

Incentivizing brownfield development, sustainable development and design, and accessibility and universal design are also important for inclusion within the CIP, but should not detract from the primary focus of providing opportunities to increase the availability of affordable and rental housing throughout the community.

The first two phases of the work program culminated in the preparation of a Draft CIP for further consultation. The programs included in the Draft CIP are summarized in the following table on the following page.

This report concludes Phase 2 of the Project Work Program and will serve as the basis for refining and finalizing the CIP in Phase 3. The CIP will then be revised, as needed, following further consultation, which will include a meeting with the PDAC, targeted stakeholder sessions, a public information Open House and Statutory Public Meeting. A final CIP recommended for adoption will be brought forward to Council for consideration in late spring 2020.

Adoption of the final CIP by Council will provide the legislative basis and framework for implementing incentives designed to address affordable and rental housing needs in the community, in addition to setting a framework for addressing needs related to Brownfield development and sustainable and accessible design.



Table 1: *Summary of CIP Programs*

Program	Description	Area of Consideration	Focus (Primary or Secondary)
Rental Housing Planning and Building Fee Waiver Program	Grant equal to up to 100% of the fees paid on specified planning and development applications for an affordable rental (primary market) or purpose built (primary market) rental housing project	Purpose-built Rental	Primary
Rental Housing Cash-in-Lieu of Parking Reduction Program	Grant equal to up to 50% of the calculated Cash-in-Lieu of Parking fee for purpose built rental and purpose built affordable rental housing projects where a municipal Cash-in-Lieu of Parking program exists	Purpose-built Rental	Primary
Rental Housing Development Charge Grant Program	Grant equal to a percentage of the Town development charge normally payable on an eligible project proposing affordable rental (primary market) or purpose built (primary market) rental housing project. Program based on a sliding scale, where demonstrating achievement of certain criteria would result in a higher proportion of a development charge grant (i.e. a 'tiered' approach)	Purpose-built Rental	Primary
Rental Housing Property Tax Increment Grant Program	Grant equal to the incremental increase in municipal property tax assessment and revenue resulting from improvements to existing developments or the development of new buildings containing affordable rental (primary market) or purpose built (primary market) rental housing project for a period of five years	Purpose-built Rental	Primary
Second Unit Planning and Building Fee Reduction Program	Grant equal to up to 100% of the fees paid on specified planning and development applications for second unit or coach houses	Second Unit/ Coach House	Primary
Second Unit Renovation and Construction Grant/ Loan Program	Grant equal to 50% of eligible costs to homeowners who retrofit their dwelling to include a second unit or construct a new coach house as an accessory dwelling or to a homeowner who as an existing unregistered second unit that is legalized and brought up to Code to a maximum of \$10,000 AND/OR A loan equal to 70% of eligible costs to homeowners who retrofit their dwelling to include a second unit or construct a new coach house as an accessory dwelling or to a homeowner who as an existing unregistered second unit that is legalized and brought up to Code to a maximum of \$50,000. Minimum \$5,000	Second Unit/ Coach House	Primary
Emergency and Transitional Housing Planning and Building Fee Waiver Program	Grant equal to up to 100% of the fees paid on specified planning and development applications for new emergency or transitional housing developments or renovations/ upgrades to existing emergency or transitional housing uses	Emergency and Transitional Housing	Secondary
Emergency and Transitional Housing Development Charge Grant Program	Grant equal to a percentage of the Town development charge normally payable on an eligible project proposing an emergency or transitional housing project	Emergency and Transitional Housing	Secondary

Table 1 (cont.): Summary of CIP Programs

Program	Description	Area of Consideration	Focus (Primary or Secondary)
Affordable Housing and Home Ownership Planning and Building Fee Reduction Program	Grant equal to up to 50% of the fees paid on specified planning and development applications for new affordable housing or home ownership developments or renovations/ upgrades to existing affordable housing or home ownership uses	Affordable Homeownership	Secondary
Affordable Housing and Home Ownership Development Charge Grant Program	Grant equal to a percentage of the Town development charge normally payable on an eligible project proposing an affordable housing or home ownership project.	Affordable Homeownership	Secondary
Brownfield Redevelopment Grant Program*	Grant for the costs associated with the preparation of: Environmental Site Assessment(s), Risk Assessment, Remediation and monitoring plan Grant for 50% of the costs associated with rehabilitation of a property to permit a Record of Site Condition to be filed with the Ministry of Environment, Conservation and Parks (to a maximum of \$100,000 per property)w Grant for 50% of the costs associated with complying with a certificate of property use issued under Section 168.6 of the Environmental Protection Act (to a maximum of \$100,000 per property)	Brownfield	Secondary
Universal Design Grant/ Loan Program*	Grant equal to 50% of the cost of eligible building improvements to residential, commercial, institutional and mixed use buildings that incorporate universal design features to a maximum grant per property/ project of \$10,000 Grant equal to 50% of the costs of eligible works to new residential, commercial, institutional and mixed use buildings that incorporate universal design features to a maximum grant per property/ project of \$10,000 Loan equal to 70% of the cost of eligible works to a maximum loan per property/ project of \$50,000. Minimum loan of \$ 5,000	Accessibility	Secondary
Sustainable Design Grant/ Loan Program*	Grant equal to 50% of the cost of eligible building improvements to residential, commercial, institutional and mixed use buildings that incorporate sustainable construction, design and servicing features to a maximum grant per property/ project of \$10,000 Grant equal to 50% of the costs of eligible works to new residential, commercial, institutional and mixed use buildings that incorporate sustainable construction, design and servicing features to a maximum grant per property/ project of \$10,000 AND/OR Loan equal to 70% of the cost of eligible works to a maximum loan per property/ project of \$50,000. Minimum loan of \$ 5,000	Sustainability	Secondary

**Brownfield redevelopment, universal design or sustainable design projects that are not associated with affordable or rental housing projects would not be funded through the Affordable Housing Assistance Reserve Fund and will need to be funded separately by Council.*

DRAFT

Affordable and Rental Housing

COMMUNITY IMPROVEMENT PLAN

1.0

Introduction

In early 2019, Northumberland County prepared an Affordable Housing Strategy in order to provide detailed guidance and a policy framework for increasing the supply of affordable and rental housing throughout the County's municipalities. As part of this work, individual affordable housing strategies have also been prepared for each of the member municipalities.

In the case of the Town of Cobourg, with respect to supply, the Strategy highlighted the low vacancy rate for rental units in the primary rental market, which has been below 3% since 2010; and, identified housing gaps including a need for more purpose built rental housing options and more affordable rental housing for households with lower incomes. Additionally, the Strategy identified that a total of 38¹ affordable units would need to be provided in the Town, annually, in order to achieve the County's affordable housing target of 25% of all new residential units created annually.

¹ In accordance with the Strategy, 18% of Cobourg's allocated affordable units are to be affordable to low income households (earning \$48,519 or less) and 80% are to be affordable to households with incomes less than \$37,250.

In terms of action items, the strategy included 28 specific actions under four (4) key themes in order to achieve the strategy. One such action identified the *“use of a CIP to allow incentives to encourage the provision of affordable and rental housing, including grants or forgivable loans for development charges, planning and building fees, and other municipal charges and levies, tax exemptions and Tax Increment Grants (TIEG), and capital grants”*.

In order to build on and implement the recommendation contained within the County’s strategy, the Town of Cobourg retained the consulting team of MHBC Planning (MHBC) and SHS Consulting (SHS) to undertake a study and develop a comprehensive Town-Wide Affordable and Rental Housing Community Improvement Plan (CIP), which focused on the provision and maintenance of affordable and rental housing throughout the Town. This draft CIP has been prepared to provide support to landowners and developers in their efforts to provide for, and ultimately increase, the affordable and rental housing options throughout the Town.

This report includes the following:

- **Summary of the methodology to develop the draft CIP;**
- **Identification and description of the Community Improvement Project Area;**
- **An overview of the programs and incentives that form part of the CIP;**
- **An implementation plan to assist the Town in administering the CIP;**
- **A marketing strategy for the CIP; and,**
- **A monitoring strategy to assist the Town in measuring impacts and outcomes of the CIP.**

It should be noted that the legislative authority and policy basis for the preparation and adoption of the CIP is outlined in detail in the Background Report prepared as part of the work program for the Affordable and Rental Housing CIP project. The Background Report provides an overview of the documents consulted for the background review and a summary of the outcomes of the consultation and engagement exercises undertaken to arrive at the draft CIP. The Background Report should be consulted for an overview of these documents and other applicable legislative and policy documents.



2.0 Community Improvement Needs Analysis

Developing a specialized Community Improvement Plan aimed at incentivizing the development of affordable and rental housing responds to a key action item identified in the Northumberland County's Affordable Housing Strategy and serves to address a number of the identified housing gaps specific to the Town of Cobourg. The following section of the draft CIP report provides a detailed analysis of the needs of the Town with respect to affordable and rental housing to set the foundation for preparation of the Community Improvement Plan, including the prioritization of incentives recommended within the Community Improvement Plan.

2.1 General Methodology

A multi-phased approach to developing the draft CIP has been undertaken, which incorporates background research, technical analysis, and community consultation with residents, stakeholders and the Planning and Development Advisory Committee (PDAC). **Figure 2** provides a visual reference to the methodology.

As part of the first phase of the project, background information was collected to understand the policy and legislative context for CIP’s; obtain an idea of how other jurisdictions have implemented similar incentive programs; and, understand the specific local community context in terms of demographics and housing need. Additionally, a financial analysis was completed to determine the impact of various financial incentives that may be implemented through a CIP program on the feasibility of affordable housing projects within the Town.

Several public consultation efforts were undertaken in the early stages of the Phase 1 work program, including a project launch open house, online survey and targeted stakeholder sessions with housing and community service providers as well as local builders/ developers and real estate representatives. The findings of the background review and potential options for areas to be considered in the CIP were then presented to stakeholders and the community at an open house in January 2020.

The areas of consideration for the CIP were as follows:

- 1. Increasing the supply of purpose-built rental housing
- 2. Increasing the supply of smaller unit sizes
- 3. Promoting the development of second units
- 4. Promoting the development of mixed-ratio developments
- 5. Supporting emergency and transitional housing services

As noted, input on these areas of consideration and further analysis of each area resulted in priority areas for consideration in the draft CIP. Together, these key steps culminated in the preparation of a draft CIP (Section 3.0 of this document) for further consultation.

The CIP will be revised further, following the Phase 2 consultation process, which includes a meeting with the PDAC, targeted stakeholder sessions, a public information Open House and Statutory Public Meeting. Following any necessary revisions, a final CIP will be recommended for approval and will be brought forward to Council for their consideration in late spring 2020.

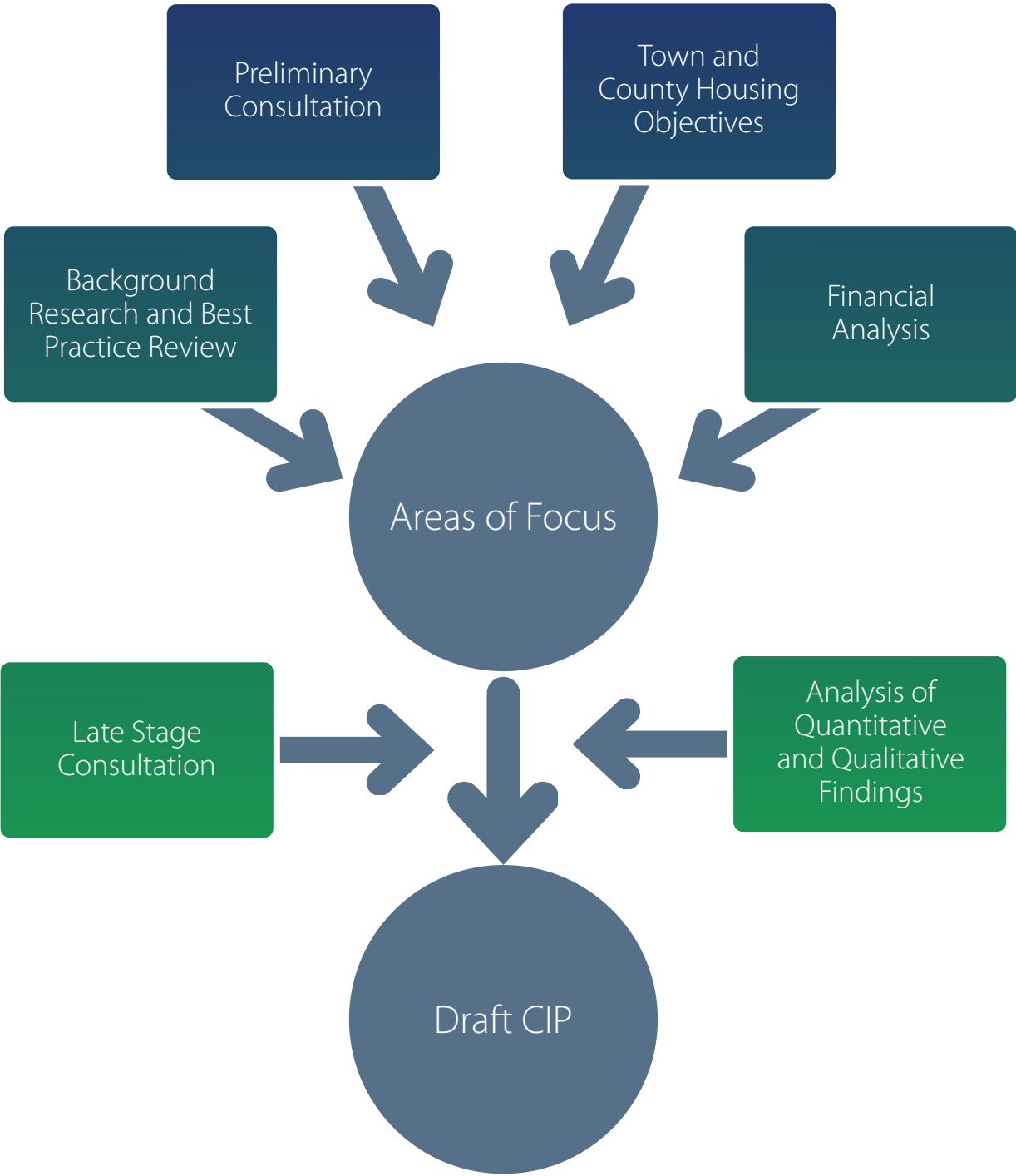


Figure 2: CIP Project Methodology

3.0 Draft Affordable and Rental Housing CIP

3.1 Purpose

The draft CIP provides a toolbox of financial incentives designed to achieve community goals and priorities as set out in the Northumberland County Housing and Homelessness Plan 2019-2029, the County and Town Affordable Housing Strategies and Official Plans in order to assist in the development of affordable and rental housing across the Town. It has been informed by substantive background research and analysis and confirmed through stakeholder and public consultation. Based on the background research completed to inform the CIP, financial incentives are aimed at assisting to provide for the creation of at least 38 affordable units within the Town on an annual basis, consistent with the target set out for the Town in the Northumberland County Affordable Housing Strategy.



3.2 Goals and Objectives

3.2.1 Goals for Community Improvement

The goal of the draft CIP is to minimize financial barriers to the creation of affordable and rental housing in order to ensure an appropriate range and mix of dwelling types across the housing continuum are provided throughout the Town, provide opportunities for financing development and redevelopment on brownfield sites and projects that incorporate sustainable design and/or accessible design features.

3.2.1 Objectives for Community Improvement

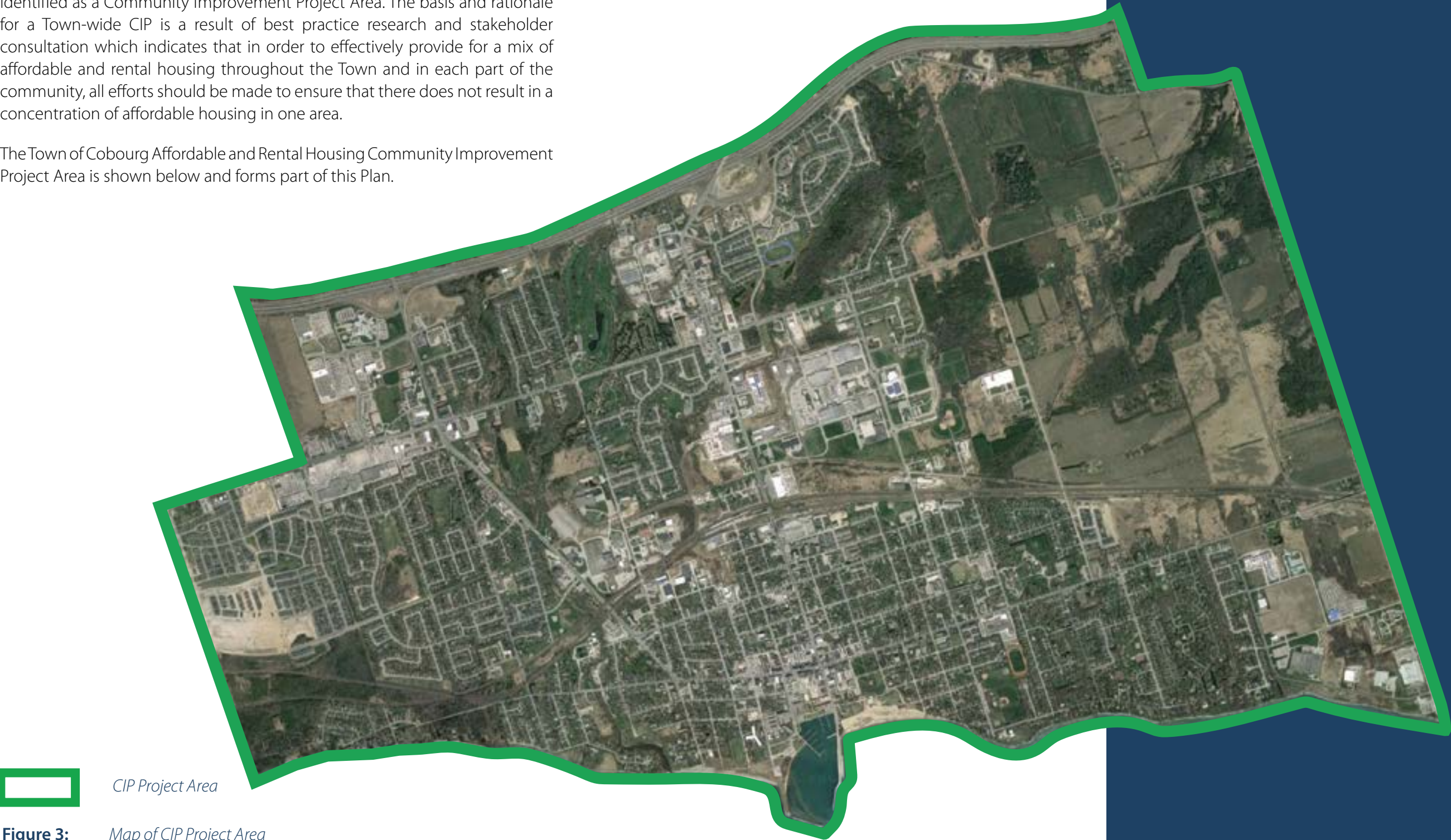
The objectives of the draft CIP are as follows:

1. **Facilitate the development of affordable and rental housing throughout the Town by providing financial support based on a continuum of housing options;**
2. **Increase the overall number of affordable and rental housing units in the Town;**
3. **Generate an appropriate mix of residential units and dwelling types, including those suitable for older adults and small household sizes, to meet the current and future needs of residents;**
4. **Make ownership housing more affordable to new home-buyers and allow people to age in place through second units;**
5. **Support and stimulate mixed-income developments;**
6. **Encourage the development of emergency and transitional housing;**
7. **Assist in the achievement of the Northumberland County annual target for new affordable housing units;**
8. **Reinforce the provision of affordable and rental housing as a community priority;**
9. **Provide opportunities to incentivize development and redevelopment projects on brownfield sites; and,**
10. **Provide opportunities to incentivize development or redevelopment projects that incorporate sustainable design and/or accessible design elements.**

3.3 Community Improvement Project Area

As noted in previous sections of this report, the entire Town of Cobourg is identified as a Community Improvement Project Area. The basis and rationale for a Town-wide CIP is a result of best practice research and stakeholder consultation which indicates that in order to effectively provide for a mix of affordable and rental housing throughout the Town and in each part of the community, all efforts should be made to ensure that there does not result in a concentration of affordable housing in one area.

The Town of Cobourg Affordable and Rental Housing Community Improvement Project Area is shown below and forms part of this Plan.



CIP Project Area

Figure 3: *Map of CIP Project Area*

3.4 Definitions

Throughout the draft CIP there are references to a number of terms which are defined as follows:

Affordable:	In the case of ownership housing, the least expensive of: housing for which the purchase price results in annual accommodation costs which do not exceed 30% of gross annual household income for low and moderate income households; or, housing for which the purchase price is at least 10% below the average purchase price of a resale unit in the regional market area.	Emergency Housing:	Short-term accommodation for persons who are experiencing homeless or in crisis designed to meet the immediate needs of these people and may provide basic emergency and crisis services including safe accommodation, meals, information and referral.	Secondary Rental Market:	Condominium apartment units, or other similar units, offered for rent.
Affordable:	In the case of rental housing, the lease expensive of: a unit for which the rent does not exceed 30% of gross annual household income for low and moderate households; or, a unit for which the rent is at or below the average market rent of a unit in the regional market area.	Low and Moderate Income Households:	<p>In the case of ownership housing, means households with incomes in the lowest 60 percent of the income distribution for the regional market area.</p> <p>In the case of rental housing, means households with incomes in the lowest 60 percent of the income distribution for renter households for the regional market area</p>	Second Unit:	An additional dwelling unit located within a single detached dwelling, one unit of a semi-detached dwelling or one unit of a townhouse dwelling.
Brownfield:	Undeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant.	Mixed Income Housing:	Housing provided within a community or neighbourhood area where there is a mix of housing types and tenure to support a variety of housing needs, including subsidized housing, affordable rental, market rental, and affordable ownership and market ownership.	Sustainable Design:	Lowering the demands of development on the environment through certain building characteristics such as low energy usage, reduced water usage, application of Low Impact Design (LID) measures, and the utilization of sustainable building materials in order to minimize negative impacts on the environment.
Coach House:	An additional dwelling unit on a lot that is located within an accessory building or structure.	Purpose-Built Rental Housing:	Housing designed and built expressly as long-term rental accommodation.	Transitional Housing:	An intermediate step between emergency shelter and permanent housing.It providesaffordable,temporary, housing paired with a mix of services and supports with the goal of facilitating an individual’s movement to permanent stable housing and independent living.
		Primary Rental Market:	Units in privately initiated, purpose-built rental structures of three units or more.	Universal/Barrier-Free Design:	The practice of designing environments that can be efficiently used by people with a wide range of abilities operating in a wide range of situations and providing the same opportunities for accessing elements of the built environment by all people, regardless of life circumstances.

3.5 Program Overview

The incentive programs and policies set out in this section have been developed to implement the actions and recommendations of the Northumberland County Affordable Housing Strategy and the Town of Cobourg Affordable Housing Strategy as well as address the specific community improvement needs identified through the background research, consultation with the PDAC, local stakeholders and the public as part of the Town’s Affordable and Rental Community Improvement Plan Study.

The toolbox of incentive programs set out in this section of the report are geared toward the development of purpose built rental housing and second units as a priority. The table below provides a high level summary of the incentive programs offered through the draft CIP while the details of each are set out in further sections of this report.

The toolbox of incentives can be used along with many other sources of funding available to make an affordable housing project successful. The incentives described in this section may also be used in combination with any other program offered by the Town, County or other levels of government.

Table 1: *Summary of CIP Programs*

Program	Description	Area of Consideration	Focus (Primary or Secondary)
Rental Housing Planning and Building Fee Waiver Program	Grant equal to up to 100% of the fees paid on specified planning and development applications for an affordable rental (primary market) or purpose built (primary market) rental housing project	Purpose-built Rental	Primary
Rental Housing Cash-in-Lieu of Parking Reduction Program	Grant equal to up to 50% of the calculated Cash-in-Lieu of Parking fee for purpose built rental and purpose built affordable rental housing projects where a municipal Cash-in-Lieu of Parking program exists	Purpose-built Rental	Primary
Rental Housing Development Charge Grant Program	Grant equal to a percentage of the Town development charge normally payable on an eligible project proposing affordable rental (primary market) or purpose built (primary market) rental housing project Program based on a sliding scale, where demonstrating achievement of certain criteria would result in a higher proportion of a development charge grant (i.e. a ‘tiered’ approach)	Purpose-built Rental	Primary
Rental Housing Property Tax Increment Grant Program	Grant equal to the incremental increase in municipal property tax assessment and revenue resulting from improvements to existing developments or the development of new buildings containing affordable rental (primary market) or purpose built (primary market) rental housing project for a period of five years	Purpose-built Rental	Primary
Second Unit Planning and Building Fee Reduction Program	Grant equal to up to 100% of the fees paid on specified planning and development applications for second unit or coach houses	Second Unit	Primary
Second Unit Renovation and Construction Grant/ Loan Program	Grant equal to 50% of eligible costs to homeowners who retrofit their dwelling to include a second unit or construct a new coach house as an accessory dwelling or to a homeowner who as an existing unregistered second unit that is legalized and brought up to Code to a maximum of \$10,000 AND/OR A loan equal to 70% of eligible costs to homeowners who retrofit their dwelling to include a second unit or construct a new coach house as an accessory dwelling or to a homeowner who as an existing unregistered second unit that is legalized and brought up to Code to a maximum of \$50,000. Minimum \$5,000	Second Unit	Primary

Table 1 (cont): Summary of CIP Programs

Program	Description	Area of Consideration	Focus (Primary or Secondary)
Emergency and Transitional Housing Planning and Building Fee Waiver Program	Grant equal to up to 100% of the fees paid on specified planning and development applications for new emergency or transitional housing developments or renovations/ upgrades to existing emergency or transitional housing uses	Emergency and Transitional Housing	Secondary
Emergency and Transitional Housing Development Charge Grant Program	Grant equal to a percentage of the Town development charge normally payable on an eligible project proposing an emergency or transitional housing project	Emergency and Transitional Housing	Secondary
Affordable Housing and Home Ownership Planning and Building Fee Reduction Program	Grant equal to up to 50% of the fees paid on specified planning and development applications for new affordable housing or home ownership developments or renovations/ upgrades to existing affordable housing or home ownership uses	Affordable Homeownership	Secondary
Affordable Housing and Home Ownership Development Charge Grant Program	Grant equal to a percentage of the Town development charge normally payable on an eligible project proposing an affordable housing or home ownership project	Affordable Homeownership	Secondary
Brownfield Redevelopment Grant Program*	Grant for the costs associated with the preparation of: Environmental Site Assessment(s), Risk Assessment, Remediation and monitoring plan Grant for 50% of the costs associated with rehabilitation of a property to permit a Record of Site Condition to be filed with the Ministry of Environment, Conservation and Parks (to a maximum of \$100,000 per property) Grant for 50% of the costs associated with complying with a certificate of property use issued under Section 168.6 of the Environmental Protection Act (to a maximum of \$100,000 per property)	Brownfield	Secondary
Universal Design Grant/ Loan Program*	Grant equal to 50% of the cost of eligible building improvements to residential, commercial, institutional and mixed use buildings that incorporate universal design features to a maximum grant per property/ project of \$10,000 Grant equal to 50% of the costs of eligible works to new residential, commercial, institutional and mixed use buildings that incorporate universal design features to a maximum grant per property/ project of \$10,000 Loan equal to 70% of the cost of eligible works to a maximum loan per property/ project of \$50,000. Minimum loan of \$ 5,000	Accessibility	Secondary
Sustainable Design Grant/ Loan Program*	Grant equal to 50% of the cost of eligible building improvements to residential, commercial, institutional and mixed use buildings that incorporate sustainable construction, design and servicing features to a maximum grant per property/ project of \$10,000 Grant equal to 50% of the costs of eligible works to new residential, commercial, institutional and mixed use buildings that incorporate sustainable construction, design and servicing features to a maximum grant per property/ project of \$10,000 AND/OR Loan equal to 70% of the cost of eligible works to a maximum loan per property/ project of \$50,000. Minimum loan of \$ 5,000.	Sustainability	Secondary

*Brownfield redevelopment, universal design or sustainable design projects that are not associated with affordable or rental housing projects would not be funded through the Affordable Housing Assistance Reserve Fund and will need to be funded separately by Council.

3.6 General Program Requirements

Projects will be given consideration under the various programs of the draft CIP subject to satisfying the following general provisions:

1. All applications will be considered subject to funding availability. Brownfield redevelopment, universal design or sustainable design projects that are not associated with affordable or rental housing projects would not be funded through the Affordable Housing Assistance Reserve Fund and will need to be funded separately by Council.
2. An application for financial incentives is to be submitted prior to the commencement of any works or studies to which the incentive program would apply.
3. Applications will be submitted by the applicant and reviewed by Town staff using an evaluation rubric.
4. Applications for the Second Unit Planning and Building Fee Reduction Program and Second Unit Renovation and Construction Program will be evaluated by staff, with funds granted on a first come, first served basis.
5. Applications for all other programs will be subject to a single intake period, with evaluation by staff and recommendations for allocation of funding brought forward to Council collectively in a report for approval.
6. As a condition of application approval, an applicant may be required to enter into a grant or loan agreement with the Town which will set out the terms, duration and default provisions of the incentive to be provided. The Town may discontinue any financial incentive program where there is not compliance with an executed agreement.
7. If an applicant is in default of any program requirement, or any other requirement of the Town, the Town may delay, reduce or cancel its financial incentive program approval.
8. Each program of the CIP is considered active if Council has approved implementation of the program, and Council has approved a budget allocation for the program.
9. The Town reserves the right to audit the cost of any and all works that have been approved under any of the financial incentive programs, at the expense of the applicant.
10. The total cost of the grant/ loan made in respect of an application shall not exceed the eligible costs of improvements with respect to that application.
11. Projects may qualify under more than one program. The total of the grants and loans made in respect of particular lands and buildings and any tax assistance shall not exceed the eligible cost of the community improvement plan with respect to those lands and buildings. The Town is not responsible for any costs incurred by an applicant in relation to any of the programs, including without limitation, costs incurred in anticipation of a grant and/or loan.
12. The Town may discontinue any of the programs contained in this CIP at any time. Applicants with approved grants and/or loans will still receive said grant/ loan.
13. All works completed must comply with the description of the works as provided in the application form and contained in the program agreement, with any amendments as approved by the Town.
14. The program funding approved by Council is to be valid for a period of 18 months, after which it lapses unless otherwise extended by Council at its discretion.
15. Each program in this CIP is considered active if Council has approved implementation of the program, and Council has approved a budget allocation for the program (as applicable).

3.7 CIP Programs: Primary Areas of Focus

The following sections of the report set out the programs in the draft CIP focused on rental housing and second units which are two of the primary areas of programs within the CIP. At the discretion of Town staff, applicants may be required to enter into an agreement with the Town to ensure program objectives are met.

3.7.1 Rental Housing Planning and Building Fee Waiver Program

1. The purpose of this program is to promote the development of purpose built rental housing by offsetting the costs associated with fees for planning and building applications at the Town.
2. This program would apply to property owners who undertake development or redevelopment projects containing a purpose built rental housing component, either for affordable rental housing, market rental housing or mixed-income rental housing.
3. This program will provide a grant of up to 100% of the fees paid on specified planning and development applications for purpose built rental housing.
4. The grant would apply to most fees related to development or redevelopment, including, but not limited to:
 - a. Official Plan Amendment;
 - b. Zoning By-law Amendments;
 - c. Minor Variances;
 - d. Site Plan Control;
 - e. Building and Demolition Permits;
 - f. Cash in lieu of parkland;
 - g. Cash in lieu of parking; and,
 - h. Municipal tree levy.

5. With respect to Official Plan Amendments, the waiver would only apply in a circumstance where the Amendment is required to address an issue of density (for example, as a result of providing a large proportion of 1-bedroom units on a site to address the need for smaller units) and not for comprehensive Official Plan Amendments requesting a land use designation change.
6. Applicants are required to pay the fees at the initial application submission stage and will receive reimbursement of the fees upon successful completion of an approved project including issuance of occupancy and confirmation that the proposed affordable units associated with the application have been provided. There is no guarantee that a project will receive approval.
7. **Appendix A** provides a chart of the Town’s current fees associated with these applications, to provide an indication of the savings an applicant would have as well as the revenue lost by the Town a result of the waiver. It is expected that the costs associated with the waiver of these fees would be in the form of lost departmental revenue which the tax base or other non-tax funding source must offset.

3.7.2 Rental Housing Cash-in-Lieu of Parking Reduction Program

1. The purpose of this program is to provide a reduction in the amount of Cash-in-Lieu of Parking fees for purpose built rental housing and purpose built affordable rental housing projects where a Cash-in-Lieu of Parking fee may apply.
2. This program will provide a grant of up to 50% of the calculated Cash-in-Lieu of Parking fee for an eligible project, where a Cash-in-Lieu of Parking program may apply.
3. The grant will be paid once the project is complete, final building inspections have taken place, an occupancy permit has been issued; confirmation that the units provided are in accordance with the proposal as proposed; and, all deficiencies have been addressed.

3.7.3 Rental Housing Development Charge Grant Program

1. The purpose of this program is to increase the overall number of affordable and market rental housing units through providing a grant for and reductions to development charges paid on a project.
2. Potential development charge reductions for a project will be assessed and determined based on the proposed project’s performance in providing for rental housing types and tenure most needed in the Town, including those suitable for older adults and small household sizes.
3. This program applies to larger scale development and redevelopment projects that provide purpose built rental housing options (market, affordable and mixed-income). It provides a grant equal to a percentage of the Town development charge normally payable on an eligible project.
4. The table, below, provides the proportion of grant funding available for eligible projects.

Table 2: Rental Housing Development Charge Grant Program Grant Proportions

Grant Proportion	Project Type
Up to 100%	100% purpose built affordable rental housing that provides a significant number of smaller units and includes at least two of the following: sustainability features, accessibility features or social service supports
Up to 75%	Minimum 20%/80% mixed affordable rental/ market rental housing that provides a significant number of smaller units and includes sustainability features, accessibility features or social service supports
Up to 60%	100% purpose built market rental housing that provides a significant number of smaller units and includes at least two of the following: sustainability features, accessibility features or social service supports
Up to 50%	Purpose built rental (affordable, market or mixed income) that includes at least two of the following: sustainability features, accessibility features or social service supports
Up to 40%	100% purpose built affordable rental housing
Up to 40%	Minimum 20%-80% mixed affordable rental/ market rental housing

5. The grant will be paid once the project is complete, final building inspections have taken place, an occupancy permit has been issued; confirmation that the units provided are in accordance with the proposal as proposed; and, all deficiencies have been addressed.
6. In the case of affordable rental units noted in **Table 2**, an applicant will be required to enter into an agreement to be registered on title which ensures that the affordable rental units remain affordable for at least twenty (20) years from occupancy. If the units are no longer deemed to be affordable, the grants, plus interest, will become payable to the Town in full.
7. In the case of market rental units noted in **Table 2**, an applicant will be required to enter into an agreement to be registered on title which prohibits the conversion of these units from rental to condominium tenure for at least twenty (20) years from occupancy. If the units are deemed to have been converted, the grants, plus interest, will become payable to the Town in full.
8. It should be noted that the *More Homes, More Choice Act, 2019* has introduced changes to how and when Development Charges are paid. These changes will need to be factored into the program administration details to ensure phasing of Development Charges payments align with the CIP grant.

3.7.4 Rental Housing Property Tax Increment Grant Program

1. The purpose of this program is to increase the overall number of purpose built rental housing units throughout the Town by providing a grant that reduces the property tax increase that typically results from large scale development and redevelopment projects
2. This program applies to larger scale development and redevelopment projects that provide affordable and rental housing options in the primary rental market.
3. It provides grants equivalent to the incremental increase in municipal property tax assessment and revenue resulting from property improvements to existing buildings or the development of new buildings.

4. The total payment shall not exceed the cost of development or redevelopment. The annual grant will be equal to a percentage of the tax increment paid for the Town's portion on the property taxes, in decreasing percentages of the increment as follows:
 - Year 1- 100% of tax increment
 - Year 2- 100% of tax increment
 - Year 3- 75% of tax increment
 - Year 4- 50% of tax increment
 - Year 5- 50% of tax increment
5. The grant will be paid once the project is complete, final building inspections have taken place, an occupancy permit has been issued; confirmation that the units provided are in accordance with the proposal as proposed; all deficiencies have been addressed; and, upon confirmation that property taxes are not in arrears.
6. In the case of affordable rental units, an applicant will be required to enter into an agreement which ensures that the affordable rental units remain affordable, in accordance with the definition set out in this plan, for at least twenty (20) years from occupancy. If the units are no longer deemed to be affordable, the grants, plus interest, will become payable to the Town in full.
7. In the case of market rental units, an applicant will be required to enter into an agreement which prohibits the conversion of these units from rental to condominium tenure for at least twenty (20) years from occupancy. If the units are deemed to have been converted, the grants, plus interest, will become payable to the Town in full.

3.7.5 Second Unit Planning and Building Fee Reduction Fee Program

1. The purpose of this program is to make homeownership more affordable to new homebuyers, allow people to age in place, and introduce additional rental units to the secondary market through second units and coach houses by offsetting costs

associated with the fees for planning and building applications at the Town.

2. This program applies to property owners or developers who undertake new residential development projects that include second units or coach houses.
3. It provides a grant of up to 100% of the fees paid on specified planning and development applications.
4. The grant would apply to fees related to development or redevelopment including, but not limited to:
 - a. Site Plan Control;
 - b. Minor Variance;
 - c. Zoning By-law Amendments; and,
 - d. Building and Demolition Permits.
5. Applicants are required to pay the fees at the initial application submission stage and will receive reimbursement of the fees upon successful completion of an approved project including issuance of occupancy and confirmation that the proposed second unit and/or coach house has been created and added to the secondary rental market.
6. Applicants will be required to enter into an agreement which specifies that the unit(s) shall not be used for short term rental accommodation of 28 days or less.
7. This program will be limited in value and duration, and will be monitored on a regular basis to allow for its retirement once a market is established.

3.7.6 Second Unit Renovation and Construction Grant/Loan Program

1. The purpose of this program is to make homeownership more affordable to new homebuyers, allow people to age in place, and introduce additional rental units to the secondary market through providing a grant or loan to offset the construction costs associated with renovating an existing dwelling to include a second unit or building a coach house on a property with an existing dwelling.
2. This program applies to individual homeowners who retrofit their dwelling to include a second unit within the main building or construct a new coach house as an accessory building.
3. This program also applies to homeowners who have an existing un-registered second unit who are seeking to legalize the unit, bring it up to Code and register the use.
4. The program may provide a grant equal to 50% of eligible costs to homeowners who retrofit their dwelling to include a second unit or construct a new coach house as an accessory dwelling or to a homeowner who has an existing un-registered second unit that is legalized and brought up to Code up to a maximum of \$10,000 (e.g. \$6,000 in construction cost would provide a \$3,000 grant to the applicant, upon completion; \$20,000 in construction cost would provide a \$10,000 grant to the applicant upon completion; and, \$30,000 in construction cost would provide a \$10,000 grant upon completion).
5. Alternatively, the program may provide a loan equal to 70% of the eligible costs to homeowners who retrofit their dwelling to include a second unit or construct a new coach house as an accessory dwelling or to a homeowner who as an existing un-registered second unit that is legalized and brought up to Code to a maximum of \$50,000 (Minimum \$5,000).
6. Applicants are required to make an application for consideration and approval in advance of commencing work. An applicant is required to identify whether they are also receiving funding through the Ontario Renovates component of the Ontario Priority Housing Initiative (OPHI) and the amount which they are eligible to receive.

7. If a grant is approved, the grant would be issued by the Town following submission by the applicant of proof of costs (e.g. receipts for costs associated with the renovation/ construction).
8. If a loan is approved, the loan will be repayable in equal monthly payments and a lump sum payment of outstanding funds at the end of the term as shown in **Appendix B**. If the applicant has not missed any loan payments, then loan forgiveness may be offered by the Town with the lump sum payment at the end of the loan term being forgiven (i.e. paid as a grant). The Town will require that security for the loan be registered against the title of the property.
9. The total amount of funds received though both the OPHI and the Second Unit Renovation and Construction Grant/Loan Program shall not exceed the cost of the construction and fees.
10. The project address must be the homeowners’ sole and principal residence.
11. Applicants will be required to enter into an agreement which specifies that the unit(s) shall not be used for short term rental accommodation of 28 days or less.
12. This program will be limited in value and duration, and will be monitored on a regular basis to allow for its retirement once a market is established.

3.8 CIP Programs: Secondary Areas of Focus

The following are additional incentive programs in the toolbox of the CIP that provide programs related to other housing needs and supportive programs related to brownfields, accessibility and universal design. At the discretion of Town staff, applicants may be required to enter into an agreement with the Town to ensure program objectives are met.

3.8.1 Emergency and Transitional Housing Planning and Building Fee Waiver Program

1. The purpose of this program is to encourage the development of emergency and transitional housing by offsetting costs associated with the fees for planning and building applications at the Town.
2. This program would apply to applicants who undertake development or redevelopment projects for emergency and transitional housing and provides a grant equal to 100% of the fees paid on specified planning and development applications.
3. It would apply to most fees related to development or redevelopment, including, but not limited to:
 - a. Zoning By-law Amendments;
 - b. Minor Variances;
 - c. Consents to Sever;
 - d. Site Plan Control; and,
 - e. Building and Demolition Permits.
4. Applicants are required to pay the fees at the initial application submission stage and will receive reimbursement of the fees upon successful completion of a project including issuance of occupancy and confirmation that the proposed affordable units associated with the application have been provided.

3.8.2 Emergency and Transitional Housing Development Charge Grant Program

- 1. The purpose of this program is to encourage the development of emergency and transitional housing through providing a grant for and reductions to development charges paid on a project.
- 2. Potential development charge reductions for a project will be assessed and determined based on the proposed project's performance in providing for emergency and transitional housing that incorporates elements of sustainability, accessibility and social supports.
- 3. This program applies to larger scale development and redevelopment projects that provide emergency and transitional housing. It provides a grant equal to a percentage of the Town development charge normally payable on an eligible project.
- 4. **Table 3**, right, provides the proportion of grant funding available for eligible projects.
- 5. It should be noted that the *More Homes, More Choice Act, 2019* has introduced changes to how and when Development Charges are paid. These changes will need to be factored into the program administration details to ensure phasing of Development Charges payments align with the CIP grant.

3.8.3 Affordable Home Ownership Planning and Building Fee Reduction Program

- 1. The purpose of this program is to make ownership housing more affordable to new homebuyers by offsetting costs associated with the fees for planning and building applications at the Town.
- 2. This program applies to property owners or developers who undertake a residential development project for affordable homeownership units in partnership with a not-for-profit

organization and provides a grant of up to 50% of the fees paid on specified planning and development applications.

- 3. It would apply to fees related to development or redevelopment including, but not limited to:
 - a. Zoning By-law Amendment;
 - b. Minor Variance;
 - c. Consents to Sever;
 - d. Site Plan Control; and,
 - e. Building and Demolition Permits.
- 4. Applicants are required to pay the fees at the initial application submission stage and will receive reimbursement of the fees upon successful completion of a project including issuance of occupancy and confirmation that the proposed affordable units associated with the application have been provided.

3.8.4 Affordable Homeownership Development Charge Grant Program

- 1. The purpose of this program is to make ownership housing more affordable to new homebuyers by providing a grant for reductions to development charges paid on a project.
- 2. Potential development charge reductions for a project will be assessed and determined based on the proposed project's performance in providing for affordable ownership housing that incorporates elements of sustainability, accessibility or social supports.
- 3. This program provides a grant equal to a percentage of the Town development charge normally payable on an eligible project.
- 4. **Table 4**, right, provides the proportion of grant funding available for eligible projects.

Table 3: *Emergency and Transitional Housing Development Charge Grant Program Grant Proportions*

Grant Proportion	Project Type
Up to 50%	Shelter and transitional housing that includes sustainability features, accessibility features and social service supports on site
Up to 25%	Shelter and transitional housing

Table 4: *Affordable Home Ownership Planning and Building Fee Reduction Program Grant Proportions*

Grant Proportion	Project Type
Up to 50%	Affordable homeownership units that include sustainable features where it can be ensured that the units remain affordable for at least ten (10) years (e.g. Habitat for Humanity)
Up to 25%	Affordable homeownership units where it can be ensured that the units remain affordable for at least ten (10) years (e.g. Habitat for Humanity)

5. The grant will be paid once the project is complete, final building inspections have taken place, an occupancy permit has been issued; confirmation that the units provided are in accordance with the proposal as proposed; and, all deficiencies have been addressed.
6. An applicant will be required to enter into an agreement to be registered on title which ensures that the affordable ownership units remain affordable for at least ten (10) years from occupancy. If the units are no longer deemed to be affordable, the grants, plus interest, will become payable to the Town in full.
7. It should be noted that the *More Homes, More Choice Act, 2019* has introduced changes to how and when Development Charges are paid. These changes will need to be factored into the program administration details to ensure phasing of Development Charges payments align with the CIP grant.

3.8.5 Brownfield Redevelopment Program

1. The purpose of this program is to provide opportunity for redevelopment and development on Brownfield sites through the provision of grants and incentives to offset costs associated with remediation.
2. This program applies to larger scale redevelopment projects on Brownfield sites throughout the Town.
3. Where the redevelopment project proposes affordable rental housing, mixed-income rental housing, affordable ownership housing or shelter and transitional housing component, funds may be drawn from the Affordable Housing Assistance Reserve Fund
4. Where the redevelopment project does not include an affordable rental housing, mixed-income rental housing, affordable ownership housing or shelter and transitional housing component, availability would be subject to a separate fund implemented by Council.

5. The program provides:
 - a. a grant for up to 50% of the costs associated with the preparation of Environmental Site Assessment(s), Risk Assessment, or Remediation and monitoring plan to a maximum of \$30,000;
 - b. a grant for 50% of the costs associated with rehabilitation of a property to permit a Record of Site Condition to be filed with the Ministry of Environment, Conservation and Parks (to a maximum of \$100,000 per property); and,
 - c. Grant for 50% of the costs associated with complying with a certificate of property use issued under Section 168.6 of the Environmental Protection Act (to a maximum of \$100,000 per property).
6. The costs associated with this program will be paid back upon completion of a project through a tax increment based grant.
7. The costs shall be capped with the lesser value of the total tax increment based grant or the costs of studies and remediation combined for any given property.
8. Only those remediation costs incurred after the execution of an agreement with the Town shall be eligible for rebate. Remediation costs that have previously been incurred by the applicant are not eligible for program funding.

3.8.6 Sustainable Design Grant/Loan Program

1. The purpose of this program is to encourage development or redevelopment projects that incorporate sustainable design elements.
2. This program applies to property owners wishing to retrofit and make improvements to an existing industrial, residential, commercial, institutional and mixed use building to address sustainability or who is building a new residential, commercial, institutional and mixed use structure and is seeking to incorporate sustainable elements in the building design, construction and servicing.

3. The program may provide a grant equal to 50% of eligible costs for such improvements up to a maximum of \$10,000 (e.g. \$6,000 in construction cost would provide a \$3,000 grant to the applicant, upon completion; \$20,000 in construction cost would provide a \$10,000 grant to the applicant upon completion; and, \$30,000 in construction cost would provide a \$10,000 grant upon completion).
4. Alternatively, the program may provide a loan equal to 50% of the eligible costs to an applicant for implementing improvements to address sustainable design matters or constructing new buildings to address sustainable design matters to a maximum of \$50,000 (Minimum \$5,000).
5. Applicants are required to make an application for consideration and approval in advance of commencing work.
6. If a grant is approved, the grant would be issued by the Town following submission by the applicant of proof of costs (e.g. receipts for costs associated with the renovation/ construction).

7. If a loan is approved, the loan will be repayable in equal monthly payments and a lump sum payment of outstanding funds at the end of the term as shown in **Appendix B**. If the applicant has not missed any loan payments, then loan forgiveness may be offered by the Town with the lump sum payment at the end of the loan term being forgiven (i.e. paid as a grant). The Town will require that security for the loan be registered against the title of the property.
8. Where the redevelopment project proposes affordable rental housing, mixed-income rental housing, affordable ownership housing or shelter and transitional housing component, funds may be drawn from the Affordable Housing Assistance Reserve Fund.
9. Where the redevelopment project does not include an affordable rental housing, mixed-income rental housing, affordable ownership housing or shelter and transitional housing component, availability would be subject to a separate fund implemented by Council.

3.8.7 Universal Design Grant/Loan Program

1. The purpose of this program is to encourage development or redevelopment projects that incorporate universal design elements.
2. This program applies to property owners wishing to retrofit and make improvements to an existing industrial, residential, commercial, institutional and mixed use building to address universal/ barrier-free design or who is building a new commercial, institutional and mixed use structure and is seeking to incorporate universal design/ barrier free design elements in the building design.
3. The program may provide a grant equal to 50% of eligible costs for such improvements up to a maximum of \$10,000 (e.g. \$6,000 in construction cost would provide a \$3,000 grant to the applicant, upon completion; \$20,000 in construction cost would provide a \$10,000 grant to the applicant upon completion; and, \$30,000 in construction cost would provide a \$10,000 grant upon completion).

4. Alternatively, the program may provide a loan equal to 50% of the eligible costs to an applicant for implementing improvements to address universal design matters or constructing new buildings to address universal design matters to a maximum of \$50,000 (Minimum \$5,000).
5. Applicants are required to make an application for consideration and approval in advance of commencing work.
6. If a grant is approved, the grant would be issued by the Town following submission by the applicant of proof of costs (e.g. receipts for costs associated with the renovation/ construction).
7. If a loan is approved, the loan will be repayable in equal monthly payments and a lump sum payment of outstanding funds at the end of the term as shown in **Appendix B**. If the applicant has not missed any loan payments, then loan forgiveness may be offered by the Town with the lump sum payment at the end of the loan term being forgiven (i.e. paid as a grant). The Town will require that security for the loan be registered against the title of the property.
8. Where the redevelopment project proposes affordable rental housing, mixed-income rental housing, affordable ownership housing or shelter and transitional housing component, funds may be drawn from the Affordable Housing Assistance Reserve Fund.
9. Where the redevelopment project does not include an affordable rental housing, mixed-income rental housing, affordable ownership housing or shelter and transitional housing component, availability would be subject to a separate fund implemented by Council.

3.8.8 Donation or Sale of Surplus Lands, Guarantee Borrowing, and Exemptions from Levies, Charges and Fees for Affordable Housing

1. The Town may, in its discretion, donate, lease or sell any surplus property of the municipality at below fair market value for the purposes of redeveloping such surplus lands for the purposes of affordable and/or rental housing, industrial or commercial development.
2. The Town may, in its discretion, guarantee borrowing, or provide for a total or partial exemption from any levy , charge or fee for the purposes of affordable and/or rental housing, industrial or commercial development.

3.9 Implementation Plan

The CIP will be implemented through the policies of the Official Plan and Section 28 of the Planning Act, 1990, R.S.O. Successful implementation of the CIP will require a commitment by Council to funding. Overall implementation will be subject to Council review and approval of program details and budgetary allocation (5 year commitment, with annual monitoring).

The CIP will be administered by the Town of Cobourg Planning and Development Division, in consultation with the Finance Department of the Corporate Services Division. An application will be required for any person seeking financial assistance through the CIP. Application forms will be made available online, through the Town’s website, and as hard-copies at the Town’s Planning and Development Counter. Applications and supporting documentation will be reviewed by Town staff to ensure they are complete and meet eligibility requirements. If eligibility requirements are not met, or if there is insufficient information to make a determination with respect to eligibility, staff will inform the applicant in writing.

Applications made for funding through the Second Unit Planning and Building Fee Reduction Program and the Second Unit Renovation and Construction Grant Program will be accepted, reviewed and a determination made on a first come, first served basis. Applications made for funding under other programs will be subject to a single intake period, with applications evaluated by staff and recommendations for funding made through a report to Council. Should there be no uptake or fewer applications than anticipated, a second intake period may be introduced.

Where an application for funding is made for a smaller-scale project that would result in the payment of a grant in an amount less than or equal to \$10,000, the Director of Planning and Development or designate may issue approvals. An incentive agreement will be required.

Where an application for funding is made for a large-scale project that would result in a longer-term financial commitment by the Town, a recommendation on the application will be made by staff and forwarded to Town Council for approval. If the application is approved by Council, an incentive agreement will be required. Only those costs incurred after the execution of an agreement with the Town will be eligible for rebate. Costs that have been incurred by the applicant prior to the approval and executed agreement are not eligible for funding. Payment of grants will only occur following the provision of the applicable documentation to demonstrate that the work has been completed as required.

The issuance of a building permit to commence construction of an approved project must take place within eighteen months of the approval. Failing to comply with this timing, without prior approval of Council, will allow the Town to withdraw the grant approvals and the funds will not be released.

Staff, in administering the CIP, may request clarification or additional supporting documentation and may perform site visits and inspections as necessary.

Timing, payment and the amount applicable for reduction are to be applied in accordance with the new regulations set out under the *More Homes, More Choice Act, 2019*.



3.10 Financial Management

An annual budget for the CIP will be approved by Council and included in the Affordable Housing Assistance Reserve Fund (5 year commitment with annual monitoring). This will be used to fund development charge grants, fee reductions/ waivers, and second unit renovation and construction grants and loans described in the incentive programs. Brownfield redevelopment grants and incentives for sustainable design and universal design that are not associated with affordable or rental housing projects will need to be funded separately by Council.

Grants awarded for the Planning Act application fees, Building Permit application fees and other municipal fees/levies will be absorbed in the respective departments as lost revenue. This loss would be required to be made up by the general tax levy or another non-tax revenue source and must be budgeted in the Reserve Fund. Grants awarded for property tax relief will be absorbed by the Town as lost revenue, initially, but would be recouped over time in the form of overall increased tax assessment and economic activity that otherwise may not have been realized without the incentives.

The following table (right) provides a summary of the financial and budgetary implications of each program contained within this CIP:

Table 5: Summary of Budget Implications for CIP Programs

Program	Budget Implications
Rental Housing Planning and Building Fee Waiver Program	Lost departmental revenue (tax base or other non-tax funding source must offset)
Rental Housing Development Charge Grant Program	Money allocated from Affordable Housing Assistance Reserve Fund
Rental Housing Property Tax Increment Grant Program	Recoup costs over time, with added assessment
Second Unit Planning and Building Fee Reduction Program	Lost departmental revenue (tax base or other non-tax funding source must offset)
Second Unit Renovation and Construction Grant/ Loan Program	Money allocated from Affordable Housing Assistance Reserve Fund (grant) Recoup costs over time through repayment of loan and potentially through future property taxes if the renovation/construction results in increased assessment value (loan)
Emergency and Transitional Housing Planning and Building Fee Waiver Program	Lost departmental revenue (tax base or other non-tax funding source must offset)
Emergency and Transitional Housing Development Charge Grant Program	Money allocated from Affordable Housing Assistance Reserve Fund
Affordable Home Ownership Planning and Building Fee Reduction Program	Lost departmental revenue (tax base or other non-tax funding source must offset)
Affordable Home Ownership Development Charge Grant Program	Money allocated from Affordable Housing Assistance Reserve Fund

Table 5 (cont.): *Summary of Budget Implications for CIP Programs*

Program	Budget Implications
Brownfield Redevelopment Grant Program*	<p>Money allocated from the Affordable Housing Assistance Reserve Fund (where the project is for rental and affordable housing)</p> <p>Brownfield redevelopment project not associated with rental and affordable housing projects would not be funded through the Affordable Housing Assistance Reserve Fund and will need to be funded separately by Council</p>
Universal Design Grant/ Loan Program*	<p>Money allocated from the Affordable Housing Assistance Reserve Fund (where the project is for rental and affordable housing) (Grant)</p> <p>Recoup costs over time through repayment of loan and potentially through future property taxes if the renovation/construction results in increased assessment value (loan)</p> <p>Universal design projects not associated with rental and affordable housing projects would not be funded through the Affordable Housing Assistance Reserve Fund and will need to be funded separately by Council</p>
Sustainable Design Grant/ Loan Program*	<p>Money allocated from the Affordable Housing Assistance Reserve Fund (where the project is for rental and affordable housing) (Grant)</p> <p>Recoup costs over time through repayment of loan and potentially through future property taxes if the renovation/construction results in increased assessment value (loan)</p> <p>Sustainable design projects not associated with rental and affordable housing projects would not be funded through the Affordable Housing Assistance Reserve Fund and will need to be funded separately by Council</p>
<p>* All programs are to be funded by the Town of Cobourg, or in conjunction with such other County, Federal or Provincial programs which may be available or may become available. Any unused funding will be carried over into the following year and remain in the same allocation grant program within the CIP Reserve Fund.</p>	

3.11 Monitoring Program

The purpose of the monitoring program set out in this section is to:

- Track effectiveness of the CIP and its programs relative to the goals and objectives;
- Monitor the effectiveness of programs of the CIP to determine its utilization and assess whether adjustments are needed;
- Track the number of affordable housing units relative to the County's target and municipal allocation of that target; and,
- Monitor the economic and social impact associated with projects receiving incentives.

This CIP is not intended to be a static planning document, but is intended to be a dynamic and proactive plan for providing a range and mix of affordable and rental housing options throughout the Town. Accordingly, the monitoring program is vital to ensure that the incentives provided through this CIP are working as intended and provide opportunities to augment as necessary. Information collected through the monitoring program should be used to provide regular updates to Council on the amount of private sector investment being leveraged by the incentive programs and the social and economic benefits associated with these projects.

3.11.1 On-going Data Collection

Records of all applications received and all incentives awarded shall be maintained and the following shall be recorded:

- The number of applications received for each program and the property location;
- The number of applications approved for each program and the property locations;
- The number of applications denied and reasons for the denial;
- The value of funds granted and the programs under which funds were granted;

- The value of private sector investment leveraged (where applicable);
- The timing of completion of the project and payment;
- The total number of new affordable housing units added to the Town's primary rental market supply;
- The total number of new rental housing units added to the Town's secondary rental market supply;
- The number of primary market rental housing units provided which are considered:
 - Affordable to low incomes; and,
 - Affordable to moderate incomes;
- The number of affordable ownership housing units added to the Town's housing supply;
- The type of housing units provided (built form, number of bedrooms, size);
- Property tax assessment after the completion of the project;
- The construction value of each project awarded funding through the CIP; and,
- Photographic evidence of the completed project.

3.11.2 Reporting

Staff will report to Council on an annual basis with respect to the CIP programs and activities, their uptake and their contribution in relation to the achievement of the Town's allocated annual affordable housing target with specific reference to the data collection items noted in Section 4.8.1.

Additionally, for the second year of the program and each year thereafter, the report should include an assessment and review of past units approved under the CIP which provides commentary on whether the units have remained affordable.

Finally, the report should include an assessment of the financial impact of the CIP to the Town.

The Town will undertake a detailed review this CIP at regular intervals to ensure that the intent and project objectives are being met. The first full review of the CIP should occur no later than five years after adoption.

Table 6 provides a list of the variables that should be monitored on an individual project and aggregate basis for the incentive programs contained in this CIP. Additionally, the Town should monitor the qualitative results of the CIP in terms of its social and community benefits, including the impact of increased housing options and affordability levels on social outcomes for persons in need of housing (i.e. reduced reliance on other support services such as food banks, increased/ stabilized vacancy rate, stabilized average monthly rent), and comments received by staff from the CIP from housing developers, community organizations, property owners and residents. These measures should be regularly monitored and reported to Council along with the quantitative measures specified in Table 6.

Table 6: Monitoring Variables for CIP Incentive Programs

Program	Monitoring Variables
Rental Housing Planning and Building Fee Waiver Program	<ul style="list-style-type: none">• Number, type and dollar amount of planning application fees• Square footage of habitable floor space created• Total dollar value of construction• Dollar value of permit fees paid• Dollar value of permits issued
Rental Housing Development Charge Grant Program	<ul style="list-style-type: none">• Number of applications received• % of development charge• Dollar amount of development charge grant• Total dollar value of construction• Number of residential units by type (built form and number of bedrooms) and square footage• Number of rental units created• Number of affordable rental units created• Jobs created/ maintained• Number and dollar amount of program defaults
Rental Housing Property Tax Increment Grant Program	<ul style="list-style-type: none">• Number of applications received• Increase in assessed value of participating properties• Increase in municipal and education property taxes of participating properties• Estimated and actual amount of tax assistance provided• Number of residential units by type (built form and number of bedrooms) and square footage• Number of rental units created• Number of affordable rental units created• Jobs created/ maintained• Number and dollar amount of program defaults
Second Unit Planning and Building Fee Reduction Program	<ul style="list-style-type: none">• Number, type and dollar amount of planning application fees• Square footage of habitable floor space created• Total dollar value of construction• Dollar value of permit fees paid• Dollar value of permits issued
Second Unit Renovation and Construction Grant/ Loan Program	<ul style="list-style-type: none">• Number of applications received• Dollar amount of grant/ loan issued• Total dollar value of construction• Square footage of area renovated/ rehabilitated (for existing units)• Square footage of new residential unit (if a new unit is being added)• Number of new rental units created• Jobs created/ maintained

Program	Monitoring Variables
Emergency and Transitional Housing Development Charge Grant Program	<ul style="list-style-type: none">• Number of applications received• % of development charge• Dollar amount of development charge grant• Total dollar value of construction• Number of beds provided and square footage• Description of any additional social/ support services provided and square footage of dedicated social/ support service space• Jobs created/ maintained• Number and dollar amount of program defaults
Affordable Home Ownership Planning and Building Fee Reduction Program	<ul style="list-style-type: none">• Number, type and dollar amount of planning application fees• Square footage of habitable floor space created• Total dollar value of construction• Dollar value of permit fees paid• Dollar value of permits issued
Affordable Home Ownership Development Charge Grant Program	<ul style="list-style-type: none">• Number of applications received• % of development charge• Dollar amount of development charge grant• Total dollar value of construction• Number of residential units by type (built form and number of bedrooms) and square footage• Number of affordable ownership units created• Jobs created/ maintained• Number and dollar amount of program defaults
Brownfield Redevelopment Grant Program	<ul style="list-style-type: none">• Number of applications received• Increase in assessed value of participating properties• Estimated and actual amount of tax assistance provided• Hectares/ acres of land remediated• Number and type of residential units created (built form, tenure, number of bedrooms)• Number of affordable units created• Industrial/ commercial space (sq.ft) rehabilitated or constructed (where applicable)• Dollar value of private sector investment leveraged• Jobs created/ maintained• Number and dollar amount of program defaults

Table 6 (cont.): Monitoring Variables for CIP Incentive Programs

Program	Monitoring Variables
Universal Design Grant/ Loan Program	<ul style="list-style-type: none">• Number of applications received• Total dollar value of construction• Universal design elements incorporated• Number of residential units by type (built form and number of bedrooms) and square footage (where applicable)• Number of rental units created (where applicable)• Number of affordable rental units created (where applicable)• Number of affordable ownership units created (where applicable)• Industrial/ commercial space (sq. ft) rehabilitated or constructed (where applicable)• Jobs created/ maintained• Number and dollar amount of program defaults
Sustainable Design Grant/ Loan Program	<ul style="list-style-type: none">• Number of applications received• Total dollar value of construction• sustainable design elements incorporated• Number of residential units by type (built form and number of bedrooms) and square footage (where applicable)• Number of rental units created (where applicable)• Number of affordable rental units created (where applicable)• Number of affordable ownership units created (where applicable)• Industrial/ commercial space (sq. ft) rehabilitated or constructed (where applicable)• Jobs created/ maintained• Number and dollar amount of program defaults





3.12 Marketing and Communications Plan

A copy of the Marketing and Communications Plan prepared to promote the opportunities and incentives available through this CIP, once it is adopted by Municipal Council, is included in this document as **Appendix C**. Minor amendments or adjustments to the Marketing and Communications Plan may be made without amendment to the CIP.

3.13 Plan Amendments

Minor and technical amendments, such as the correction of typographical errors, revisions to definition and administrative details of specific programs, may be made without Council Approval. The Town may also discontinue any of the programs contained in this Plan without an amendment. In the case of a minor amendment or discontinuation of a program, the changes will be provided to the Ministry of Municipal Affairs and Housing for information purposes only.

Major and substantive amendments may be made by amendment, in accordance with the Planning Act. The following adjustments constitute a major or substantive change:

- Modifications to the Community Improvement Project Area;
- Addition of a new financial incentive program;
- Changes to the types of eligible projects or an addition of a new eligible project;
- Changes to eligibility criteria;
- Changes to value or calculation of grant; and,
- Increases in funding provided by the incentives contained in the CIP.



Figure 4: Engage Cobourg Webpage

4.0 Conclusion


The Town of Cobourg Affordable and Rental Housing Community Improvement Plan provides a suite of incentives intended to stimulate the development of purpose built rental housing (affordable and market rate), transitional and emergency housing, second units and mixed income housing throughout the Town. In doing so, the incentives are one tool that will assist in addressing housing needs identified through the County and Town's Affordable Housing Strategies.

The adoption of this CIP by Council will provide the legislative basis and framework for implementing a suite of incentives designed to address affordable and rental housing needs in the community in addition to setting a framework for addressing needs related to Brownfield development and sustainable and accessible design. The success of this CIP is rooted in a Council commitment to prioritize and fund affordable housing initiatives, as well as other initiatives as the case may be, and the uptake and commitment from housing developers and providers.

Ultimately, through the creation of additional affordable and rental housing options throughout the Town supported by the CIP incentives, the community and County as a whole will benefit.

APPENDIX **A**

Chart of Current Town of Cobourg
Planning Application Fees

	THE CORPORATION OF THE TOWN OF COBOURG
	BY-LAW NUMBER <u>030-2016</u>

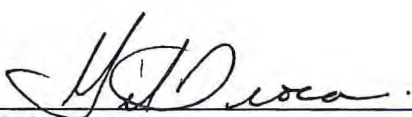
A BY-LAW TO ESTABLISH A TARRIFF OF FEES FOR THE PROCESSING OF APPLICATIONS MADE IN RESPECT OF PLANNING MATTERS

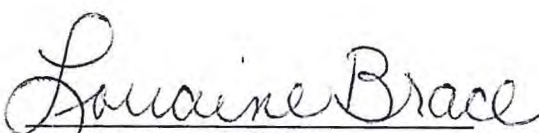
WHEREAS Section 69(1) of the *Planning Act*, R. S. O. 1990, c. P. 13, as amended, provides in part that a council of a municipality may establish a tariff of fees for the processing of applications made in respect of planning matters;

NOW THEREFORE the Municipal Council of the Corporation of the Town of Cobourg enacts as follows:

1. That it is hereby established a tariff of fees for the processing of applications made in respect of planning matters, as shown on Schedule "A" attached hereto and forming part of this By-law.
2. THAT this By-law shall come into effect as of June 1, 2016, with annual adjustments automatically being implemented in accordance with Schedule "A".
3. That By-law 003-2008 shall be repealed effective 11:59 pm on May 31, 2016

READ a first, second and third time and finally passed in Open Council this 2nd day of May, 2016.


 MAYOR


 MUNICIPAL CLERK

SCHEDULE "A" TO BY-LAW No. 030-2016
TOWN OF COBOURG PLANNING APPLICATION FEES 2016 – 2020
Pursuant to Section 69(1) of the Planning Act, R.S.O. 1990, c.P. 13 as amended

Type of Application/Service	Existing Fee (approved in 2008)	Proposed Fee 2016	Proposed Fee 2017	Proposed Fee 2018	Proposed Fee 2019	Proposed Fee 2020	Explanatory Notes
Official Plan Amendment (OPA)	\$5,000.00	\$7,000.00	\$7,500.00	\$8,000.00	\$8,500.00	\$9,000.00	Major Residential ¹
	\$7,500.00	\$10,000.00	\$11,000.00	12,000.00	\$13,000.00	\$14,000.00	Major Commercial ²
	\$3,500.00	\$4,000.00	\$4,500.00	\$5,000.00	\$5,500.00	\$6,000.00	Other
Zoning By-law Amendment (ZBA)	\$3,500.00	\$5,000.00	\$6,000.00	\$7,000.00	\$8,000.00	\$9,000.00	Major Residential
	\$3,500.00	\$5,000.00	\$6,000.00	\$7,000.00	\$8,000.00	\$9,000.00	Major Commercial
	\$2,500.00	\$3,000.00	\$3,500.00	\$4,000.00	\$4,500.00	\$5,000.00	Other
Combined OPA/ZBLA	OPA fee + 50% of ZBA	OPA fee + 50% of ZBA	OPA fee + 50% of ZBA	OPA fee + 50% of ZBA	OPA fee + 50% of ZBA	OPA fee + 50% of ZBA	Accounts for some overlap in process and services rendered
Draft Plan Review of a Plan of Subdivision/Condominium/Condominium Conversion	\$3,000.00 + \$30.00 per lot, block or unit (in the case of a condominium conversion) to a maximum of \$7,500.00 (based on 150 lots, blocks or units)	\$5,000.00 + \$35 per lot or unit (in the case of a condominium conversion) to a maximum of \$15,000.00	\$5,500.00 + \$40 per lot or unit (in the case of a condominium conversion) to a maximum of \$17,000.00	\$6,000.00 + \$45 per lot or unit (in the case of a condominium conversion) to a maximum of \$19,000.00	\$6,500.00 + \$50 per lot or unit (in the case of a condominium conversion) to a maximum of \$21,000.00	\$7,000.00 + \$55 per lot or unit (in the case of a condominium conversion) to a maximum of \$23,000.00	Includes 'one-window' processing of the draft plan, application and reports, circulation, review, analysis, discussions, preparation of memoranda, reports, and public notices, and formulation of draft conditions and attendance at meetings
Changes to Draft Plan/Conditions of Draft Approval	\$2,000.00	\$3,000.00	\$3,500.00	\$4,000.00	\$4,500.00	\$5,000.00	Major draft plan changes/re-design and/or significant changes to a condition requiring re-circulation, analysis, reports and/or public notice, draft conditions and attendance at meetings
	\$500.00	\$750.00	\$1,000.00	\$1,250.00	\$1,500.00	\$1,750.00	Minor 'red-line' adjustments to a draft plan and/or changes to draft conditions, analysis and reports
Clearance of Draft Conditions of Approval and Final Approval of a Plan of Subdivision	\$1,500.00 + \$30.00 per lot, block or unit to a maximum of \$6,000.00 (based on 150 lots, blocks or units)	\$5,000.00 + \$35 per lot or unit + \$500.00 per submission >= 3 rd submission (NEW)	\$5,500.00 + \$40 per lot or unit + \$600.00 per submission >= 3 rd submission	\$6,000.00 + \$45 per lot or unit + \$700.00 per submission >= 3 rd submission	\$6,500.00 + \$50 per lot or unit + \$800.00 per submission >= 3 rd submission	\$7,000.00 + \$55 per lot or unit + \$900.00 per submission >= 3 rd submission	Includes general processing of the detailed engineering drawings, plans and reports, plans review, discussions, preparation of memoranda and/or reports, attendance at meetings, review of draft conditions, compilation of clearances, preparation of Subdivision Agreement, review and approval of M-Plan, and subdivision monitoring
Extension to Draft Plan Approval	N/A	\$2,000.00 (NEW)	\$2,250.00	\$2,500.00	\$2,750.00	\$3,000.00	Includes analysis of conditions, circulation and preparation of a planning report for Council approval and attendance at meetings
Condominium Exemption and Final Approval of a Plan of Condominium	\$500.00 + \$30.00 per unit to a maximum of \$2,000.00	\$750.00 + \$35 per unit	\$1,000 + \$40 per unit	\$1,250.00 + \$45 per unit	\$1,500.00 + \$50 per unit	\$1,750.00 + \$55 per unit	Includes processing of application, review of draft and final condominium plans and related documentation, attendance at meetings, and execution of documents
Part Lot Control By-law Exemptions	\$500.00 + \$30.00 per part lot	\$750.00 + \$35 per part lot	\$1,000.00 + \$40 per part lot	\$1,250.00 + \$45 per part lot	\$1,500.00 + \$50 per part lot	\$1,750.00 + \$55 per part lot	Includes processing of Block and/or R-Plans, review discussions, preparation of memoranda and/or reports, attendance at meetings, and registration of By-law
Removal of a Holding (H) Symbol	\$500.00	\$550.00	\$600.00	\$650.00	\$700.00	\$750.00	Includes preparation and circulation of notices, by-laws, reports and attendance at meetings

¹ Major Residential consists of development in excess of 25 dwelling units

² Major Commercial consists of development in excess of 1,400 sq m GFA

Type of Application	Existing Fee 2008-2015	Proposed Fee 2016	Proposed Fee 2017	Proposed Fee 2018	Proposed Fee 2019	Proposed Fee 2020	Explanatory Notes
Site Plan Approval	\$1,500.00 + \$30.00 per unit \$3,500.00 \$750.00 \$1,000.00 \$2,000.00	\$3,000.00 + \$35.00 per unit* \$4,500.00* No Fee (NEW) \$1,100.00* \$2,500.00* *+ \$500.00 per submission >= 3 rd submission (NEW)	\$3,500.00 + \$40 per unit* \$5,000.00* No Fee \$1,200.00* \$2,750.00* *+ \$600.00 per submission >= 3 rd submission	\$4,000.00 + \$45 per unit* \$5,500.00* No Fee \$1,300.00* \$3,000.00* *+ \$700.00 per submission >= 3 rd submission	\$4,500.00 + \$50 per unit* \$6,000.00* No Fee \$1,400.00* \$3,250.00* *+ \$800.00 per submission >= 3 rd submission	\$5,000.00 + \$55 per unit* \$6,500.00* No Fee \$1,500.00* \$3,500.00* *+ \$900.00 per submission >= 3 rd submission	Major Residential Major Commercial Industrial Site Plan Amendment (excluding Major Residential and Major Commercial) Other
Consents for Severance	\$1,000.00 per new lot \$200.00 Minor	\$1,500.00 per new lot + \$500.00 per Consent Certificate (NEW)	\$1,750.00 per new lot + \$500.00 per Consent Certificate	\$2,000.00 per new lot + \$500.00 per Consent Certificate	\$2,250.00 per new lot + \$500.00 per Consent Certificate	\$2,500.00 per new lot + \$500.00 per Consent Certificate	Includes general processing of the application and plans, review, discussions, preparation of memoranda, reports, and notices, attendance at meetings, formulation of decisions, administration of conditions, and review and approval of legal title documentation
Minor Variance	\$500.00	\$600.00	\$700.00	\$800.00	\$900.00	\$1,000.00	Easements, rights-of-way, leases, lot line adjustments, etc.
Compliance Letters (building, zoning, vehicle inspection, chip trucks, etc.)	\$75.00	\$80.00	\$85.00	\$90.00	\$95.00	\$100.00	Includes general processing of the application and plans, review, discussions, preparation of memoranda, reports, and notices, attendance at meetings, formulation of decisions, and administration of conditions
Preconsultation	N/A	\$500.00 per pre-consultation (NEW)	\$550.00 per pre-consultation	\$600.00 per pre-consultation	\$650.00 per pre-consultation	\$700.00 per pre-consultation	Includes general review of planning records, zoning, agreements, and preparation of correspondence
							Includes general planning review of development concepts, reports, application and plans, discussions, preparation of memoranda, reports, and/or correspondence, and discussions in advance of formal submission of planning application(s) – the fee will be credited to applicant if/when formal application is submitted within 6 months of the first pre-consultation, to a maximum of 2 pre-consultations (ie. credit does not apply to any pre-consultations after the second)

SCHEDULE FOR REFUNDS TO PLANNING APPLICATION FEES 2016 - 2020

Type of Application	Service Rendered	Existing Refund	Proposed Refund
Official Plan Amendments, Zoning By-law Amendments, Plans of Subdivision, and Site Plan Approval	If an application has been submitted to the Planning Department but no administrative functions have been performed	90%	90%
	If a report has been prepared and/or other administrative functions have been performed on an application, but the application has not been considered by the Planning and Sustainability Advisory Committee	50%	30%
	If the application and report has been considered by the Planning and Sustainability Advisory Committee but has not proceeded to Council and/or a Public Meeting	40%	20%
	If the application and report have been considered by Council and/or a Public Meeting has been held	25%	10%
	If Council has passed an implementing By-law	No Refund	No Refund
Consents, Minor Variances	If an application has been submitted but no administrative functions have been performed	90%	90%
	If a report has been prepared and/or other administrative functions have been performed on an application, but the application has not been considered by the Committee of Adjustment	50%	30%
	If the application and report have been considered by the Committee of Adjustment	No Refund	No Refund

APPENDIX **B**

Loan Repayment Schedule for
Second Unit, Sustainability and Urban Design Program

Draft

Loan Repayment Schedule for Second Suite Loan Program

Year*	Loan Payment Required**
1	15% of the total loan
2	15% of the total loan
3	15% of the total loan
4	15% of the total loan
5	15% of the total loan
Lump Sum Payment at End of Year 5	25% (if applicant has not missed any loan payments, this final 25% portion of payment will be forgiven at the end of the loan period, i.e. paid as a grant)
*after monthly payments start	
** Monthly loan payments will start six (6) months after loan advancement	

Draft

APPENDIX C

Marketing and Communications Plan

Draft

The Marketing and Communications Plan

The following Marketing and Communications Plan is meant to be a guide for the Town of Cobourg to promote the opportunities and incentives available to the community through the Affordable and Rental Housing Community Improvement Plan (CIP) during the implementation period, once it becomes adopted by Municipal Council.

A. Target Markets

A.1 Primary Target Markets

The following have been identified as the primary market targets of the Affordable and Rental Housing Community Improvement Plan:

- a. **Property owners and operating businesses (i.e., tenants)** located within the Affordable and Rental Housing Community Improvement project area;
- b. **Potential investors** in the community;
- c. Landowners/ Developers;
- d. Builders; and,
- e. Not-for-profit organizations

A.2 Secondary Target Markets

In addition to these primary target markets, there may be other secondary marketing considerations that will apply, including (but not limited to):

- a. **Business Associations**, which can serve as an information source about the Affordable and Rental Housing Community Improvement Plan and its programs and incentives;
- b. The **general public**;
- c. Local realtors; and,
- d. The Town of Cobourg **Municipal Council**, who will receive regular updates and annual reports on program up-take and on-the-ground results.

The specific communications and marketing messages to be conveyed to each of these market segments are outlined in the Table 1 below.

Table 1: Communications and Marketing Messages Conveyed to Target Markets

KEY MESSAGE #1: The purpose of the Affordable and Rental Housing CIP is to assist in the development of affordable housing in the Town of Cobourg by providing incentive-based programs which encourage the creation of affordable housing units.

KEY MESSAGE #2: These housing actions are focused on encouraging a more diverse housing supply including options for smaller households, options which are affordable to households with low and moderate incomes, and rental housing options.

KEY MESSAGE #3: The Affordable and Rental Housing CIP is also intended to assist in the provision of development in the community that is sustainable and accessible through the use of incentive-based programs.

KEY MESSAGE # 4: The CIP is in alignment with the County and Town Affordable Housing Strategy and Council's mandate for the provision of affordable and rental housing

Target Market	Communications & Marketing Messages
Property Owners/Operating Businesses, developers, landowner/builders and not-for-profit organizations in the CIPA ⇒	<ul style="list-style-type: none">- The Affordable and Rental Housing CIP can help assist in the development of affordable and rental housing by encouraging the creation of affordable housing units.- In order to encourage private investment in affordable housing, this CIP will provide the Municipality with a tool to offer financial incentives that will exempt or reduce planning, building, Development Charges and/or other development-related fees, and provide a Tax Increment Grant to eligible properties within the CIP area.- The opportunities to create affordable housing may include new development, redevelopment of underutilized properties or conversion from non-residential uses.- The Affordable and Rental Housing CIP encourages a more diverse housing supply within Cobourg, including second units.- The Affordable and Rental Housing CIP may also be utilized to encourage development, re-development and retrofits that are sustainable and accessible through a variety of incentive-based programs.- There is an efficient application and approvals process.- The Affordable and Rental Housing CIP can help achieve strategic business development and operating goals.
Potential Investors in Community ⇒	<ul style="list-style-type: none">- The Affordable and Rental Housing CIP is just one more way in which the Town of Cobourg has strategically prepared for and is actively encouraging local investment, the development of affordable housing and job growth, and the achievement of sustainability and accessibility objectives.
Realtors ⇒	<ul style="list-style-type: none">- The Affordable and Rental Housing CIP enhances the attractiveness of available and diverse Town properties and will encourage the creation of affordable housing units.

	- Realtors can help spread the word about the opportunities available under the Affordable and Rental Housing CIP.
Business Associations ⇒	- Business Associations can help spread the word about the opportunities available under the Affordable and Rental Housing CIP, which will benefit their members.
General Public ⇒	- The Town is actively encouraging housing diversity and sustainable and accessible development through affordable housing and incentive-based programming through the Affordable and Rental Housing CIP.
Council ⇒	- The provision of affordable housing is a priority within the Town of Cobourg with recognition that the primary barrier to affordable housing is financial - Extent to which the Affordable and Rental Housing CIP is achieving the vision and goals identified in Council's Strategic Plan.

B. Communication and Marketing Materials

The following communication and marketing materials may be developed by the Town of Cobourg to promote the Affordable and Rental Housing CIP and related opportunities:

- ❑ **WEBSITE:** A section on the Town of Cobourg's website (www.cobourg.ca) devoted to the Affordable and Rental Housing CIP, including information on financial incentives and the application process;
- ❑ **INFORMATION PACKAGE:** The information package (print and electronic) would be sent to property-owners and tenant businesses.
- ❑ **COUNCIL UPDATES:** Regular updates to be provided to Council on the implementation phase and successes as well as specific opportunities available through the Affordable and Rental Housing CIP.
- ❑ **INFORMATION BOOTHS/DISPLAYS:** Information booths, tables and displays could set up strategically at local events within the community, appropriate conferences and throughout municipal buildings to encourage broad promotion of the Affordable and Rental Housing CIP.
- ❑ **NEWSPAPER/RADIO ADS:** Branded advertisements will introduce the Affordable and Rental Housing CIP to business owners and the general public. The ads will work to inform and redirect interested parties to the website for more information.
- ❑ **ANNUAL PROGRESS REPORTS:** Could be prepared to outline the success of the Affordable and Rental Housing CIP over the period of one year and to serve as case studies for future applicants as well as better inform the 5-year progress review of the CIP.

B.2 Other Promotional Opportunities

Targeting Specific Businesses & Properties: The Town of Cobourg may also identify specific target businesses and properties where improvements would be most desirable, and arrange short visits with the business owners/property managers to ensure awareness and encourage take-up.

It's recommended that these activities be scheduled as part of the initial implementation launch of the new Affordable and Rental Housing CIP program and repeated annually as a reminder of the many opportunities available.

B.3 Assignment of a 'CIP Expert'

The Town of Cobourg may also identify the need to assign a staff member the specific role of the Affordable and Rental Housing CIP Expert that business owners, property managers and the general public could go to for key information related to the program.

Table 2: Communications and Marketing Messages Conveyed to Target Markets

This table shows the interrelationship between the target markets and the communication and marketing materials outlined above.

Communication Vehicles	Property Owners & Operating Businesses, developers, landowner/builders, and not-for-profit organizations	Potential Investors	Realtors	Business Associations	General Public	Council
Website	★	★	★	★	★	
Information Package	★	★	★	★		
Council Updates						★
Information Booths/Displays	★	★	★	★	★	
Newspaper/Radio Ads	★	★	★	★	★	
Annual Progress Reports	★				★	★

MEMO

KITCHENER
WOODBIDGE
LONDON
KINGSTON
BARRIE

To:	Glenn McGlashon, Town of Cobourg
From:	Dana Anderson, FCIP, RPP
Date:	October 12, 2020
File:	08109H
Subject:	Response to Public Comments and Final Affordable Housing CIP

Further to the Statutory Public Meeting held on September 28, 2020 for the Town of Cobourg's draft Affordable Housing Community Improvement Plan ('Affordable Housing CIP'), we are pleased to provide a summary of and response to public feedback received to address questions and concerns.

We appreciate there were a number of comments in support of the CIP and many comments on additional matters, while not directly related to the CIP, important to understand and consider in the broader context of the CIP. Where specific comments were provided in relation to the proposed CIP programs, we have provided a response herein. We have also incorporated some minor changes into the final draft CIP for Council's consideration in response to the public oral and written submissions. These are highlighted.

A copy of the final draft CIP for approval is attached.

1. Public Comments and Responses

Would tiny homes be eligible for any programs under the CIP?

Tiny homes may represent a form of housing, given its size and flexibility that can be utilized as a housing form to provide for an affordable housing option. In terms of the current CIP programs proposed, tiny homes could conceivably be eligible for certain CIP programs based on whether they result in affordable rental or homeownership units.

A tiny home could be implemented as a second unit (i.e. a 'garden suite' or 'coach house') and therefore take advantage of the second unit program.

The Town's Zoning By-law update process will need to examine unit and home size relative to lot sizes from a land use and regulatory perspective. Tiny homes are not currently recognized specifically in policy or in any zoning regulations. Incorporating tiny home regulations into Zoning By-laws, based on smaller lot sizes and smaller unit sizes, could align with recommendations set out in the County and Town Affordable Housing Strategy which recommends policy and regulation updates to accommodate innovative housing forms.

How can sustainable construction and servicing features be secured in the CIP?

We understand the importance of recognizing and rewarding sustainable construction and servicing through the draft Affordable Housing CIP. Sustainable components of construction and servicing including Low Impact Development, energy conservation measures and net zero emission requirements are all important components of sustainable development, in addition to the design of the affordable housing units themselves. **The draft Affordable Housing CIP has been modified to broaden the sustainability design grant/loan program to include project components such as construction, design and servicing matters.**

Response to questions around CIP program implementation

A number of individuals and organizations provided written comments in response to the draft Affordable Housing CIP. We have addressed some specific questions in these submission below:

Q: A question was asked about cost recovery of grants and other funds that would be allocated under the draft Affordable Housing CIP.

A: The CIP has been equipped with a detailed monitoring program to track effectiveness of the CIP and its programs relative to the goals and objectives; determine the CIP's utilization and assess whether adjustments are needed; track the number of affordable housing units created; and monitor the economic and social impact associated with projects receiving incentives. Monitoring of cost recovery and return on investment is an important consideration and will continue to be evaluated by Town staff over time as more projects are funded through the draft Affordable Housing CIP.

A suggestion was provided to establish a 'Roundtable on Affordable Housing for All'. We recognize the importance of local leadership driven by community members and recommend that this component be prioritized for future consideration by Town staff.

Q: A question was asked to clarify that the Town could pursue the purchase of land or the use of surplus land to advance affordable rental and ownership housing objectives.


A: Staff did respond that the CIP by-law had been amended to address this issue and ensure the Town can leverage the programs under the CIP where lands have been made available for an affordable housing project. As expressed at the public meeting, the intention of the program is to allow maximum

use of the program in conjunction with other programs and levels of funding from all levels of government (Federal, Provincial and County).

2. Revisions to the Draft CIP

Key revisions to the draft Affordable Housing CIP are listed below:

- The Universal Design Grant/Loan Program and Sustainable Design Grant/Loan Programs have been expanded in scope to include **residential development projects** in addition to commercial, institutional and mixed use projects.
- Additionally, the Sustainable Design Grant/Loan program has been expanded in scope to include **sustainable construction, design and servicing components of residential**, commercial and mixed-use projects.

	THE CORPORATION OF THE TOWN OF COBOURG
	BY-LAW NUMBER <u>-2020</u>

A BY-LAW TO DESIGNATE A COMMUNITY IMPROVEMENT PROJECT AREA FOR THE TOWN OF COBOURG

WHEREAS Section 28(1) of Part IV of the *Planning Act*, R.S.O 1990, c. P.13 (“the *Planning Act*”), defines a “community improvement project area” as “a municipality or an area within a municipality, the community improvement of which in the opinion of council is desirable because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social or community economic development reason”;

AND WHEREAS Section 28(2) of the *Planning Act* empowers the council of a municipality where there is an Official Plan in effect that contains provisions relating to community improvement, to designate the whole or any part of the municipality covered by the official plan as a Community Improvement Project Area;

AND WHEREAS the Town of Cobourg Official Plan contains Community Improvement policies which permit the entire municipality to be designated as a Community Improvement Project Area;

AND WHEREAS the Council of the Corporation of the Town of Cobourg deems it expedient and in the interest of the municipality to designate the entire municipality of the Town of Cobourg as a Community Improvement Project Area.

NOW THEREFORE the Council of the Corporation of the Town of Cobourg, pursuant to its authority under S. 28(2) of the *Planning Act*, enacts as follows:

1. THAT the lands illustrated in Schedule “A” to this by-law are hereby designated as a Community Improvement Project Area to be known as the “Affordable & Rental Housing Community Improvement Project Area”.
2. THAT this by-law shall have effect immediately upon final passing subject to the provisions of the Planning Act, R.S.O. c. P. 13, as amended.

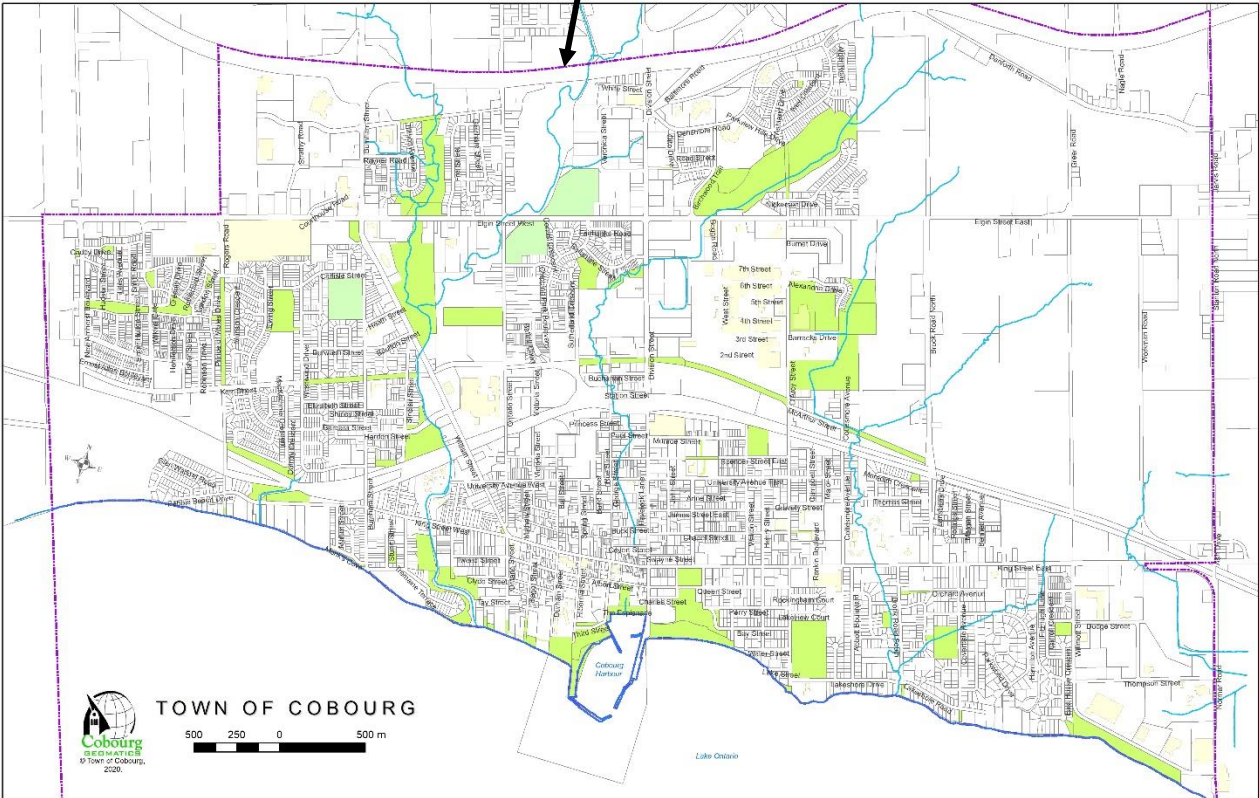
Passed in Open Council this 23rd day of November, 2020.

MAYOR

MUNICIPAL CLERK


Schedule “A”

Affordable & Rental Housing
Community Improvement Project Area*



*The area designated as the Affordable & Rental Housing Community Improvement Project Area includes all lands within the Town of Cobourg municipal boundary

 - Community Improvement Project Area

	THE CORPORATION OF THE TOWN OF COBOURG
	BY-LAW NUMBER <u> -2020 </u>

A BY-LAW TO ADOPT AN AFFORDABLE & RENTAL HOUSING COMMUNITY IMPROVEMENT PLAN FOR THE TOWN OF COBOURG

WHEREAS By-Law No. _____ - 2020 being a By-law to designate the Affordable & Rental Housing Community Improvement Project Area, was passed by the Council of the Corporation of the Town of Cobourg on the 23rd day of November, 2020 pursuant to its authority under to Section 28(2) of Part IV of the *Planning Act*, R.S.O 1990, c. P.13 (the “*Planning Act*”),;

AND WHEREAS the Council of the Corporation of the Town of Cobourg has provided for the preparation of the Affordable & Rental Housing Community Improvement Plan, pursuant to its authority under Section 28(4) of the *Planning Act*;

AND WHEREAS the Affordable & Rental Housing Community Improvement Plan conforms to the Town of Cobourg Official Plan;

AND WHEREAS the Council of the Corporation of the Town of Cobourg held a Public Meeting with respect to the Affordable & Rental Housing Community Improvement Plan on September 28, 2020, pursuant to its authority under Section 17 of the *Planning Act*;

NOW THEREFORE the Council of the Corporation of the Town of Cobourg, pursuant to its authority under Sections 17 and 28 of the *Planning Act*, enacts as follows:

1. The Affordable & Rental Housing Community Improvement Plan (CIP), consisting of the attached text, figures, tables, and appendices, is adopted and is attached hereto as Schedule “A”.
2. THAT this by-law shall have effect immediately upon final passing subject to the provisions of the *Planning Act*.

Passed in Open Council this 23rd day of November, 2020.


MAYOR

MUNICIPAL CLERK

Schedule “A”

Affordable & Rental Housing Community Improvement Plan (CIP),
MHBC, October 2020

[document to be inserted/attached here]

	THE CORPORATION OF THE TOWN OF COBOURG
	COBOURG HERITAGE ADVISORY COMMITTEE
TO:	Brent Larmer, Municipal Clerk/Manager of Legislative Services
FROM:	Adriane Miller, Recording Secretary
MEETING DATE:	November 4, 2020
SUBJECT:	Affordable and Rental Housing CIP


The following Motion was adopted at the November 4, 2020 Cobourg Heritage Advisory Committee Meeting:

Moved by Member A. Commins

THAT the final Affordable and Rental Housing CIP (October, 2020) and Response to Public Comments Memo dated October 12, 2020 and prepared by MHBC be received for information purposes; and further,

THAT Council be advised that the Planning & Development Advisory Committee (PDAC) has duly considered the final Affordable and Rental Housing CIP (October, 2020) and Response to Public Comments Memo dated October 12, 2020 and prepared by MHBC, and hereby recommends that Council approve the Affordable and Rental Housing CIP (October, 2020).

CARRIED

	THE CORPORATION OF THE TOWN OF COBOURG
	COBOURG HERITAGE ADVISORY COMMITTEE
TO:	Brent Larmer, Municipal Clerk/Manager of Legislative Services
FROM:	Adriane Miller, Recording Secretary
MEETING DATE:	November 4, 2020
SUBJECT:	Notice of Consent and Minor Variance -105 Havelock Street

The following Motion was adopted at the November 4, 2020 Cobourg Heritage Advisory Committee Meeting:

Moved by Member N. Beatty

WHEREAS the Cobourg Heritage Advisory Committee has reviewed the Consent and Minor Variance Application 105 Havelock Street;

NOW THEREFORE the Cobourg Heritage Advisory Committee hereby advises that it has no objection to the application, however the Committee recommends to/advises the Owner that:

- i) new development shall conform to the policies of the George Street Heritage Conservation District Plan and Guidelines for Infill Development in Heritage Conservation Districts and be subject to the approval of a Heritage Permit;
- ii) a Certified Heritage Professional (CAHP) or an Architect with significant heritage experience be enlisted for the design of the new dwelling on the severed lot; and
- iii) a Cultural Heritage Impact Assessment (CHIA) be prepared by a CAHP prior to approval of any new development on the severed lot.

CARRIED



The Corporation of the Town of Cobourg

NOTICE OF HEARING OF
THE COMMITTEE OF ADJUSTMENT

SUBJECT LANDS: 105 Havelock Street

FILE NO: A-05/20
B-06/20

The Town of Cobourg Committee of Adjustment has received an application from Shawn Legere of RFA Planning Consultant Inc. on behalf of 2471366 Ontario Inc. for a Consent for Severance – New Lot and a Minor Variance from Comprehensive Zoning By-law No. 85-2003 on lands known municipally as 105 Havelock Street in accordance with Sections 53 and 45 of the Planning Act, R.S.O. 1990, c.P.13, as amended. Please see the Key Map below.

The proposed Consent – New Lot will sever the vacant area of land to the west of the existing dwelling at the corner of Spring and Havelock Streets (105 Havelock Street) for a residential building lot having a frontage of 14.8 m on Havelock Street and a lot area of 367 m² (the “Severed Lands”). The “Retained Lands” occupied by the existing dwelling would have a frontage of 18.2 m on Havelock Street and a lot area of 470 m² under this proposal.

A number of Variances to the Zoning By-law have been requested on the **Severed Lands**: to reduce the lot area from 370 m² to 367 m²; to increase the maximum permitted lot coverage from 40% to 45% and; to decrease the required exterior side yard setback from 6.0 m to 4.5 m where there is no established side yard. The applicant is also requesting a variance to increase the lot coverage on the **Retained Lands** from 40% to 50% and to recognize the existing detached accessory building setback of 0.6 m (a reduction of 0.4 m from the required 1.0 m).

A Hearing of the subject application, pursuant to *Planning Act* requirements, will be held by the Committee of Adjustment on **Tuesday, November 17th 2020** via Zoom Video Conference at **4:00 p.m.** Please note if a party who is notified does not attend the hearing or make written submissions prior to the Hearing, the Committee can proceed and the party is not entitled to any further notice.

NOTE TO THE PUBLIC:

Due to the COVID-19 Pandemic, Committee of Adjustment Hearings will be conducted through Zoom Video Conference Applications. If you wish to be a Participant at the Video Hearing, **you should register** with Brent Larmer, Municipal Clerk, via e-mail at clerk@cobourg.ca or by phone at (905)372-4301 no later than **12:00 pm (noon) on November 16th**. Please ensure that you have a computer or tablet with good internet access to enable you to participate in the Public Meeting electronically. If you do not wish to participate by video, or do not have the necessary technology, you may use a telephone and call in to participate. Alternatively, written submissions to the Municipal Clerk, 55 King Street West, Cobourg, Ontario, K9A 2M2 in advance of the Video Hearing are encouraged and will be made available to any interested person at the Hearing.

The details for participating in the Hearing are as follows:

Web: <https://us02web.zoom.us/j/87173414333?pwd=REtSTW42aDRpa1E1THhSaDhmS0NsQT09>

Phone: +1 647 374 4685 or 1 647 558 0588 Canada

Meeting ID: 871 7341 4333

Password: 878720

Citizens may tune into the LIVE YouTube feed to watch the Hearing at www.youtube.com/towncobourg.

Additional information which will enable the public to understand the proposed application is available upon request by contacting the Town's Planning Department, c/o Rob Franklin, Manager - Planning, Victoria Hall, 55 King Street West, Cobourg, K9A 2M2, via e-mail at rfranklin@cobourg.ca or by phone at 905-372-1005 during regular office hours.

DATED at Cobourg this 29th day of October, 2020

ZONE: Residential Type 3 (R3) Zone

Adriane Miller, Secretary-Treasurer


Committee of Adjustment

amiller@cobourg.ca

(905)372-1005

KEY MAP



 COBOURG	THE CORPORATION OF THE TOWN OF COBOURG	
	STAFF REPORT	
TO:	Committee of Adjustment	
FROM:	Rob Franklin, MCIP, RPP	
TITLE:	Manager of Planning	
DATE OF MEETING:	November 17 th , 2020.	
TITLE / SUBJECT:	Application for Minor Variance, and: Application for Severance: 105 Havelock Street (2471366 Ontario Inc.)	
REPORT DATE:	November 13 th , 2020	File #: A-05/20 B-06/20

1.0 CORPORATE STRATEGIC PLAN OBJECTIVES

N/A

2.0 RECOMMENDATION

The following actions are recommended:

THAT the requested minor variances on the **Severed Lands**: to reduce the lot area from 370 m² to 367 m²; to increase the maximum permitted lot coverage from 40% to 45% and; to decrease the required exterior side yard setback from 6.0 m to 4.5 m where there is no established side yard; and,

FURTHER THAT the requested minor variances on the **Retained Lands** to increase the lot coverage from 40% to 50% and to recognize the existing detached accessory building setback of 0.6 m (a reduction of 0.4 m from the required 1.0 m);

All to permit a new infill lot on the property known municipally as 105 Havelock Street be granted subject to the following conditions:

1. That the Variances generally relate to the plans submitted in **Schedule "B"**.

2. All conditions are subject to the specifications and approval of the Town of Cobourg, but at no cost to the Municipality.

And:

THAT the requested Consent for an infill lot from 105 Havelock Street with 14.8 m frontage and 367 m² lot area be granted subject to the following conditions:

1. That prior to the stamping of a Deed, a Severance Agreement be registered on Title of the new lot to address all future development requirements such as but not limited to servicing, grading, driveway and access, heritage conservation including compatible heritage design following approved guidelines, urban design and landscaping including screening, all to the satisfaction of the Town.
2. That 5% of the value of the land be paid to the Town as cash-in-lieu of parkland.
3. All conditions are subject to the specifications and approval of the Town of Cobourg, but at no cost to the Municipality.

3.0 PUBLIC ENGAGEMENT

Section 45 (5) of the Planning Act, R.S.O. 1990, c.P. 13, as amended, prescribes statutory notice requirements for consent and minor variance applications. The Planning Act requires that at least fourteen (14) days notice for a consent and ten (10) days notice for a minor variance be given before the day of the hearing, notice shall be given by either:

- a) personal service or ordinary service mail to every land owner within a 60 m radius of the area to which the application applies; or
- b) publication in a newspaper that is of sufficient circulation in the area which the application applies.

The Town of Cobourg implements both a) and b) above in excess of the prescribed timelines, therefore the statutory notice requirements of the *Planning Act* have been fulfilled for this application. The notice of application is also posted on the Town of Cobourg website.

4.0 ORIGIN

The subject property known as 105 Havelock Street is an established residential property, improved with a one and a half storey single-unit residential dwelling. The subject property has approximately 25.6 m (84 ft) in frontage on Spring Street, and approximately 884 m² (9, 515 ft²) in lot area. See **Schedule "A"** Key Map.

The applicant wishes to sever a new infill lot on the vacant lands to the west of the existing residential structure. Accordingly, the applicant is proposing the following Consent:

Proposed Consent for a New Lot: Approximately 367 m² in area with 14.8 m frontage on Havelock Street.

The subject property is located in a Residential Three (R3) Zone the applicant is seeking the following variances:

On The Severed Lot:

- To permit a lot area of 367 m² for a new infill lot, a variance of 3 m²;
- To permit a lot coverage of 45%, a variance of 5%;
- To permit an exterior side yard of 4.5 m where there is no established exterior side yard, a variance of 1.5 m.

On The Retained Lot:

- To permit a lot coverage of 50%, a variance of 10%;
- To recognize the existing detached accessory structure building setback of 0.6 m, a variance of 0.4 m.

5.0 ANALYSIS

In the analysis of this application, a number of items have been reviewed as outlined below:

- Key Map (**Schedule A**) showing the surrounding area;
- Concept Plan (**Schedule B**) by RFA Planning Consultant Inc.;
- Air Photo (**Schedule C**);
- Planning Rationale (**Appendix I**) by RFA Planning Consultant Inc.
- Letter of Opinion by Martindale Planning Services (attached to **Appendix I**)

1. Provincial Policy Statement (PPS) & A Place to Grow Growth Plan

The Planning Act R.S.O. 1990, c.P.13, requires that decisions of local approval authorities shall be consistent with matters of Provincial Interest in carrying out decisions on applications such as consents and/or minor variances. Items of Provincial Interest are outlined in the Provincial Policy Statement (PPS) and A Place to Grow Growth Plan and include:

- promoting efficient, cost-effective and financially sustainable development and land use patterns;

- ensuring that sufficient land is designated and approved to accommodate projected residential growth;
- ensuring that an appropriate range of housing types and densities are provided to meet the requirements of current and future residents;
- ensuring that necessary infrastructure and public service facilities are or will be available to meet projected needs;
- promoting land use patterns and densities which are transit-supportive;
- avoiding development and land use patterns which may cause environmental and/or public health and safety concerns;
- conserving significant built heritage resources;
- facilitating and promoting intensification.

Beyond the above items, Section 1.4.3 of the PPS directs municipalities to permit all forms of housing to provide an appropriate range and mix of housing types and densities – including affordable housing. Further, municipalities should permit and facilitate residential intensification and redevelopment within existing, built-up serviced areas. However, it is not development at all costs, Section 2.3.1 requires that significant heritage resources shall be conserved. The subject lands are located within the George Street Heritage Conservation District (HCD). As part of this application, a Letter of Opinion - Heritage was submitted by Martindale Planning Services and is included in **Appendix I**. Mr. Martindale, a certified heritage professional (CAHP), finds that a new structure on a new lot with 3.2m separation distance does not adversely affect the cultural heritage value or heritage attributes of the District nor of the existing house at 105 Havelock Street. Although not specified in the Letter, it is my opinion that if the District Guidelines are being met, that the heritage resource is being conserved meeting the PPS requirement (see further discussion below in the George Street HCD section).

The proposal will create a new infill lot is of a suitable size and configuration to support a modest new house without disturbing the surrounding land uses, or negatively impacting the existing use of the residential property. It also, as noted above, conserves the heritage home.

Overall, it is my opinion that the proposal reflects the provincial directive to create strong, liveable, healthy and efficient communities through efficient land use. The application will maintain the character of the established, heritage neighbourhood. In my opinion, this property is a suitable candidate for a minor residential intensification.

Given the above discussion it is my opinion that the proposal maintains the general intent and purpose PPS and A Place to Grow Growth Plan.

2. Northumberland County Official Plan

The Official Plan for the County of Northumberland was approved by the Ontario Municipal Board on November 23, 2016 and is now in full force and effect. The purpose of this upper-tier Official Plan is to provide a policy basis for managing growth and change that will support and emphasize the County's unique character, diversity, civic identity,

urban and rural lifestyles and natural and cultural heritage and to do so in a way that has the greatest positive impact on the quality of life in the County.

The subject lands are located within the Built Boundary of the Urban Area, as designated in the County Official Plan. The County OP aims to focus growth in Urban Areas, and to support the establishment of complete communities. The policies contained within the County Official Plan encourage the provision of a range of housing types to accommodate persons with diverse social and economic needs, and support opportunities for various forms of residential intensification, where appropriate.

It is my opinion that this proposal supports the policies of the Northumberland County Official Plan by providing residential intensification within the urban serviced area of the municipality.

3. Official Plan

The subject property is designated Stable Residential Area in the approved Town of Cobourg Official Plan (2010). Applications for new development in such areas are to be evaluated based on their ability to generally maintain the structure and character of the surrounding area. The land use policies of the Stable Residential Area designation provide a number of elements that new development applications should be evaluated on. The following elements were considered as part of this variance application:

i) scale of development respects the height, massing and density of adjacent buildings and is appropriate for the site;

The proposed infill lot will be situated to the west of the existing heritage building. A new dwelling would be required to be set back from the street in line with other buildings on the street. Height and massing considerations would be a requirement of any future design via a CHIA and/or architectural plans prepared by a qualified heritage architect/designer, and be reviewed by the Cobourg Heritage Advisory Committee and Council as part of a Heritage Permit process.

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;

Front yard setback, primary entrances and landscaped yard areas would be part of any future design and approval. A new house may front Havelock or Spring Street.

iii) respects the relationship between the rear wall of buildings and rear yard open spaces;

The relationship between the rear wall of any new dwelling and the rear yard open space area will be part of any future design and approval. The proposed building will need to comply with the rear yard setback requirement of 7.0 m per the R3 Zone (being the south

side of the lot) and would provide reasonable spatial separation from the dwelling to the south.

iv) siting of building 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.

There is no current design for a new building – this will be subject to further review as part of the Heritage Permit approval process. A CHIA and/or detailed architectural plans will be required as part of this process. As noted above, the south side of the lot would be the rear yard for the new residence and would be subject to a min. 7.0 m setback to act as a spatial buffer from the dwelling to the south. Although a narrow lot, there are other examples in this neighbourhood of similar-sized or smaller lots that appear to be compatible with the neighbourhood. See **Schedule “C”** Air Photo and discussion below.

v) conforms with density provisions of Section 3.4.3.3;

The proposal for a new infill lot would be 22.6 units per hectare, within the range of medium density permitted in the Residential Area designation and slightly above the low density range of 20 units per hectare.

vi) Town is satisfied with the proposed grading, drainage and storm water management and, in particular that there is no impact on adjacent properties;

The new infill lot would be required to submit a grading and drainage plan for approval by Cobourg Public Works as part of its Building Permit should it be approved.

vii) does not hamper or prevent the orderly development of adjacent properties;

This application will not hamper or prevent the orderly development of adjacent properties.

viii) garages are designed so that they are not the dominant feature in the streetscape.

Any proposed garage would be reviewed as part of the architectural design and permit process to ensure a garage, if proposed, is not the dominant feature on the street. It is anticipated that a driveway will service the new lot with surface parking.

ix) is in accordance with the Town’s Urban and Landscape Design Guidelines

Further discussion on the Urban and Landscape Design Guidelines is included below.

Therefore, it is my opinion that the proposal as shown in the Schedules attached hereto maintains the general intent and purpose of the Official Plan.

The proposal to reduce the required frontage of a new infill lot and sever said lot will also need to conform to the West Heritage Conservation District policies and guidelines as described in Section 5.5 of the Official Plan. See below discussion.

Urban and Landscape Design Guidelines

The Cobourg Urban and Landscape Design Guidelines (“the Design Guidelines”) were adopted by Council in September 2010 and are now in effect. The general design policies in the current, approved OP should be read together with the Design Guidelines when evaluating development applications, including minor variance and consent applications.

Section 4.5.2 Residential Buildings provides a general outline of principles for residential design. These principles speak to creating strong public face with attractive and animated building frontages that incorporate large windows and front porches, and also ensuring creative, high quality and diverse design that is context sensitive. Also the mass, scale and architectural elements should be sensitive to adjoining areas.

Based on the above discussion, it is my opinion that the proposal would maintain the intent of the Town’s Urban and Landscape Design Guidelines.

George Street Heritage Conservation District Guidelines

The George Street Heritage District Guidelines (George Street HCD) Section 7.1 have specific criteria for new construction requiring that it be compatible with the heritage character and attributes of adjacent heritage properties and the cultural heritage values of the District. This will require the review of the lot pattern, height, massing, setbacks, building scale, roof pitch and exterior materials. Maintaining the height and rhythm of the existing streetscape are needed to unify the District with no blank facades. Without a design concept, at this point of the process, we can only look at the pattern of lots. The Statement of District Significance and List of Heritage Attributes in Sections 2.2 and 2.3 were reviewed noting that lot sizes vary and that Spring Street’s size reflects its former use as a railway corridor and that setbacks are generally consistent to the street.

The Letter of Opinion from Martindale Planning Services attached to **Appendix 1**, was reviewed in support of this application. It describes the conservation goals and objectives of the George Street HCD but focuses on this site and concludes that the 3.2 m separation between the existing residential building and any new building is sufficient to conserve its heritage attributes and those of the District. Any future development will need *“careful attention to design details such as height, massing, bulk and materials so that any adverse impacts can be avoided and that a new dwelling fits into the neighbourhood”*. This will be required through a heritage permit application and supporting CHIA or equivalent documentation.

With the driveway and garage located on the east side of the existing home at 105 Havelock Street, the west exterior side yard is vacant and is not being used currently (other than occasional RV parking by the past owner on a driveway entrance from Spring

Street). The mid-twentieth century home to the south at 350 Spring Street is built all the way to its north property line with an attached garage facing Spring Street. It is my opinion that the vacant land to the west of 105 Havelock Street is not integral to the conservation of the heritage character of the house as the house faces north, not west and there are no porches or other architectural features on the west face of the building that require this space to remain open.

The Cobourg Heritage Advisory Committee (CHC) reviewed the subject application and passed a Motion at its meeting of November 4, 2020 (refer to **Appendix 2**) of no objection to the application and conditions for any future development in conformance with the policies of the George Street HCD.

4. Zoning By-law

The subject property is located in a Residential Three (R3) Zone. The R3 Zone permits single-unit and two-unit dwellings including semi-detached and duplex or converted dwellings, public and accessory uses. The R3 Zone has a number of requirements defining setbacks, lot coverage, density, etc. The proposed lot would have a frontage of 14.8 m and a full depth of 25.6 m resulting in a lot area of 367 m². A new dwelling on the severed lot will need to comply with the R3 Zone provisions (front yard, side yards, rear yard, coverage, etc.). The retained lot with the occupied dwelling would have a frontage of 18.2 m and a lot area of 470 m². The proposed new lot line would maintain a 1.6m setback from the front corner of the existing historic residence, in compliance with the R3 Zone requirements.

A number of variances have been requested to the Zoning By-law, which are discussed in more detail in Sec. 5 below.

Given an evaluation of the proposal and background materials submitted with the application and the discussion in this Report, it is my opinion that the proposal maintains the general intent and purpose of the Zoning By-law.

5. Minor/Desirable

It is important to note that the determination of “minor” in the context of a variance application such as this, is not a numeric exercise. The requested variances are assessed individually with respect to potential impact on surrounding land uses, and evaluated comprehensively with consideration to the overall proposed development.

To start there are a number of requests for minor variance, as summarized below:

On The Severed Lot:

- To permit a lot area of 367 m² for a new infill lot, a variance of 3 m²;
- To permit a lot coverage of 45%, a variance of 5%;

- To permit an exterior side yard of 4.5 m where there is no established exterior side yard, a variance of 1.5 m.

On The Retained Lot:

- To permit a lot coverage of 50%, a variance of 10%;
- To recognize the existing detached accessory structure building setback of 0.6 m, a variance of 0.4 m.

The majority of these variances directly relate to the 1.5 m road widening allowance dedication required along Spring Street and a daylighting triangle at the intersection pursuant to the Zoning By-law. If not for these requirements, the severed lot would have complied with the R3 Zone requirements. Therefore the majority of these variances are caused by the Municipal road requirements and are not development driven. The variances for the retained lot pertain to the increased lot coverage and the existing garage setback resulting from the new lot severance, and my analysis concludes that this is not out of character with properties within the neighbourhood nor should they impose any adverse impacts on adjacent properties.

An analysis of a number of lots in the general vicinity (150 m – 200 m radius, or approx. two (2) block area) of the subject property was undertaken to determine neighbourhood character. Overall, there is a mix of smaller and larger lots and homes, smaller semi-detached homes as well as multi-unit dwellings in this area along with several irregular shaped lots developed over time. It appears that several lots in the vicinity (Spring Street, Havelock Street and Bond Street) are smaller and narrower than this lot and the worker 'cottages' were the primary building form here. This analysis demonstrates that the lotting pattern of the general neighbourhood is diverse and varied.

Thus, the neighbourhood characteristics in this case are, in my opinion, supportive of the proposed lot frontage and severance of an infill lot from the subject property. In my opinion, when observing the size, context and location of the subject property relative to the surrounding neighbourhood, the property characteristics support the proposed lot.

Based on the above discussion, it is my opinion that the proposed variances, as discussed in this report, are minor. The proposed decrease in lot area, exterior side yard and lot coverage for a new infill lot and lot coverage on the retained lot, are minimal relative to the overall neighbourhood, and would be desirable for the appropriate development of the subject lands given that a reasonable building envelope and yard area exists for a new infill dwelling.

6. Section 51(24) of the Planning Act

The subdivision criteria of Section 51 (24) of the Planning Act provides criteria to be considered when evaluating the subdivision of land. Provincial Interest, the potential of whether an application is premature or in the public interest, the suitability of the land for development, affordable housing, adequacy of services including transportation links for

the property, the dimensions and shape of a lot, protection of natural resources, etc. are all items to be reviewed when commenting on a severance application. It is my opinion that the application to sever a new infill residential lot at 105 Havelock Street does not conflict with any of these items.

7. The requested minor variance and consent do not appear to create a traffic hazard or perpetuate an existing traffic problem. There is an existing curb cut for the severed lot on Spring Street (Collector Road), however it would be preferable to have it accessed from the local road, Havelock Street and maintain a modest amenity space. A daylighting triangle is identified in the application and should ensure that sightlines at the intersection are maintained in this urban downtown location.

8. The requested minor variance and consent do not appear to be impacted by any natural hazards.

9. The requested minor variances and consent do not appear to pose a negative impact on surrounding land uses. The neighbouring house to the south has its garage situated right on or next to the property line and may result in some future fencing and maintenance issues, however this is an existing, long-standing scenario and is not altered by the subject proposal.

The Cobourg Heritage Advisory Committee offered a number of comments included in its Motion affixed as **Appendix 2**.

The Committee of Adjustment will be informed of any further Department or Agency comments that have been received or any Public comments submitted on or before the meeting date.

6.0 FINANCIAL IMPLICATIONS/BUDGET IMPACT

There are no new anticipated negative financial implications imposed on the Municipality as a result of these minor variances. The applicant submitted the required \$5,000.00 application fees, stamping fee and deposit.

7.0 CONCLUSIONS VARIANCE

1. The proposed minor variances do not conflict with matters of Provincial Interest as outlined in the Provincial Policy Statement and the Place to Grow Growth Plan.

2. The proposed minor variances would maintain the general intent and purpose of the County and Cobourg Official Plans.

3. The proposed minor variances would maintain the general intent and purpose of the Zoning By-law.

4. The proposed minor variances would be generally desirable and allow for the appropriate development of the subject lands.

5. The proposed variances would be considered minor.

CONSENT

1. The proposed consent does not conflict with matters of Provincial Interest as outlined in the Provincial Policy Statement and A Place to Grow Growth Plan.
2. The proposed consent would maintain the general intent and purpose of the County and Cobourg Official Plans.
3. The proposed consent would maintain the general intent and purpose of the Zoning By-law.
4. The proposed consent would be generally desirable and allow for the appropriate development of the subject lands.

Suggested Conditions, if approved (Variance):

1. That the Variances generally relate to the Concept Plan as shown on **Schedule "B"**.
2. All conditions are subject to the specifications and approval of the Town of Cobourg, but at no cost to the Municipality.

Suggested Conditions, if approved (Consent):

1. That prior to the stamping of the Deed, a Severance Agreement be registered on Title of the new lot to address all future development requirements such as but not limited to servicing, grading, driveway and access, heritage conservation including heritage design following approved guidelines, urban design and landscaping including screening, all to the satisfaction of the Town.
2. That 5% of the value of the severed land be paid to the Town as cash-in-lieu of parkland.
3. All conditions are subject to the specifications and approval of the Town of Cobourg, but at no cost to the Municipality.

8.0 POLICIES AFFECTING THE PROPOSAL

The primary policies affecting this application relate to the policies of the Provincial Policy Statement, County and Cobourg Official Plan, particularly the Residential Area, Consent and Heritage policies.

9.0 COMMUNICATION RESULTS

That the request for minor variances on lands known municipally as 105 Havelock Street and further that the request for consent of a new infill lot, be granted by the Committee of Adjustment.

Approved by:

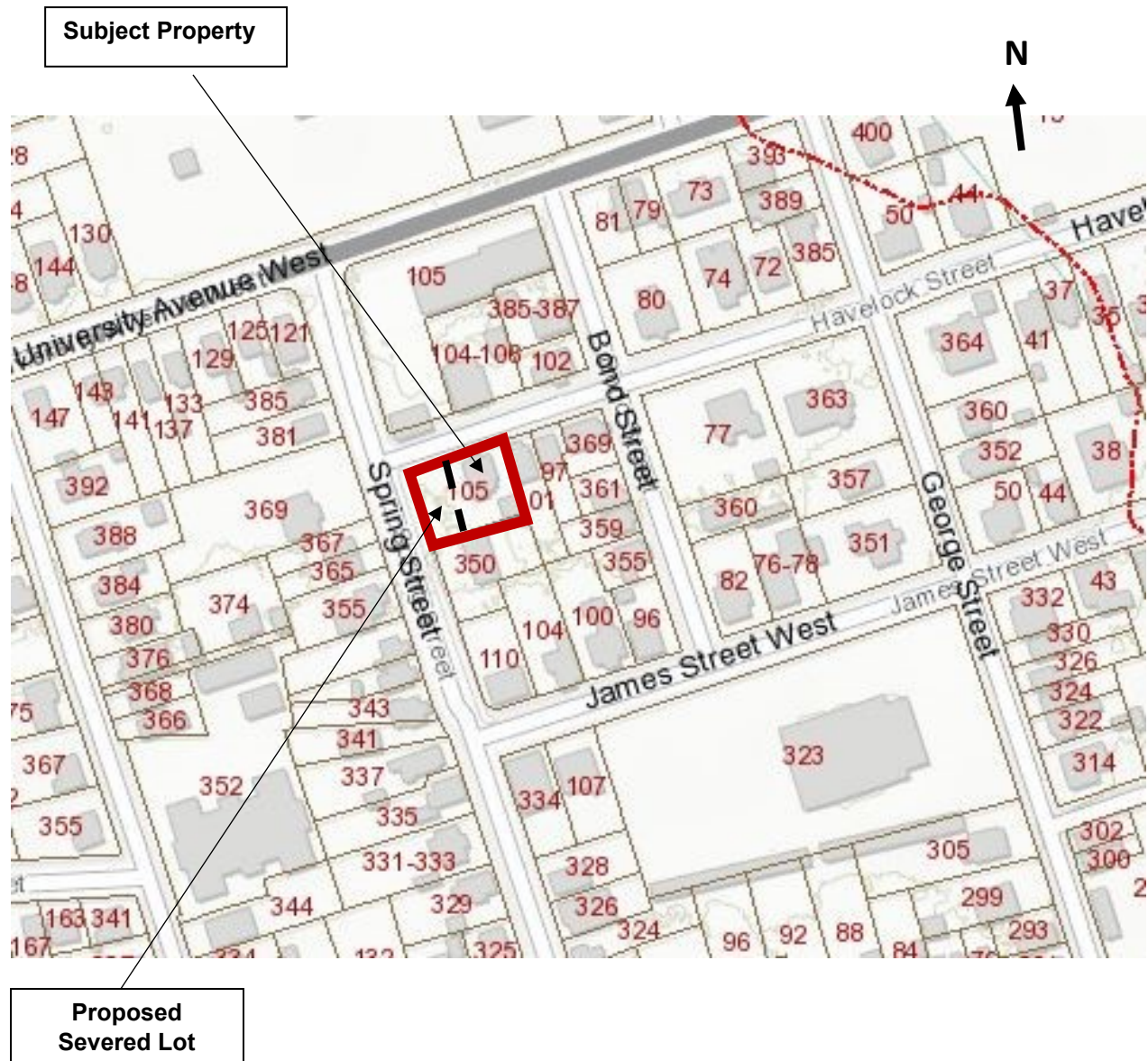


A blue ink signature of Glenn J. McGlashon.

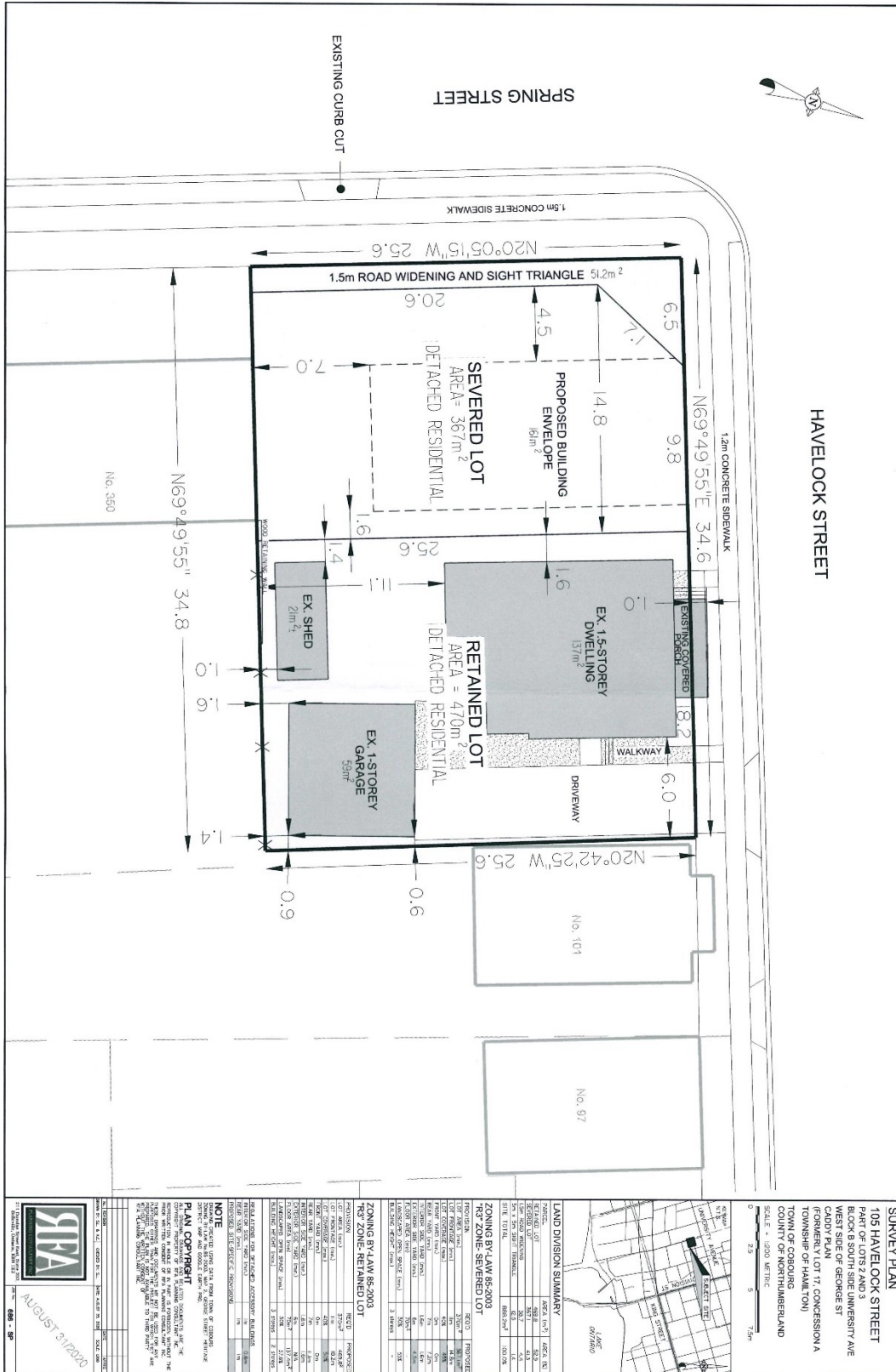
Glenn J. McGlashon, MCIP, RPP
Director of Planning & Development



Schedule "A" Key Map



Schedule "B" Concept Plan




Schedule "C"
Air Photo



Appendix 1
Planning Rationale –RFA Planning Consultant Inc.
And
Letter of Opinion – Martindale Planning Services
(Attached under separate cover)

Appendix 2

Cobourg Heritage Advisory Committee Motion

	THE CORPORATION OF THE TOWN OF COBOURG
	COBOURG HERITAGE ADVISORY COMMITTEE
TO:	Brent Larmer, Municipal Clerk/Manager of Legislative Services
FROM:	Adriane Miller, Recording Secretary
MEETING DATE:	November 4, 2020
SUBJECT:	Notice of Consent and Minor Variance -105 Havelock Street

The following Motion was adopted at the November 4, 2020 Cobourg Heritage Advisory Committee Meeting:

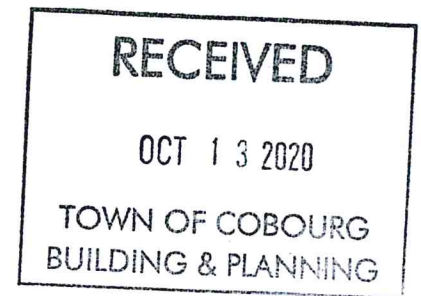
Moved by Member N. Beatty

WHEREAS the Cobourg Heritage Advisory Committee has reviewed the Consent and Minor Variance Application 105 Havelock Street;

NOW THEREFORE the Cobourg Heritage Advisory Committee hereby advises that it has no objection to the application, however the Committee recommends to/advises the Owner that:

- i) new development shall conform to the policies of the George Street Heritage Conservation District Plan and Guidelines for Infill Development in Heritage Conservation Districts and be subject to the approval of a Heritage Permit;
- ii) a Certified Heritage Professional (CAHP) or an Architect with significant heritage experience be enlisted for the design of the new dwelling on the severed lot; and
- iii) a Cultural Heritage Impact Assessment (CHIA) be prepared by a CAHP prior to approval of any new development on the severed lot.

CARRIED



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

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).

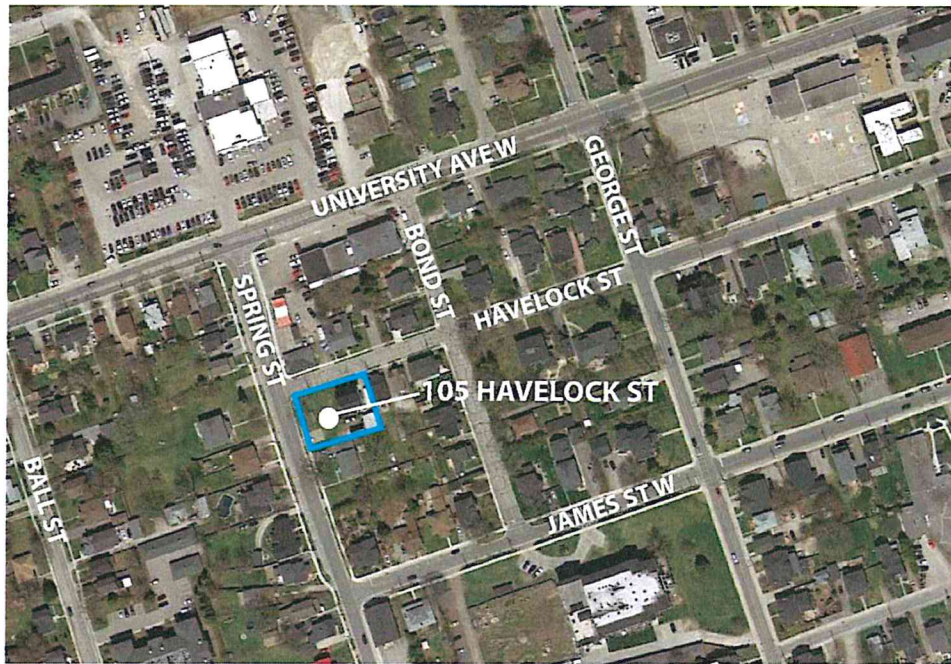
The site is also within the George Street Heritage Conservation District. This generally extends north of the site to Princess Street, south to Orange Street, west of George Street to Spring Street and east to Division Street, excluding St. Michael’s School.

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

TABLE 1: BACKGROUND SUMMARY

PIN 51094-0262	
Legal Description	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
Civic Address	105 Havelock Street
Lot Area	837 square metres (9,009 square feet)
Lot Frontage	34.6 metres (113.5 feet) – Havelock Street; 25.6 metres (84.0 feet) – Spring Street
Access	Havelock Street and Spring Street
Official Plan Designation	Residential Area (Schedule ‘A’ Land Use Plan)
Zoning	Residential 3 (R3) Zone (Schedule A – Map 2)

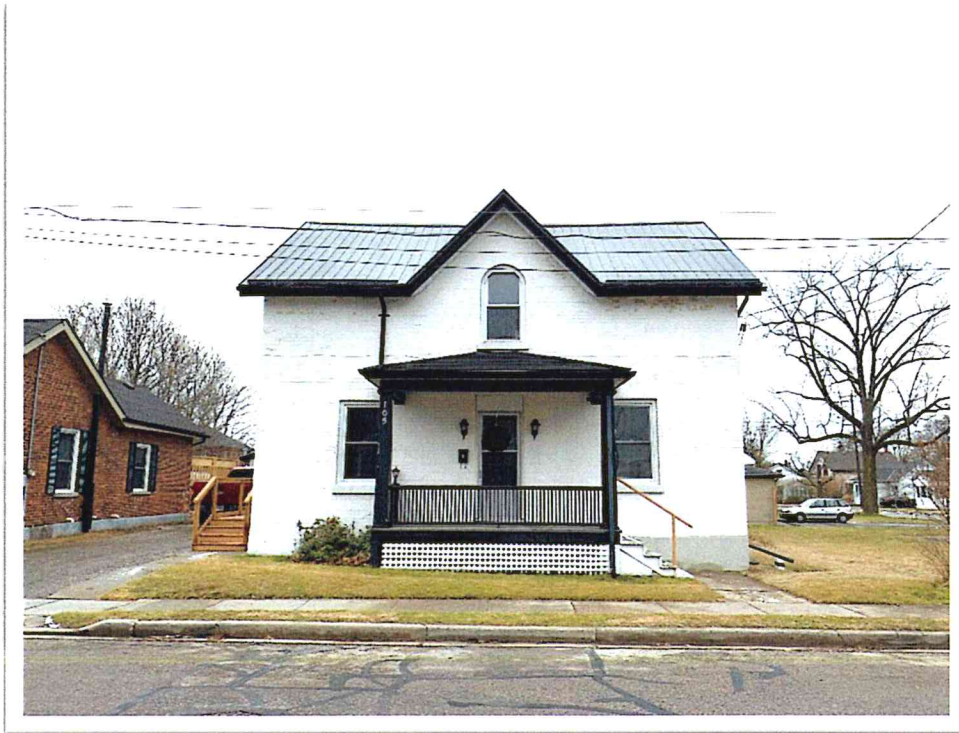
The following images and photographs depict the existing conditions of the subject lands:



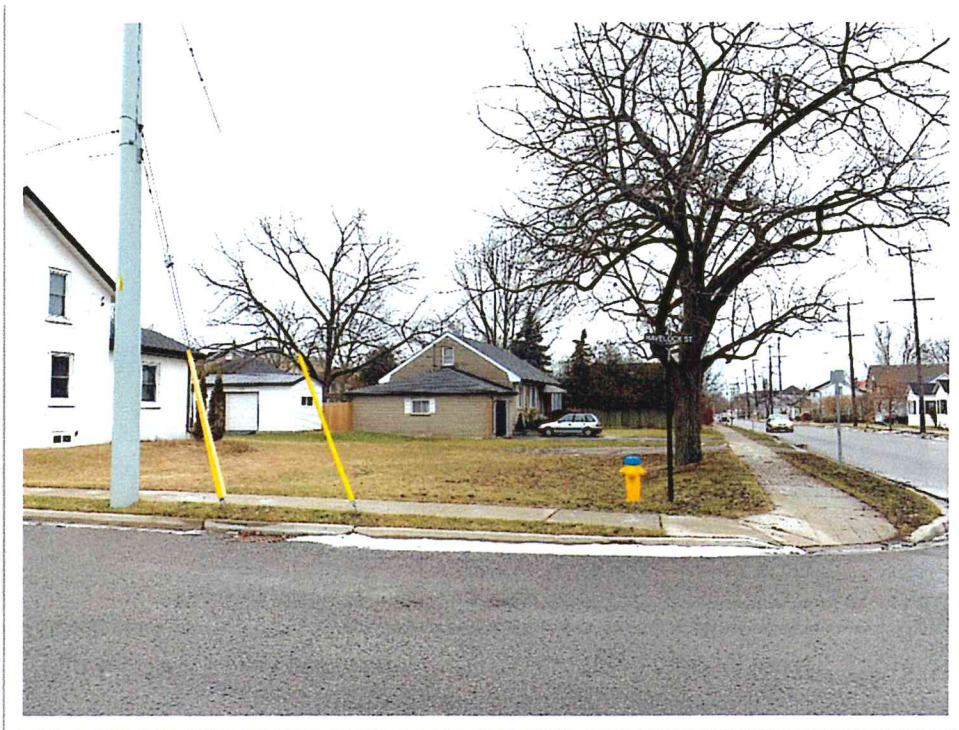
Subject Property – Outlined in blue.



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 370m² to 367m²

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.

PPS POLICIES		PLANNING ANALYSIS
1 BUILDING STRONG HEALTHY COMMUNITIES		
1.1 MANAGING AND DIRECTING LAND USE TO ACHIEVE EFFICIENT AND RESILIENT DEVELOPMENT AND LAND USE PATTERNS		
1.1.3 Settlement Areas		
1.1.3.1	<i>Settlement areas shall be the focus of growth and development.</i>	The subject property is within the Town of Cobourg built boundary, a designated settlement area within the Growth Plan.
1.1.3.2	<i>Land use patterns within settlement areas, land use patterns shall be based on densities and a mix of land uses which: a) efficiently use land and resources; 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; c) minimize negative impacts to air quality and climate change, and promote energy efficiency; e) support active transportation; f) are transit-supportive, where transit is planned, exists or may be developed;</i>	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.

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 it 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		
<p><i>2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.</i></p> <p><i>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.</i></p>		<p>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 19th century residential character through allowing changes that are compatible with the cultural heritage value of the District.</p> <p>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.</p>

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
2 WHERE AND HOW TO GROW		
2.2 POLICIES FOR WHERE AND HOW TO GROW		
2.2.2 Delineated Built-up Areas		
<p>1. 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:</p> <p>b) 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.</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"> a) <i>identify strategic growth areas to support achievement of the intensification target and recognize them as a key focus for development;</i> b) <i>identify the appropriate type and scale of development in strategic growth areas and transition of built form to adjacent areas;</i> c) <i>encourage intensification generally throughout the delineated built-up area;</i> d) <i>ensure lands are zoned and development is designed in a manner that supports the achievement of complete communities;</i> e) <i>prioritize planning and investment in infrastructure and public service facilities that will support intensification; and</i> f) <i>be implemented through official plan policies and designations, updated zoning and other supporting documents.</i> 	<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 GROWTH MANAGEMENT	
B1 URBAN AREAS/RURAL SETTLEMENT AREAS	
<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.
B9 MINIMUM INTENSIFICATION TARGET	
<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.
C LAND USE DESIGNATIONS	
C1 URBAN AREAS/RURAL SETTLEMENT AREAS	
C1.2 GENERAL LAND USE OBJECTIVES FOR URBAN AREAS	
C1.2.1 Residential Areas	
<i>It is the objective of this Plan to:</i> a) Maintain and enhance the character and identity of existing residential areas;	The character of the existing residential area will be maintained through the proposed building envelope.

COUNTY OF NORTHUMBERLAND OFFICIAL PLAN POLICIES	PLANNING ANALYSIS
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>	The Severed Lot will further optimize existing infrastructure and public services facilities through residential infill intensification.
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>	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.
d) <i>Encourage a high standard of urban design for development and redevelopment;</i>	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.
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>	Cobourg has Urban and Landscape Design Guidelines. These will be reviewed during Heritage Permit process.
E GENERAL DEVELOPMENT POLICIES	
E1 SUBDIVISION OF LAND	
E1.5 NEW LOTS BY CONSENT	
E1.5.1 General Criteria	
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>	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.

COUNTY OF NORTHUMBERLAND OFFICIAL PLAN POLICIES	PLANNING ANALYSIS
c) <i>Will not cause a traffic hazard;</i>	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.
d) <i>Has adequate size and frontage for the proposed use in accordance with the local zoning by-law;</i>	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.
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>	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.
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>	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.

COUNTY OF NORTHUMBERLAND OFFICIAL PLAN POLICIES	PLANNING ANALYSIS
<i>g) 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.
<i>h) 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.
<i>m) 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 by 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	
<i>The permitted uses, buildings and structures are:</i> <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
<i>ii) medium density residential including townhouse dwellings, low rise apartments and stacked townhouses.</i>		
3.4.3 Land Use Policies		
3.4.3.1 Stable Residential Areas		
<i>i) scale of development with respect to the height, massing and density of adjacent buildings and is appropriate for the site;</i>	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.	
<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>	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.	
<i>iii) respects the relationship between the rear wall of buildings and rear yard open spaces;</i>	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.	

TOWN OF COBOURG OFFICIAL PLAN POLICIES	PLANNING ANALYSIS
<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>	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 about 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.
<i>v) conforms with density provisions of the Section 3.4.3.3;</i>	See response below.
<i>vii) respects the residential lotting pattern in the immediate surrounding area;</i>	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.
<i>ix) development has direct access from a public or condominium road;</i>	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.
<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>	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.

TOWN OF COBOURG OFFICIAL PLAN POLICIES	PLANNING ANALYSIS
<i>xiii) does not hamper or prevent orderly development of adjacent properties;</i>	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.
<i>xiv) garages are designed so that they are not the dominant feature in the streetscape;</i>	A Heritage Permit is required, which will ensure a garage is designed to not be the dominant feature of the streetscape.
<i>xvi) is in accordance with the Town's Urban and Landscape Design Guidelines.</i>	A Heritage Permit will ensure the new dwelling will conform to the Town's Urban and Landscape Design Guidelines.
In addition, regard shall be had to the policies of Section 5, and particularly in areas of historical or architectural interest to the	
<i>For the purposes of this policy, the immediate surrounding residential area shall be defined by: ii) the existing lotting pattern;</i>	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.
<i>iv) the prevailing building type including any special built form features; and,</i>	The prevailing housing type in the immediate area is single-detached. A single-detached dwelling is intended for the Severed Lot.
3.4.3.3 Density	
<i>The density ranges for residential development shall be: i) Low Density a) 12 units per net hectare (5 units per net acre) minimum</i>	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.

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
5. COMMUNITY DESIGN AND IMPROVEMENT	
5.2 GENERAL DESIGN POLICIES	
5.2.3 Areas of Heritage, Interest or Significance	
<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
<i>appropriate in certain cases than emulating turn of the century designs.</i>	
The table below demonstrates how the proposal conforms with the Cobourg Official Plan consent policies.	
TOWN OF COBOURG OFFICIAL PLAN POLICIES	PLANNING ANALYSIS
9. IMPLEMENTATION	
9.5 CONSENTS	
<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
	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.
<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>	The proposed lot depths are approximately 1.5 times the frontage and within the lot ratio criteria.

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.

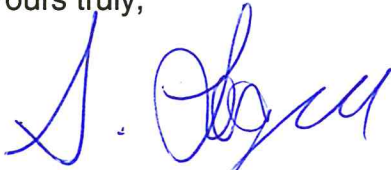
It is proposed to create one new building lot as a single-lot severance. The requested Minor Variance will recognize the proposed 367-square-metre lot area, 45% lot coverage and 4.5-metre exterior side yard for the Severed Lot. The variance will also recognize the proposed 50% lot coverage and existing 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.



The Corporation of the Town of Cobourg

NOTICE OF HEARING OF
THE COMMITTEE OF ADJUSTMENT

SUBJECT LANDS: 163 Ontario Street

FILE NO: B-05/20

The Town of Cobourg Committee of Adjustment has received an application from Anne Marie Cummings for a Consent for Severance – New Lot for the lands known municipally as 163 Ontario Street (called the “Subject Lands”) in accordance with Section 53 of the Planning Act, R.S.O. 1990, c.P.13, as amended. Please see the Key Map below.

The proposed Consent for Severance – New Lot will sever the western quarter of land (primarily occupied by the tennis court) at 163 Ontario Street having a frontage of 16.76 m on Clyde Street, a depth of 50.29 m and an approximate area of 844 m² (the “Severed Lands”). The “Retained Lands” at 163 Ontario Street will have 15.34 m frontage on Ontario Street, a depth of 49.04 m and an area of approximately 2,468 m² (occupied by the existing dwelling house).

A Hearing will be held by the Committee of Adjustment on **Tuesday, November 17th 2020** via Zoom Video Conference at **4:00 p.m.** Please note if a party who is notified does not attend the hearing or make written submissions prior to the Hearing, the Committee can proceed and the party is not entitled to any further notice.

NOTE TO THE PUBLIC:

Due to the COVID-19 Pandemic, Committee of Adjustment Hearings will be conducted through Zoom Video Conference Applications. If you wish to be a Participant at the Video Hearing, **you should register** with Brent Larmer, Municipal Clerk, via e-mail at clerk@cobourg.ca or by phone at (905)372-4301 no later than **12:00 pm (noon) on November 16th**. Please ensure that you have a computer or tablet with good internet access to enable you to participate in the Public Meeting electronically. If you do not wish to participate by video, or do not have the necessary technology, you may use a telephone and call in to participate. Alternatively, written submissions to the Municipal Clerk, 55 King Street West, Cobourg, Ontario, K9A 2M2 in advance of the Video Hearing are encouraged and will be made available to any interested person at the Hearing.

The details for participating in the Hearing are as follows:

Web: <https://us02web.zoom.us/j/87173414333?pwd=REtSTW42aDRpa1E1THhSaDhmS0NsQT09>

Phone: +1 778 907 2071 Canada

Meeting ID: 871 7341 4333

Password: 878720

Citizens may tune into the LIVE YouTube feed to watch the Hearing at www.youtube.com/towncobourg.

Additional information which will enable the public to understand the proposed application is available upon request by contacting the Town's Planning Department, c/o Rob Franklin, Manager - Planning, Victoria Hall, 55 King Street West, Cobourg, K9A 2M2, via e-mail at rfranklin@cobourg.ca or by phone at 905-372-1005 during regular office hours.

DATED at Cobourg this 29th day of October, 2020

ZONE: Residential Three (R3) Zone

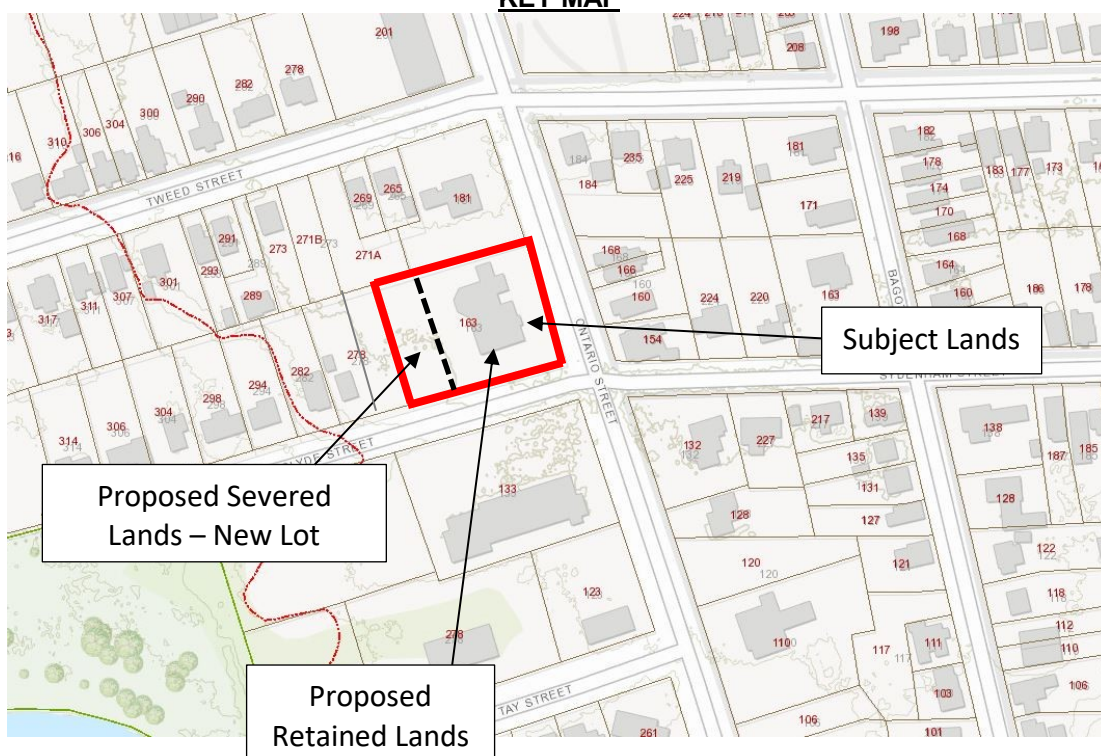
Adriane Miller, Secretary-Treasurer


Committee of Adjustment

amiller@cobourg.ca

(905)372-1005

KEY MAP



 COBOURG	THE CORPORATION OF THE TOWN OF COBOURG	
	STAFF REPORT	
TO:	Committee of Adjustment	
FROM:	Rob Franklin, MCIP, RPP	
TITLE:	Manager of Planning	
DATE OF MEETING:	November 17 th , 2020.	
TITLE / SUBJECT:	Application for Severance: 163 Ontario Street (Anne Marie Cummings)	
REPORT DATE:	November 13 th , 2020	File #: B-05/20

1.0 CORPORATE STRATEGIC PLAN OBJECTIVES

N/A

2.0 RECOMMENDATION

The following actions are recommended:

THAT the requested Consent for an infill lot from 163 Ontario Street with 16.76 m frontage on Clyde Street and 844 m² lot area be granted subject to the following conditions:

1. That a Severance Agreement be registered on Title of the new lot to address all future development requirements such as but not limited to servicing, grading, driveway and access, urban design and landscaping including screening, all to the satisfaction of the Town.
2. That prior to the stamping of a Deed, a payment equal to 5% of the value of the land by made to the Town as cash-in-lieu of parkland.
3. All conditions are subject to the specifications and approval of the Town of Cobourg, but at no cost to the Municipality.

PUBLIC ENGAGEMENT

3.0

Section 53 (5) of the Planning Act, R.S.O. 1990, c.P. 13, as amended, prescribes statutory notice requirements for Consent applications. The Planning Act requires that at least fourteen (14) days notice for a consent be given before the day of the hearing, notice shall be given by either:

a) personal service or ordinary service mail to every land owner within a 60 m radius of the area to which the application applies; or

b) publication in a newspaper that is of sufficient circulation in the area which the application applies.

The statutory notice requirements of the Planning Act have been fulfilled for this application via the use of both mail-out and newspaper advertisement. The notice of application is also posted on the Town of Cobourg website.

4.0 ORIGIN

The subject property known as 163 Ontario Street is an established residential property, improved with a two-storey single-unit residential dwelling. The subject property is approximately 50.34 m (165.2 ft) in frontage on Ontario Street, and approximately 3,310 m² (35,630 ft²) in lot area. See **Schedule "A"** Key Map.

The subject property is located in a Residential Three (R3) Zone.

The applicant wishes to sever a new infill lot to the west of the existing residential structure on what contained a tennis court. Accordingly, the applicant is proposing the following Consent:

Proposed Consent for New Lot: Approximately 844 m² in area with 16.76 m frontage on Clyde Street.

Proposed Retained Lands at 163 Ontario Street: Approximately 50.34 m frontage on Ontario Street, a depth of 49.04 m and an area of approximately 2,468 m² (occupied by the existing dwelling house). Note: The Notice of Hearing mistakenly identified a retained frontage of 15.34 m.

5.0 ANALYSIS

In the analysis of this application, a number of points have been reviewed:

1. Provincial Policy Statement (PPS) & A Place to Grow Growth Plan

The Planning Act R.S.O. 1990, c.P.13, requires that decisions of local approval authorities shall be consistent with matters of Provincial Interest in carrying out decisions on applications such as consents and/or minor variances. Items of Provincial Interest are outlined in the Provincial Policy Statement (PPS) and A Place to Grow Growth Plan and include:

- promoting efficient, cost-effective and financially sustainable development and land use patterns;
- ensuring that sufficient land is designated and approved to accommodate projected residential growth;
- ensuring that an appropriate range of housing types and densities are provided to meet the requirements of current and future residents;
- ensuring that necessary infrastructure and public service facilities are or will be available to meet projected needs;
- promoting land use patterns and densities which are transit-supportive;
- avoiding development and land use patterns which may cause environmental and/or public health and safety concerns;
- conserving significant built heritage resources;
- facilitating and promoting intensification.

Beyond the above items, Section 1.4.3 of the PPS directs municipalities to permit all forms of housing to provide an appropriate range and mix of housing types and densities – including affordable housing. Further, municipalities should permit and facilitate residential intensification and redevelopment within existing, built-up serviced areas. However, it is not development at all costs, Section 2.3.1 requires that significant heritage resources shall be conserved. The subject lands are listed on the Town of Cobourg Heritage Registry (which provides protection from demolition), however no demolition is being proposed by this application, only the severing off of a new lot occupied by yard space and a reduction in overall land area. A more detailed heritage assessment is not required.

The proposal will create a new infill lot, of a suitable size and configuration to support a modest new house without disturbing the surrounding land uses, or negatively impacting the existing use of the residential property. It will also conserve the existing heritage home at 163 Ontario Street, which is presently undergoing renovations. The proposed lot is of similar size to other lots west of the subject property on Clyde Street.

Overall, it is my opinion that the proposal reflects the provincial directive to create strong, liveable, healthy and efficient communities through efficient land use. The application will facilitate intensification while maintaining the character of the established neighbourhood. In my opinion, this property is a suitable candidate for a minor residential intensification.

Given the above discussion it is my opinion that the proposal maintains the general intent and purpose of the PPS and A Place to Grow Growth Plan.

2. Northumberland County Official Plan

The Official Plan for the County of Northumberland was approved by the Ontario Municipal Board on November 23, 2016 and is now in full force and effect. The purpose of this upper-tier Official Plan is to provide a policy basis for managing growth and change that will support and emphasize the County's unique character, diversity, civic identity,

urban and rural lifestyles and natural and cultural heritage and to do so in a way that has the greatest positive impact on the quality of life in the County.

The subject lands are located within the Built Boundary of the Urban Area, as designated in the County Official Plan. The County OP aims to focus growth in Urban Areas, and to support the establishment of complete communities. The policies contained within the County Official Plan encourage the provision of a range of housing types to accommodate persons with diverse social and economic needs, and support opportunities for various forms of residential intensification, where appropriate.

It is my opinion that this proposal supports the policies of the Northumberland County Official Plan by providing residential intensification within the urban serviced area of the municipality.

3. Official Plan

The subject property is designated Stable Residential Area in the approved Town of Cobourg Official Plan (2010). Applications for new development in such areas are to be evaluated based on their ability to generally maintain the structure and character of the surrounding area. The land use policies of the Stable Residential Area designation provide a number of elements that new development applications should be evaluated on. The following elements were considered as part of this variance application:

i) scale of development respects the height, massing and density of adjacent buildings and is appropriate for the site;

The proposed infill lot will be situated to the west of the existing heritage building. Any proposed buildings would be required to be set back from the street in line with other buildings on the side street.

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;

Front yard setback and primary entrances would be consistent with the established built form and would be part of any future design and approval. Currently there is a large hedge with a new driveway.

iii) respects the relationship between the rear wall of buildings and rear yard open spaces;

The relationship between the rear wall of any new dwelling and the rear yard open space area will be part of any future design and approval. The lot is of sufficient depth to permit a generous rear yard open space, and the proposed building will need to comply with the rear yard setback requirements of the R3 Zone.

iv) siting of building 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.

There is no current design for a new building, however the lot size and configuration is conducive to appropriately siting a dwelling on the site in a manner consistent with the surrounding neighbourhood.

v) conforms with density provisions of Section 3.4.3.3;

The proposal for a new infill lot would conform to the low density requirements of the Residential Area designation.

viii) Town is satisfied with the proposed grading, drainage and storm water management and, in particular that there is no impact on adjacent properties;

The new infill lot would be required to submit a grading and drainage plan for approval by Cobourg Engineering/Public Works as part of its Building Permit should the severance be approved.

ix) does not hamper or prevent the orderly development of adjacent properties;

This application will not hamper or prevent the orderly development of adjacent properties. This appears to be the last infill opportunity in the immediate area given other developments along Clyde Street.

x) garages are designed so that they are not the dominant feature in the streetscape.

Any proposed garage would be reviewed to ensure it is not dominant on the street. It is anticipated that the recent driveway will service the new lot with surface parking.

xi) is in accordance with the Town's Urban and Landscape Design Guidelines

Further discussion on the Urban and Landscape Design Guidelines is included below.

Therefore, it is my opinion that the proposal as shown in the Schedules attached hereto maintains the general intent and purpose of the Official Plan.

Urban and Landscape Design Guidelines

The Cobourg Urban and Landscape Design Guidelines ("the Design Guidelines") were adopted by Council in September 2010 and are now in effect. The general design policies in the current, approved OP should be read together with the Design Guidelines when evaluating development applications, including minor variance and consent applications.

Section 4.5.2 Residential Buildings provides a general outline of principles for residential design. These principles speak to creating strong public face with attractive and animated building frontages that incorporate large windows and front porches, and also ensuring creative, high quality and diverse design that is context sensitive. Also the mass, scale and architectural elements should be sensitive to adjoining areas.

Based on the above discussion, it is my opinion that the proposal would maintain the intent of the Town's Urban and Landscape Design Guidelines.

4. Zoning By-law

The subject property is located in a Residential Three (R3) Zone. The R3 Zone permits single-unit and two-unit dwellings including semi-detached and duplex or converted dwellings, public and accessory uses. The proposed lot would have a frontage of 16.76 m on Clyde Street and a full depth of 50.29 m resulting in a lot area of 844 m². The retained lot with the occupied dwelling would have a 50.34 m frontage on Ontario Street and a lot area of 2,468 m². Any new dwelling on the severed lot will need to comply with the R3 Zone provisions (front yard, side yards, rear yard, coverage, etc.). Both the severed and retained lots comply with Zoning By-law provisions.

Given the above discussion, it is my opinion that the proposal as discussed in the report, maintains the general intent and purpose of the Zoning By-law.

5. Section 51(24) of the Planning Act

The subdivision criteria of Section 51 (24) of the Planning Act provides criteria to be considered when evaluating the subdivision of land. Provincial Interest, the potential of whether an application is premature or in the public interest, the suitability of the land for development, affordable housing, adequacy of services including transportation links for the property, the dimensions and shape of a lot, protection of natural resources, etc. are all items to be reviewed when commenting on a severance application. It is my opinion that the application to sever a new infill residential lot at 163 Ontario Street does not conflict with any of these items.

7. The requested consent does not appear to create a traffic hazard or perpetuate an existing traffic problem.

8. The requested consent does not appear to be impacted by any natural hazards.

9. The requested consent does not appear to pose a negative impact to surrounding land uses.

It should be noted that new individual water and sanitary sewer services were pre-installed to the severed lot this Summer/Fall at the risk of the owner as part of other sewer and water construction activity being undertaken on Clyde Street by an adjacent developer.

The Committee of Adjustment will be informed of any further Department or Agency comments that have been received or any Public comments submitted on or before the meeting date.

6.0 FINANCIAL IMPLICATIONS/BUDGET IMPACT

There are no new anticipated negative financial implications imposed on the Municipality as a result of these minor variances. The applicant submitted the required \$4,000.00 application and stamping fee plus deposit.

7.0 CONCLUSIONS

1. The proposed consent does not conflict with matters of Provincial Interest as outlined in the Provincial Policy Statement and A Place to Grow Growth Plan.
2. The proposed consent would maintain the general intent and purpose of the County and Cobourg Official Plans.
3. The proposed consent would maintain the general intent and purpose of the Zoning By-law.
4. The proposed consent would be generally desirable and allow for the appropriate development of the subject lands.

Suggested Conditions, if approved (Consent):

1. That a Severance Agreement be registered on Title of the new lot to address all future development requirements such as but not limited to servicing, grading, driveway and access, urban design and landscaping including screening, all to the satisfaction of the Town.
2. That prior to the stamping of the Deed, a payment equal to 5% of the value of the severed land be made to the Town as cash-in-lieu of parkland.
3. All conditions are subject to the specifications and approval of the Town of Cobourg, but at no cost to the Municipality.

8.0 POLICIES AFFECTING THE PROPOSAL

The primary policies affecting this application relate to the policies of the Provincial Policy Statement, County and Cobourg Official Plan, particularly the Residential Area, Consent and Heritage policies.

9.0 COMMUNICATION RESULTS

That the request for consent of a new infill lot on lands known municipally as 163 Ontario Street be granted by the Committee of Adjustment.

Approved by:

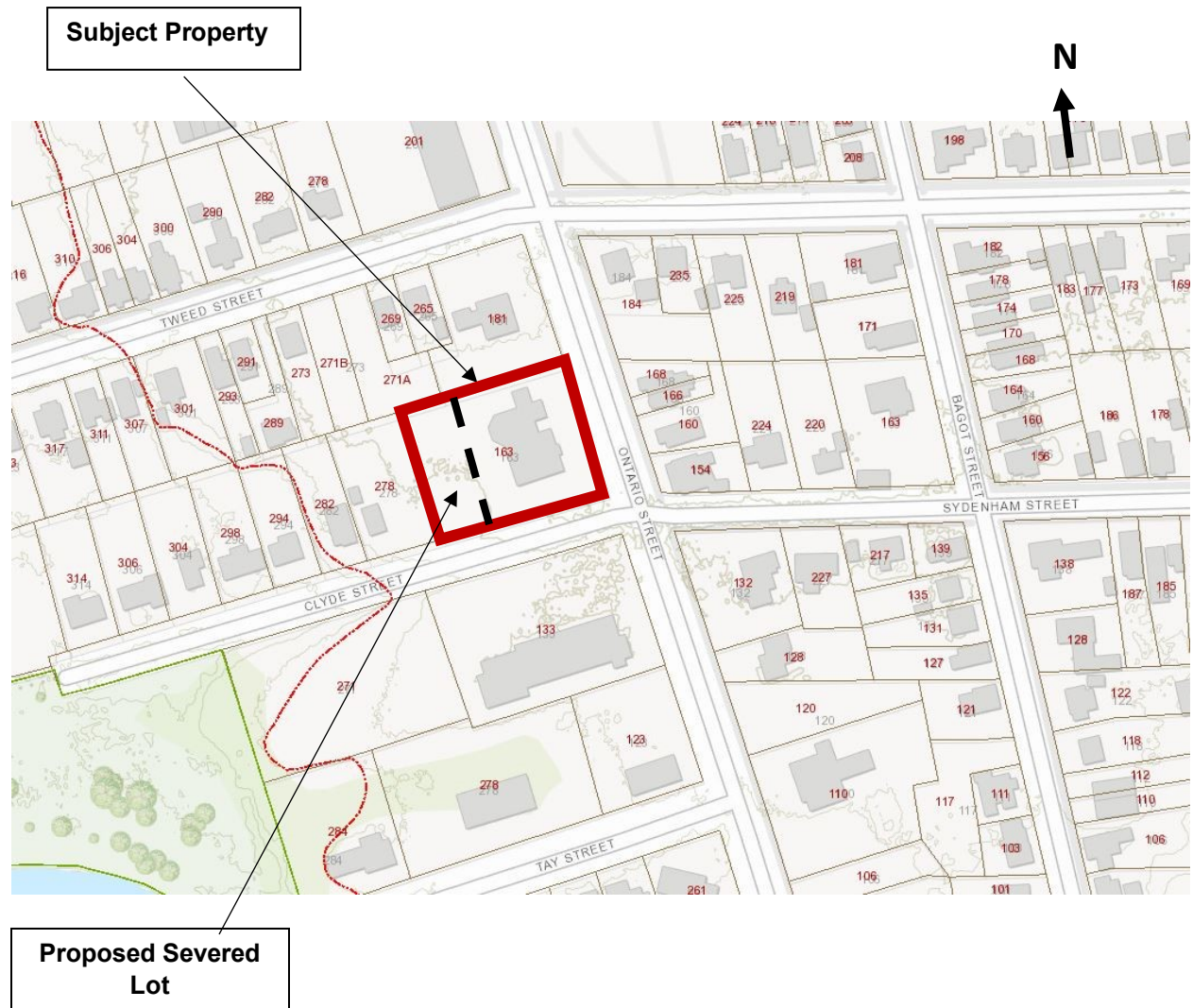


A blue ink signature of Glenn J. McGlashon.

Glenn J. McGlashon, MCIP, RPP
Director of Planning & Development



Schedule "A" Key Map



[illegible]

Schedule "C"
Air Photo





Martindale Planning Services

**Urban Planning, Heritage
& Development Consultants**

23 Elizabeth Street
Ajax, Ontario
Canada L1T 2X1

Phone: (905) 427-7574
Email: bob@martindaleplanning.ca

www.martindaleplanning.ca

April 13, 2020

Shawn Legere
Senior Planner
RFA Planning Consultant Inc.
211 Dundas St. E., Ste. 202
Belleville, ON K8N 1E2

Dear Shawn:

**Re: Letter of Opinion
Proposed Severance Application
105 Havelock St., Cobourg**

I am a land use planner, certified by the Canadian Institute of Planners and the Ontario Professional Planning Institute, with a specialty in heritage planning. As a member of the Canadian Association of Heritage Planners, I have been qualified to give evidence as a heritage planner by the Ontario Municipal Board (now Local Planning Appeal Board) on several occasions.

On April 2 I was retained by Gordon Rees, owner of the above-noted lot located at the southeast corner of Havelock St. and Spring St., to provide a heritage letter of opinion with respect to the proposed 1.6 m side yards resulting from the intended severance. I understand that this letter was requested by the Town of Cobourg in view of the fact that the property is located within the George Street Heritage Conservation District.

For the purposes of this assignment, I inspected the subject property and the surrounding lots on April 8 and reviewed the applicable provisions of the District Plan. My observations are as follows:

(a) Description of Neighbourhood

The District is located several blocks north of downtown Cobourg, west of Division Street, as outlined on the attached map. It illustrates the incremental growth of residential development in Cobourg from the 1830's onwards from south to north. This settlement pattern results in a varied character which includes several architectural styles, including Neoclassical, Regency, Classical Revival, Gothic Revival, Italianate, Ontario Cottage Vernacular, Queen Anne Revival, Arts and Crafts, Edwardian Classical, Georgian Revival, Dutch Colonial and Tudor Revival.

Quoting from the District Plan (p. 10), *"Despite the variety in architectural styles, materials and lot sizes, the predominant residential character results in a sense of visual coherence ...*

Generally consistent setbacks from the street and a lack of front yard fencing provide consistency in streetscape that links the residential buildings to the street grid patterns that were part of the original plans of subdivision."

The George Street District is predominantly residential, although it has contained other uses over time. The prevailing character of the neighbourhood consists of one to two ½ storey residential buildings with typical gable and hip roof types, featuring predominantly red brick cladding, typical patterns of two and three bay facades and varied setbacks from the street.

(b) Applicable District Plan provisions

There are four conservation goals set out in the District Plan, all aimed at protecting and enhancing the existing 19th century residential character of the District by allowing only changes that are compatible with the built form and are consistent with the cultural heritage value of the District.

In this regard, dwellings in the neighbourhood generally have ample yards which reflect the generous lots on which they are placed. However, it should be noted that the subject property is at the edge of the District and the homes in its immediate environs are typically more modest than those further to the east. A separation of 3.2 m between the existing structure and the proposed one would not, in our opinion, detract from the character of the District. The design of the new dwelling and its setback from Havelock Street would be more important influences in this regard. While the porch of the existing home encroaches slightly into the road allowance and the front wall is set back only 0.5 m, the new dwelling could be set back further and possibly have an indentation towards the rear, thereby minimizing any adverse effect of the proposed side yards.

There are 11 conservation objectives outlined in the District Plan, building on the general goals and providing more detailed direction for implementing the Plan. One of these, in section 2.4.2 of the Plan, states as follows:

"f) to accommodate new development only where it respects or otherwise complements the prevailing low profile (one to two and one-half storey) and heritage character of existing buildings and structures within the District and does not adversely affect the cultural heritage character of the District."

As stated above, the intended separation between the existing and proposed dwellings is only one of many criteria that would define compatibility, and is not considered a major factor in this discussion. It is suggested that the design, massing and materiality of the new home are more significant criteria for evaluating impact. In this respect, we are not privy to the footprint, height, bulk or building materials proposed for the new house.

Finally, section 7.0 of the Plan provides seven specific design guidelines for infill development projects. Policy a) states that *"new freestanding construction will be required to be compatible with the heritage character and attributes of adjacent heritage properties and the cultural heritage value of the District."* The remaining guidelines elaborate on this policy by listing specific architectural features that will be required for infill construction, including heights, massing, setback, building scale, roof pitches, exterior materials, facades, roof forms, windows and entrance doors and views. In

addition, policy b) states that *"new construction shall be a product of its time and not pretend to be historic by incorporating historic detail that is inappropriate in contemporary construction"*.

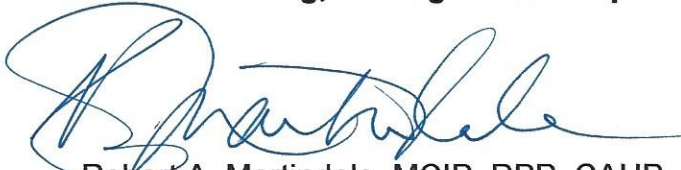
It is noted that setbacks are mentioned as only one consideration in a long list of design attributes that new construction should incorporate. Notwithstanding that the intended side yards are no doubt less than the average in the District, the compatibility of the new dwelling can be ensured by paying close attention to the rest of the factors outlined above.

c) Conclusion

In the absence of a proposed site plan and elevations for the new dwelling, I have reviewed the proposed side yards resulting from the severance in light of the character of the immediately surrounding neighbourhood (most of which is located outside the Heritage District) and the relevant provisions of the George Street Heritage Conservation District Plan. It is my conclusion that the proposed 3.2 m separation between dwellings will not detract from the heritage attributes of the District or violate any of the goals, objectives or design guidelines contained in the Plan. Through careful attention to design details such as height, massing, bulk and materiality, any adverse impacts can be avoided so that the new dwelling fits in well with its surroundings.

Yours very truly,

MARTINDALE PLANNING SERVICES
Urban Planning, Heritage & Development Consultants

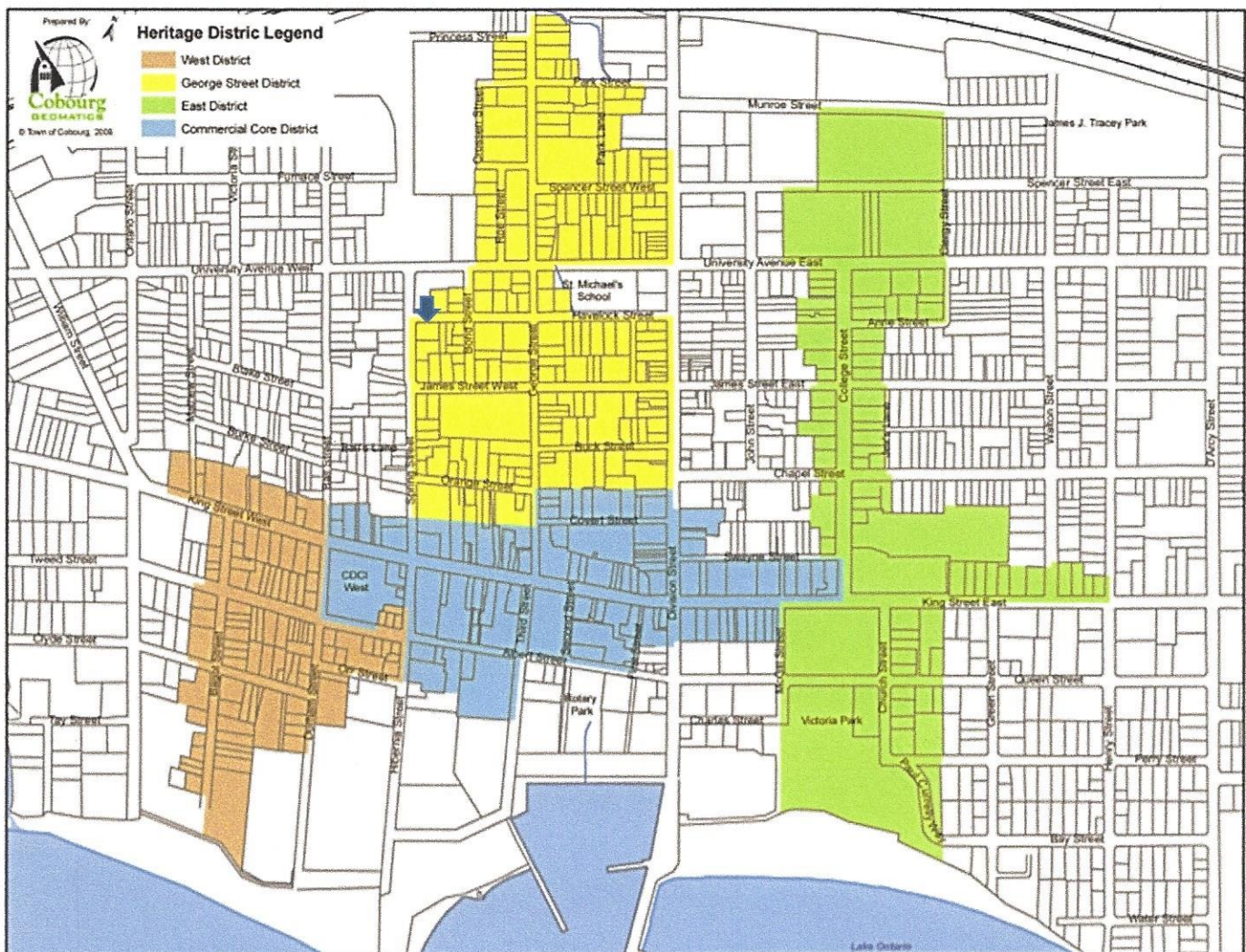



Robert A. Martindale, MCIP, RPP, CAHP
Principal

Town of Cobourg

Heritage Conservation Districts

(George Street HCD shown in yellow,
subject property indicated with blue arrow)



	THE CORPORATION OF THE TOWN OF COBOURG
	COBOURG HERITAGE ADVISORY COMMITTEE
TO:	Brent Larmer, Municipal Clerk/Manager of Legislative Services
FROM:	Adriane Miller, Recording Secretary
MEETING DATE:	November 12, 2020
SUBJECT:	HP-2020-031- 520 William Street Building C (Certo Building)


The following Motion was adopted at the November 12, 2020 Special Cobourg Heritage Advisory Committee Meeting:

Moved by Member N. Beatty

WHEREAS, Heritage and Planning staff has reviewed the proposed building improvements consisting of roof replacement, building stabilization and masonry restoration/rehabilitation work, including all pillars and bond system, for Building “C” (Certo Building) at 520 William Street, and has concluded that the proposed work would generally conform to established Heritage Guidelines and best practices, is consistent with the heritage designation for the subject property and is conducive to retaining an important industrial heritage asset in the community; and,

THEREFORE, it is recommended that Heritage Permit Application HP-2020-031, submitted by Keith Colterman of Historic Carpentry Inc. on behalf of FV Pharma, for the proposed roof replacement, building stabilization and masonry restoration of Building “C” (Certo building) as specified in the engineered design drawings in **Appendix “A”** be approved and implemented subject to the finalization of details by Building and Heritage staff.

CARRIED

 COBOURG	THE CORPORATION OF THE TOWN OF COBOURG	
	STAFF REPORT	
TO:	Cobourg Heritage Advisory Committee	
FROM:	Dave Johnson	
TITLE:	Planner - Heritage	
DATE OF MEETING:	November 12, 2020	
TITLE / SUBJECT:	Roof Replacement and Masonry Restoration Keith Colterman (Historic Carpentry Inc.)/FV Pharma 520 William St. ('Certo' Building)	
REPORT DATE:	November 9, 2020	File #:HP-2020-031

1.0 **STRATEGIC PLAN**

Places: The Town protects, preserves and promotes its natural assets, heritage, arts, culture and tourism.

2.0 **PUBLIC ENGAGEMENT**

The Cobourg Heritage Advisory Committee (CHC) operates in accordance with the Advisory Committee and Local Board Policy and Procedures for municipal boards and committees in the Town of Cobourg.

In general, the CHC is comprised of seven (7) members: one (1) member of Council and six (6) citizen members which reflect the diverse interests of the community.

The agenda for a CHC meeting is prepared and distributed to all committee members and is posted on the Municipal Website at least forty-eight (48) hours in advance of the scheduled meeting date, in an electronic format where possible.

Existing heritage legislation does not prescribe public notification or meetings for approval of alterations to designated properties, however the Cobourg Heritage Master Plan and implementing Heritage Conservation District Plans and associated regulations/guidelines underwent extensive public consultation and engagement prior to their approval. Review and approval of Heritage The CHC also receives public delegations and communications/ correspondence from

citizens in accordance with the Advisory Committee and Local Board Policy and Procedures for municipal boards and committees in the Town of Cobourg. Permits by the Town are undertaken within the context of these documents.

The CHC receives public delegations and communications/correspondence from citizens in accordance with the Advisory Committee and Local Board Policy and Procedures for municipal boards and committees in the Town of Cobourg.

30 **RECOMMENDATION**

WHEREAS, Heritage and Planning staff has reviewed the proposed building improvements consisting of roof replacement, building stabilization and masonry restoration/rehabilitation work, including all pillars and bond system, for Building “C” (Certo Building) at 520 William Street, and has concluded that the proposed work would generally conform to established Heritage Guidelines and best practices, is consistent with the heritage designation for the subject property and is conducive to retaining an important industrial heritage asset in the community; and,

THEREFORE, it is recommended that Heritage Permit Application HP-2020-031, submitted by Keith Colterman of Historic Carpentry Inc. on behalf of FV Pharma, for the proposed roof replacement, building stabilization and masonry restoration of Building “C” (Certo building) as specified in the engineered design drawings in **Appendix “A”** be approved and implemented subject to the finalization of details by Building and Heritage staff.

4.0 **ORIGIN**

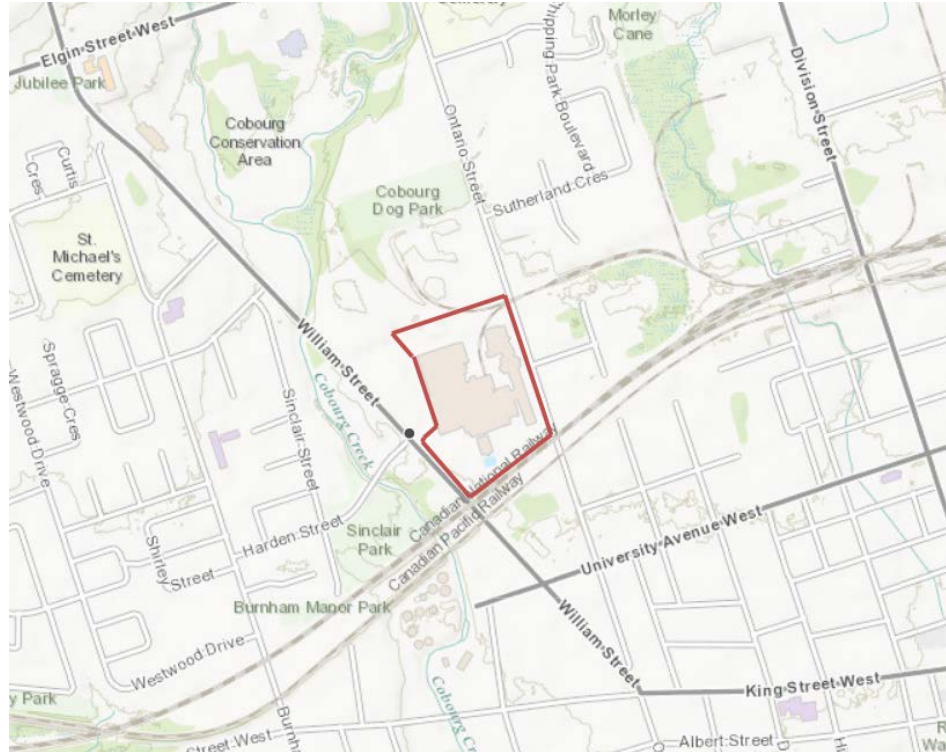
An application for a Heritage Permit was submitted on Thursday, November 5th, 2020 by Keith Colterman, Historic Carpentry Inc., on behalf of FV Pharma to replace the collapsed roof and façade masonry restoration including all pillars and bond system to the historic structure known as the Certo Building (Building “C”) at 520 William Street.

The subject property is designated under Part IV of the Ontario Heritage Act by By-law 092-2017. In accordance with the requirements of the Ontario Heritage Act, the deadline for Council to respond to the Heritage Permit Application is Wednesday February 3rd, 2021.

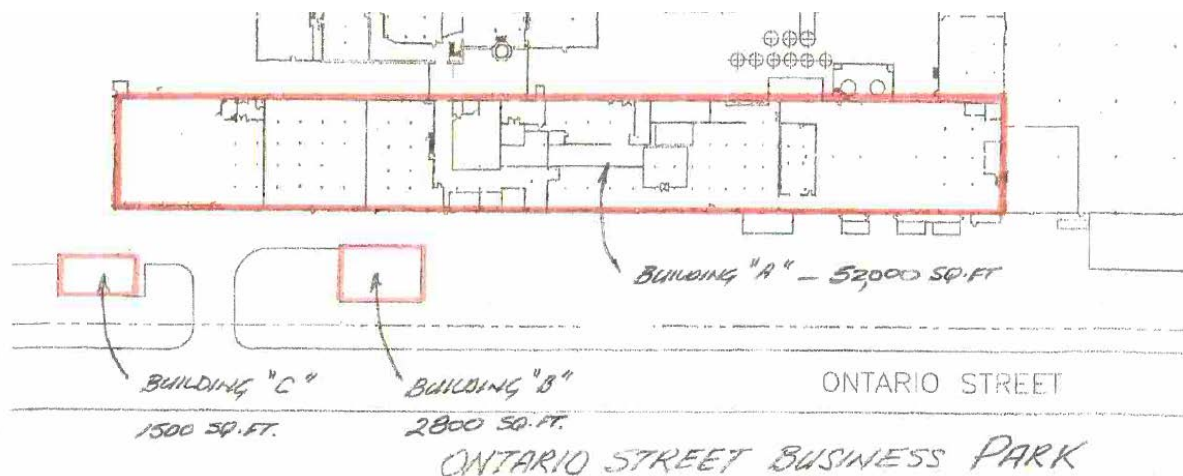
5.0 **BACKGROUND**

Geographic and Historic Context

The subject property at 520 William Street is located north of the CN/CP railway tracks, east of William Street, west of Ontario Street, and south of the future extension of Kerr Street. The site includes a 55, 740 sq. m. (approx. 599,980 sq. ft.) industrial building visible from William Street, and a number of historic buildings along Ontario Street (known as Buildings “A”, “B” and “C”).



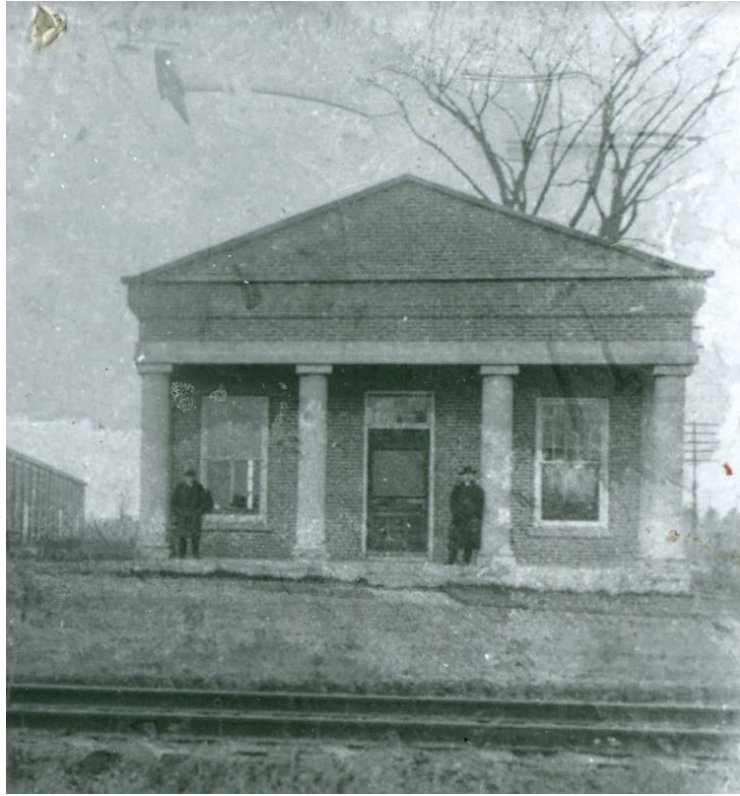
Above: The subject property at 520 William Street is outlined in red.



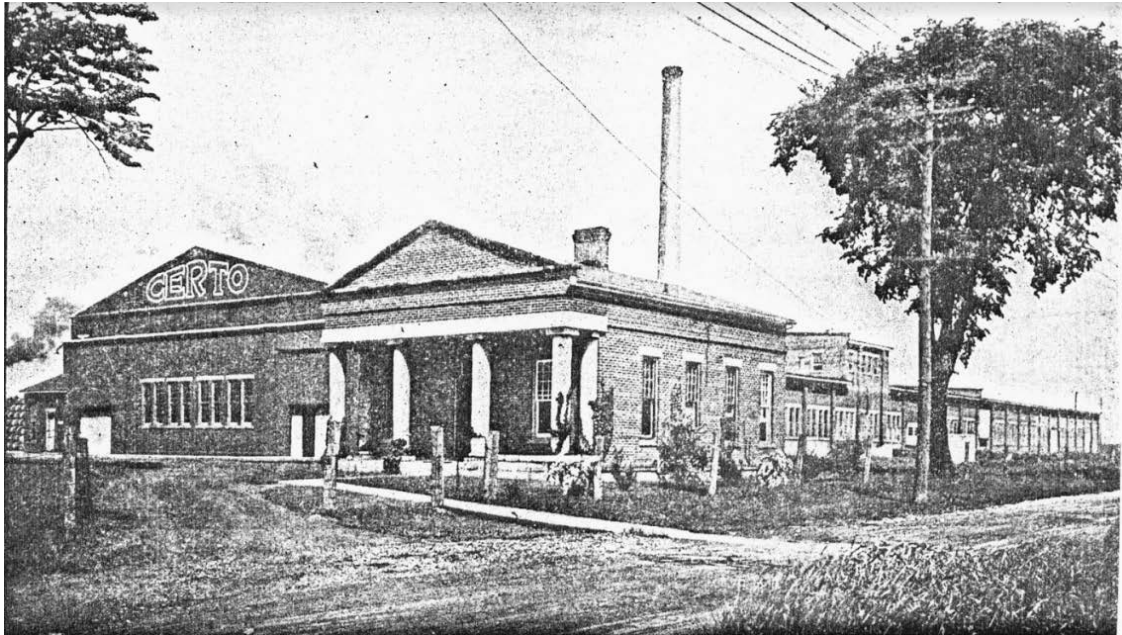
Above: For reference, Buildings "A", "B", and "C" are identified in the above diagram. These labels are assigned to facilitate discussion of the property and are consistently used when describing the three historic buildings on the subject property that front on Ontario Street. The building referenced in this Report is identified as Building "C" (also commonly referred to as the "Certo" building).

The buildings and structures at 520 William Street are associated with the Douglas Pectin Company where Certo was manufactured, and General Foods and Kraft Canada, which was a major food employer and was integrated within civic and economic life in the Town of Cobourg for almost a century. According to the heritage

designation description, Building "C" is of neoclassical design, with a four column portico and pediment on the south façade, and red brick cladding.



Above: Building "C" was constructed in 1909 as an administrative office. It is pictured here sometime in the early twentieth century.



Above: The subject property, as seen from Ontario Street with Building "C" in the foreground, in the 1920s.



Above: The historic buildings that front on Ontario Street are landmarks in the area and define the character of the Ontario Street frontage of the property. In the foreground of the picture is Building "C" (Certo).



Above: Building "C" (ca. 1909) is a Greek Revival style building.

Timeline of Relevant Events

➤ Spring 2010: Concurrent Planning Act applications considered

The conservation of heritage resources on the subject property first arose during the consideration of two separate but concurrent applications for the subject property in the Spring of 2010.

An application to amend the Zoning By-law (File Number Z-05-10) was submitted by a previous owner for the purpose of changing the General Industrial (GM) Zone category applicable to the southern portion of the property to permit a broader range of land uses at the existing Cobourg Innovation Centre facility.

An application for consent to sever (File Number B-02/10) the property at 520 William Street was also submitted for the purpose of severing a 1.4 ha. parcel of land with 49 m of frontage on Elgin Street West, and merging it with the adjacent YMCA property on Elgin Street West.

On reviewing these applications, Heritage Planning staff identified, in particular, the older, historic industrial buildings along Ontario Street as being of potential heritage value or interest, and it was suggested that the two outbuildings (Building “B” and Building “C”, ca. 1909) and the primary “Certo” industrial plant (Building “A”, ca. 1909) be added as Listed properties on the municipal Heritage Register. The proposal for the property was well-received by the CHC and the following two motions were carried at this meeting:

a) Severance Application

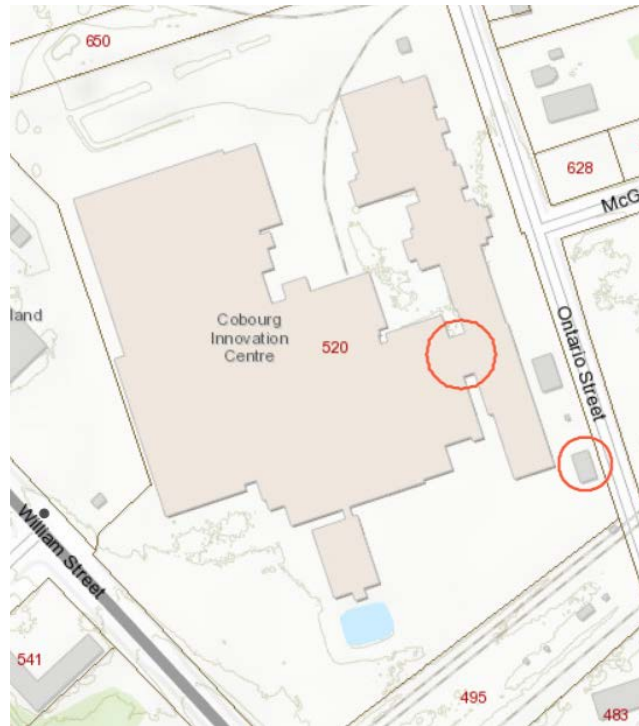
“That Committee supports staff’s recommendation that the Committee of Adjustment consider as a condition of approval for severance that the owner of 520 William Street provide a letter indicating support for inclusion of 520 William Street on the Town’s Heritage Register of Properties of Cultural or Heritage Value (but Not Designated).”

b) Rezoning Application

“Cobourg Heritage Committee is in favour of the rezoning application as proposed by Cobourg Innovation Centre and look forward to working with the applicant in addressing the Heritage Component of the development.”

➤ June 13, 2011: Demolition Permit

A Demolition Permit application by a previous owner was received by the Building Department on June 13, 2011, which included the demolition of the southern outbuilding known as Building “C”, and the removal of a portion of a building connecting Building “A” (the larger historic industrial Certo building) to the newer industrial building complex to the west.



Above: The areas circled in red indicate the outbuilding (Building “C”) and the connection between Building “A” and the modern building complex to the west, that were subject to the application for a Demolition Permit.

Furthermore, conversations and correspondence occurred between the Chief Building Official and the agent for the previous owner of the property regarding the demolition process, applicable fees, and the permit status.

While the application for a Demolition Permit was for one outbuilding (Building “C”) and one building connection/structure only, Heritage Planning staff recognized that there were no protections in place and that the entire complex was vulnerable to significant alterations and/or demolition. Based on Heritage Planning staff’s review, the subject property met the prescribed criteria for designation outlined in O. Reg 9/06, and staff were sufficiently concerned at this turn of events to propose that a Notice of Intention to Designate the historic Certo industrial complex be brought to the Cobourg Heritage Advisory Committee (CHC) and municipal Council for consideration.

The following motion was carried at the June 15, 2011 meeting of the CHC:

“That CHC support the Notice of Intention to Designate – 520 William Street.”

➤ June 20, 2011: Notice of Intention to Designate

The CHC's support for the designation of the subject property was considered by the Committee of the Whole, and subsequently the following motion was carried at the regular Council meeting on June 20, 2011:

"WHEREAS the Committee of the Whole has considered a memo from the Secretary, Cobourg Heritage Committee regarding a Notice to Designate property located at 520 William Street, Cobourg (Old Certo Industrial Building);

NOW THEREFORE BE IT RESOLVED that Council authorize that the notice of intention to designate be issued under Section 29, Part IV of the Ontario Heritage Act, for the Certo Industrial Building and associated accessory buildings including the Certo Office located at 520 William Street, Cobourg."

In accordance with the procedure outlined in the Ontario Heritage Act, the Notice of Intention to designate was subsequently published in the local paper, and served upon the property owner and the Ontario Heritage Trust.

➤ July 2011: Objection to Notice of Intention to Designate

As provided for in the Ontario Heritage Act, the previous owner filed an objection to the designation of the subject property. The agent for the owner presented a delegation to the Committee of the Whole on July 11, 2011 in which he outlined several points in response to the Notice of Intention to Designate.

The presentation included mention of the owner's commitment to retain a heritage professional to prepare appropriate plans for the Ontario Street frontage of the property. Further, it was communicated that the owner had no current plans for Building "C" and would commit to make no alterations without consultation with the Town. He requested that Council consider the owner's objective of creating an industrial space that is viable for tenants and will provide business and employment opportunities.

The formal objection to the Notice of Intention to Designate the subject property was dated July 22, 2011.

➤ 2011 – 2013: Conservation Review Board

The matter was duly referred to the Conservation Review Board (CRB) for a hearing, and Town staff forwarded the required materials to the CRB on October 14, 2011.

The CRB is an adjudicative tribunal that hears disputes on matters relating to the protection of properties of cultural heritage value or interest. As an independent and quasi-judicial body, the CRB mediates and conducts formal hearings around issues such as objections to heritage designations, alterations to heritage properties, and alterations or repeals of designating by-laws.

Through the pre-hearing process and mediation efforts, the CRB attempts to facilitate a settlement of the dispute. Should a settlement not be achieved, the matter proceeds to a hearing. After the hearing, the CRB provides a recommendation on the matter to municipal Council. The final decision on the matter lies with Council, as the recommendation of the CRB is not binding.

Ensuing discussion between the Town of Cobourg and the previous owner resulted in a settlement of the matter that included the development of a comprehensive Rehabilitation Plan for Building “A”.

➤ October 15, 2013: Rehabilitation Plan for Building “A” and Listing of the Property on the Municipal Heritage Register

At the time, there was no mechanism in place to protect the building, nor was there a plan to address future improvements or long term maintenance. The preparation of the Rehabilitation Plan was identified as a means to resolve the issue and avoid a potentially costly hearing at the CRB. The Rehabilitation Plan for the Cobourg Innovation Centre -- Building “A” was developed by Terry Foord, Architect, on behalf of Mr. Mark King, agent for the previous owner of the Cobourg Innovation Centre at 520 William Street, in cooperation with Town of Cobourg Planning staff.

The purpose of the Rehabilitation Plan is to describe the restoration work that was completed to date and to provide a comprehensive set of standards for ongoing maintenance, restoration, and adaptive reuse of Building “A”.

The Plan allows for specific modifications to the building to accommodate new tenants and provides standards for the maintenance and restoration of the character-defining heritage elements of the building. Any future modifications and additions to the building not specifically outlined in the Rehabilitation Plan are subject to the existing development agreement and municipal approval.

The Rehabilitation Plan was reviewed and commented on by the CHC at their February 20, 2013 meeting. The Rehabilitation Plan was also reviewed in detail by planning staff and, following numerous discussions with Mr. King and the architect, the Plan was finalized.

The Rehabilitation Plan was considered at the Committee of the Whole meeting on October 7, 2013. It was accompanied by a report from Planning staff which recommended that the Rehabilitation Plan be registered on title, within a contractual Development Agreement pursuant to the Planning Act, combined with the Listing of the property on the municipal Heritage Register pursuant to the Ontario Heritage Act. It was suggested that these tools would collectively form an appropriate level of regulatory control over the future adaptive re-use, maintenance and restoration of this important historic industrial complex. Listing the property on the Heritage

Register would protect the building from demolition for 60 days until a formal decision on designation could occur.

The following motion was carried at the Council meeting on October 15, 2013:

WHEREAS the Committee of the Whole has considered a report from the Secretary, Cobourg Heritage Committee regarding the Cobourg Innovation Centre Rehabilitation Plan;

NOW THEREFORE BE IT RESOLVED that Council endorse the comments of the Cobourg Heritage Committee and approve the Cobourg Innovation Centre Building 'A' Rehabilitation Plan subject to the following conditions:

- 1. That the property located at 520 William Street, Cobourg be listed on the Municipal Register of properties with 'Cultural Heritage Value or Interest';*
- 2. That the 'Rehabilitation Plan' form part of a registered development plan agreement;*
- 3. A Rehabilitation Plan approved by the Municipality, or designation under the Ontario Heritage Act, shall be required before any alterations are made to Building 'C';*
- 4. Subject to the implementation of the above, that the Notice of Intent to Designate the property known municipally as 520 William Street, Cobourg be withdrawn by the Municipality.*

➤ November 12, 2013: Amending Development Agreement

The owner had previously entered into a Development Agreement with the Municipality that was registered on December 7, 2010 to address a number of re-development and renovation conditions associated with the entire industrial complex. Further to the settlement that was reached between the owner and the Municipality with regards to the Notice of Intention to Designate (2011), both parties agreed to amend the existing Agreement. As such, an Amending Agreement was signed, sealed and delivered on November 12, 2013 and registered on title on November 27, 2013. The Development Agreement, as amended, is binding on all successive owners and assigns.

The Amending Agreement includes an acknowledgement by the owner that the Municipality is not precluded from exercising any and all rights under the Ontario Heritage Act with respect to the owner's lands.

The Amending Agreement added the following applicable clauses to the existing Agreement:

(q) The Owner covenants and agrees that no construction, demolition, maintenance, renovation, rehabilitation, alteration, modification,

addition, improvement or change whatsoever shall occur to Building 'C' as shown on Schedule "B" to this Agreement until a Rehabilitation Plan is prepared by a qualified architect and approved in writing by the Council of the Municipality. Notwithstanding the foregoing, the Director of Planning & Development may, upon the submission of detailed information by the Owner and at his/her sole discretion, approve such works to Building 'C' that are deemed to be of a minor nature (ie: general maintenance, repair) and would not substantially alter or affect the heritage attributes of the building.

(r) The Owner acknowledges and agrees that any attempt to demolish or seek to demolish Buildings 'A', 'B' and/or 'C' on the Subject Lands may result in the Municipality issuing a Notice of Intent to Designate.

Similar clauses also exist within the Agreement with respect to Buildings "A" and "B".

➤ November 14, 2013: Owner withdraws objection

Based on the settlement reached between the parties, and the Town's commitment to withdrawing the Notice of Intention to Designate (per the motion carried at October 15, 2013 Council meeting), the owner indicated in writing that the objection to the intention to designate the property is being withdrawn.

➤ December 2, 2013: Withdrawal of Intention to Designate

As per Council's direction, the Town of Cobourg formally withdrew the Notice of Intention to Designate the property known as 520 William Street. In a letter dated December 3, 2013, the Conservation Review Board acknowledged that the owner had withdrawn their objection, and that the Town had withdrawn the Notice of Intention to Designate the property. As there were no outstanding objections to the matter, the file was closed by the CRB.

➤ 2012 – 2014: ACO partnership proposal

The Architectural Conservancy of Ontario (ACO) Cobourg Branch brought forward a proposal for a partnership between their organization and a local heritage mason who would become the main tenant of Building "C" under the ownership of the ACO and would contribute to its restoration in lieu of rent.

The proposal sought to address maintenance and repair requirements identified at Building "C", including roof replacement, asbestos removal, and masonry restoration. The opportunity for landscaping and interpretive panels was also discussed, as was the long-term full restoration of the building and the possible creation of community meeting/workshop space.

Ongoing discussions between the property owner, the mason, ACO Cobourg branch, Town staff and the Mayor explored the various aspects of the proposal's

feasibility. The proposal was never realized, and the idea was abandoned in January 2014.

➤ November 24, 2016: Property Standards Complaint; followed by March 21, 2017: Order to Remedy

A written complaint was submitted to the municipality on November 24, 2016, raising concern about the condition of the roof and masonry of Building “C”. An investigation was conducted by the Chief Building Official and an Order to Remedy was issued for the property on March 21st, 2017 to address non-compliance with the Town of Cobourg’s Property Standards By-law 18-99, as amended.

The Order to Remedy described the deficiencies identified in relation to the Property Standards By-law 18-99 as amended, and required the following scope of work be undertaken:

DESCRIPTION	REPAIR REQUIRED
Roof is sagging and shows signs of leaking into building.	Restore, repair or replace roof structure and make water tight.
Brick work on exterior walls and south gable end parapet wall has cracks, broken masonry units and loose mortar.	Restore, repair or replace brick work.
Columns and concrete above columns have several large cracks.	Restore, repair or replace columns and concrete above.

➤ August 15, 2017: Engineer’s Report; followed by September 11, 2017: Request to Demolish Building ‘C’

Subsequently, the previous owner of the property commissioned Pichler Engineering to prepare a structural review and assessment of the subject building. The report accompanied a written request to demolish Building ‘C’ that was received by Building and Planning staff on September 11, 2017. The matter was included on the Agenda for the Council meeting on September 18, 2017, at which point the matter was referred to the CHC for a recommendation.

➤ December 11, 2017: Designation By-law Passed by Cobourg Council Building ‘C’

Subsequently, various parties spoke to both CHC and Council about the matter both from the heritage community and the property owners. CHC passed a Motion at their

October 11th, 2017 to designate the historic buildings on the subject property, and Council subsequently passed By-law No. 92-2017 designating the subject property (specifically, Buildings “A”, “B” and “C”) under Part IV of the Heritage Act on December 11th, 2017.

➤ December 12, 2019: Heritage Permit (staff approval) – HP-2019-073 Building ‘C’

In December of 2019, a Heritage Permit was issued to FV Pharma for the following work on Building “C” as per a Rehabilitation Plan prepared by Pichler Engineering on behalf of FV Pharma:

- 1) removal of north and south HVAC unit and the failing roof structure to avoid collapse;
- 2) Cover roof with a weighted tarp to protect through the winter season;
- 3) bracing of south parapet wall, if necessary, to maintain structural integrity and prevent collapse; and,
- 4) all of the above under the supervision of the consulting engineer.

➤ March, 2020: Structure failure, front (south) parapet wall collapse

Despite the supervision of the project by the consulting engineer and numerous reminders by Building and Planning staff to ensure that the south gable/parapet wall was braced and protected, the structure collapsed (see image below).



Above: Photo of Building “C” taken March 20, 2020

Shortly after the collapse, Building and Planning staff met a number of times with the owner and its representatives to develop a methodical plan to stabilize the building and address restoration/rehabilitation of the roof and gable wall.

In the Spring of 2020, FV Pharma attempted to obtain quotes for the restoration of the south gable wall and roof of Building “C”, however this was complicated by the COVID-19 pandemic. In the Summer of 2020, the owner retained Historic Carpentry Inc. to prepare the requisite plans to submit for approval and undertake the necessary work.

The current Heritage Permit application addresses the structure failure and proposes to replace the roof structure, stabilize the building and restore/rehabilitate the masonry façade of Building “C”, including the pillars, bond beam system, eaves trough, fascia and soffit (refer to **Appendix “A”** attached).

6.0 **ANALYSIS**

This Heritage Permit application purposes to re-construct a new roof system, stabilize the walls and restore all masonry including all pillars and the bond system. The Heritage Permit application was received on Thursday November 5, 2020. A copy of the engineered design drawings prepared by Residential Drafting Services (and stamped by a professional engineer) is affixed to this Report as **Appendix “A”**.

Roof

A new roof system will be installed, which will also include the soffit, fascia, and eaves trough systems, which all will be aluminum. The new roof will be an engineered truss system that will replace the former existing rafter framed roof. The new roof will be sheathed with black asphalt shingles and will have a continuous ridge vent at the peak. The eaves trough is being designed to appropriately direct water away from the building. Temporary interior shoring will be erected in order to protect the walls while the roof is being replaced.

Masonry

All façade masonry (red brick) will be restored including the pillars and bond beam system. The bond beam system will be engineered precast. The front gable wall will also be restored as part of this restoration. Engineered scaffolding will be erected around the columns for shoring of the columns and the interior of the building will feature wall stabilizing cross-beams.

Building and Planning Staff is pleased that after many years of advocacy (more than a decade) by the Municipality and others that this important industrial heritage resource in the Town of Cobourg will be appropriately conserved.

7.0 **FINANCIAL IMPLICATIONS/STAFFING/BUDGET IMPACT**

There are no anticipated financial implications on the Municipality as a result of the approval of this Heritage Permit application.

8.0 **CONCLUSION**

Overall, the applicant is proposing to restore the exterior form of Building "C" close to (or better than) pre-existing conditions, including maintaining proportions, colour and massing as well as stabilizing and weather-proofing the structure. It is my opinion that the proposed rehabilitation works consisting of roof replacement, structural stabilization and masonry restoration are in general conformity with established Heritage Guidelines and best practices, are consistent with the heritage attributes identified under the site specific designation Part IV under the Ontario Heritage Act, and conserve an important industrial heritage building in the community.

9.0 **ATTACHMENTS**

Appendix A - Drawings prepared by Residential Drafting Services.

10.0 **AUTHORIZATION/SIGNATURES**

Report Prepared By:



Dave Johnson
Planner I - Heritage

Approved By:

Rob Franklin, MCIP, RPP
Manager, Planning Services



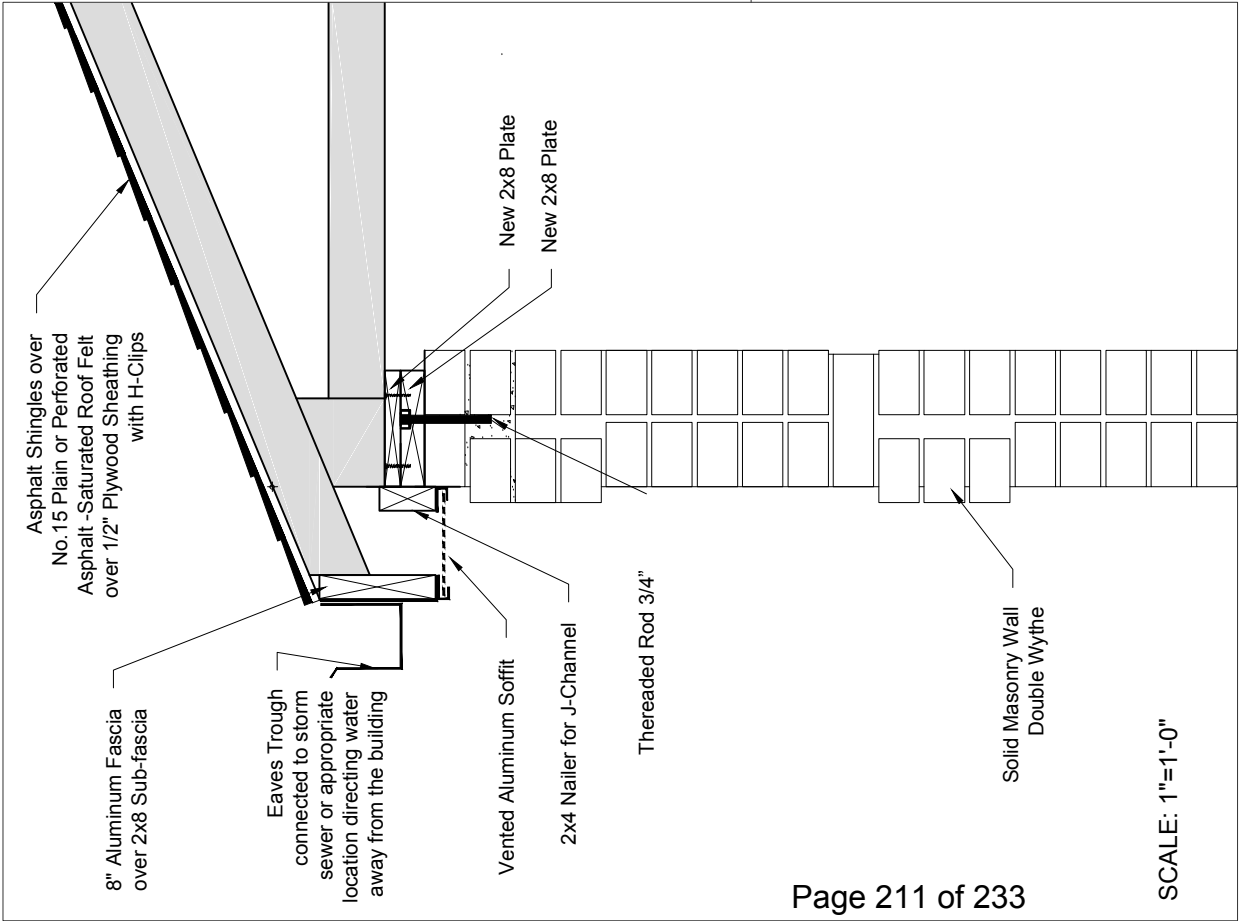
Dave Hancock, C.P.S.O
Chief Building Official



Glenn J. McGlashon, MCIP, RPP
Director of Planning & Development



APPENDIX “A”



GENERAL REQUIREMENTS:

- USE ONLY THE LATEST ISSUES OF ANY GOVERNMENT CODES, STANDARDS, OR REGULATIONS MENTIONED IN THE FOLLOWING NOTES.
- EXCEPT WHERE NOTED OTHERWISE, PROVIDE ALL MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH THE REQUIREMENTS OF THE ONTARIO BUILDING CODE (OBC) AND ITS LATEST REGULATIONS.
- CHECK ALL DIMENSIONS, LEVELS, AND ELEVATIONS PROVIDED BY THE STRUCTURAL DRAWINGS WITH OTHER CONTRACT DOCUMENTS AND REPORT ANY INCONSISTENCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
- FOR ALL CONTRACT DRAWINGS IN CONFORMANCE WITH SPECIFICATIONS AND OTHER CONTRACT DRAWINGS.
- SPECIFIC NOTES AND DETAILS SHOWN ON THE STRUCTURAL DRAWINGS TAKE PRECEDENCE OVER THE GENERAL NOTES AND TYPICAL DETAILS.
- COORDINATE WITH ALL OTHER TRADES WHERE SUCH TRADES AFFECT THE STRUCTURE.
- THE STRUCTURAL DESIGN OF THE BUILDING IS BASED ON THE FULL INTERACTION OF ALL ITS COMPONENT PARTS. NO PROVISIONS HAVE BEEN MADE FOR CONDITIONS OCCURRING DURING CONSTRUCTION. MAKE ADEQUATE PROVISIONS FOR THE PROTECTION OF THE STRUCTURE FROM COLLAPSE DURING ALL PHASES OF SHORING TO KEEP THE STRUCTURE PLUMB AND LEVEL DURING ALL PHASES OF THE WORK.
- NO HOLES, OTHER THAN THOSE APPROVED BY THE ENGINEER, WILL BE PERMITTED THROUGH STRUCTURAL MEMBERS.
- CONTRACTOR SHALL CROSS CHECK ALL STRUCTURAL DRAWINGS AND DIMENSIONS WITH ARCHITECTURAL DRAWING.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN SITE.
- CONTRACTOR SHALL CONSIDER AND PERFORM ALL SAFETY MEASURES TO PROTECT LABORERS AND PUBLIC.
- CONTRACTOR SHALL VERIFY ALL OPENING SIZES.
- NOTES AND DETAIL DRAWINGS TAKE PRECEDENCE OVER GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS.
- CONTRACTOR SHALL CONSTRUCT IMMEDIATELY BEFORE PROGRESS, IN CASE OF ANY UNUSUAL CONSTRUCTION CONDITION THAT JEOPARDIZE SAFETY OF LABOR AND/OR PUBLIC, AT THE TIME AND/OR IN FUTURE.
- IN CASE OF EXISTENCE OF DISCREPANCIES BETWEEN THE PROJECT SPECIFICATIONS AND THE GENERAL STRUCTURAL NOTES, THE MOST CONSERVATIVE SPECIFICATION SHALL GOVERN UNLESS OTHERWISE NOTED. THIS DOES NOT BE A BASIS FOR CONTRACTOR FAILURE OR ANY BACK CHARGE OR ADDITIONAL CLAIM.

LG65 ELEMENTS BY OTHERS

DESIGN LOADS:

IMPORTANCE FACTOR, IE:	1
ROOF DEAD LOAD:	1.0KPa
ROOF LIVE LOAD:	1.0KPa
SNOW LOAD:	1.36KPa
EQUIPMENT ROOF DEAD LOAD:	0.2KPa
WALL DEAD LOAD:	0.1KPa
WIND LOAD:	0.51KPa
EARTH QUAKE:	0.1KPa
LOCATION:	COBBOURG, ONTARIO
SII(0.2):	0.179
SII(0.5):	0.106
SII(1.0):	0.059
SII(2.0):	0.03
PGA:	0.113
SITE CLASS:	D
MATERIAL:	BRICK
SYSTEM:	WALLS

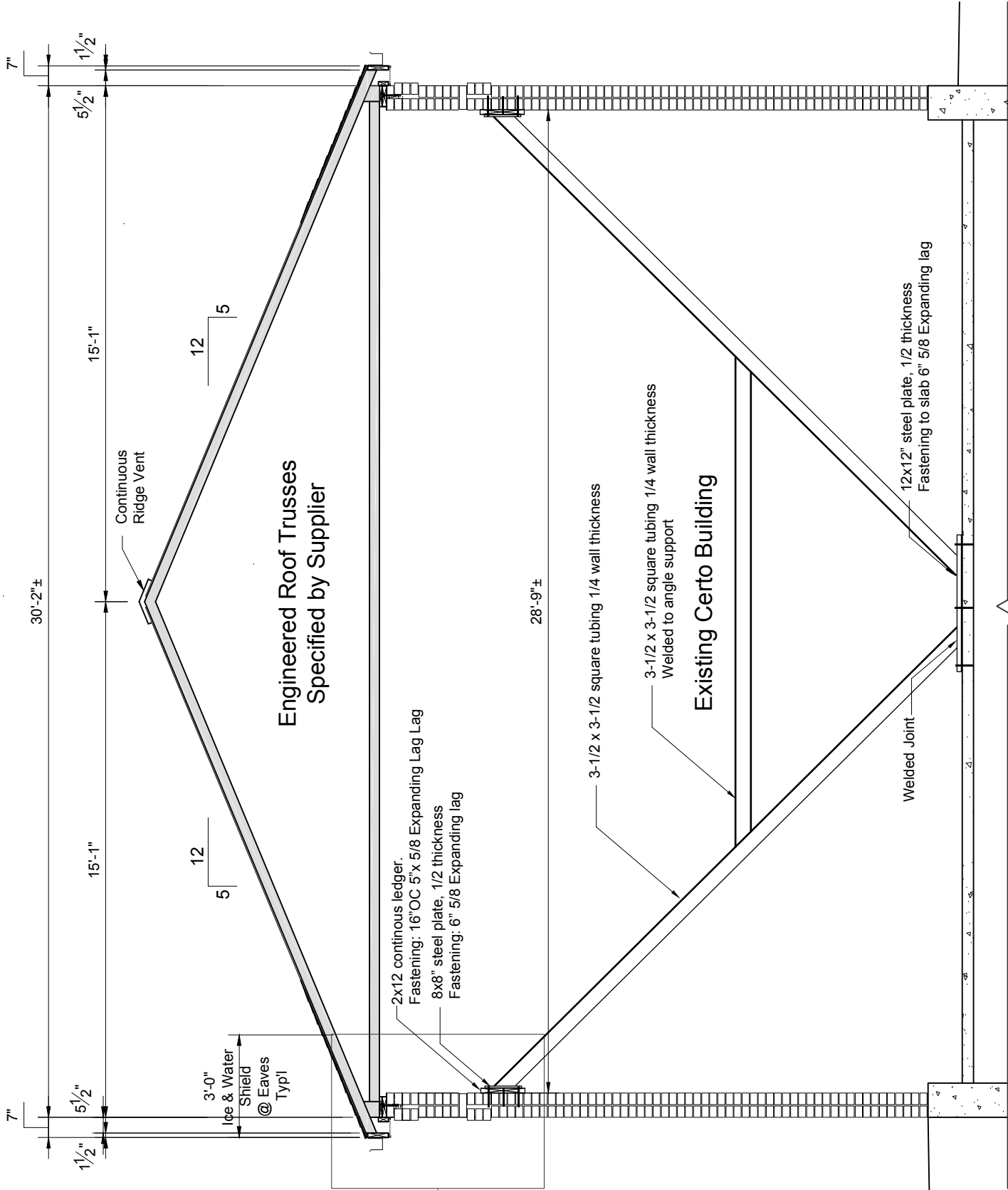
TEMPORARY SHORING AND BRACING NOTES:

- THE CONTRACTOR IS RESPONSIBLE FOR THE STRENGTH, SAFETY, AND STABILITY OF THE NEW AND EXISTING STRUCTURE DURING CONSTRUCTION AND SHALL PROVIDE TEMPORARY SHORING, BRACING AND OTHER ELEMENTS REQUIRED TO MAINTAIN STABILITY, UNTIL THE STRUCTURE IS COMPLETE.
- IT IS CONTRACTOR'S RESPONSIBILITY TO BE FAMILIAR WITH THE WORK REQUIRED IN THE CONSTRUCTION DOCUMENTS AND THE REQUIREMENTS FOR EXECUTING IT PROPERLY.
- THE CONTRACTOR SHALL AT THIS DISCRETION EMPLOY A REGISTERED PROFESSIONAL ENGINEER FOR THE DESIGN OF ANY TEMPORARY BRACING AND SHORING.

NOTES:
1- CONTRACTOR IS RESPONSIBLE TO PROVIDE SHOP DRAWINGS FOR ENGINEER REVIEW BEFORE CONSTRUCTION.
2- FOR DIMENSIONS AND INSTALLATION DETAILS, REFER TO SHOP DRAWINGS.

Section A

SCALE: 1/4"=1'-0"



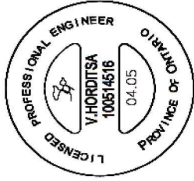
NOTES:

Plans for the replacement of a existing rafter framed roof and ceiling with Engineered Trusses.

Contractor to verify all measures.

All lumber used shall be SPF#1,2 or better unless noted otherwise.

Attachment of roof trusses to sill plate requires min 3 - 3 1/4" nails toe nailed at each truss to sill contact.



RESIDENTIAL DRAFTING SERVICES

158 NORTH SHORE ROAD, GRAFTON, ON K0K 2G0
289 251 4144
ellen@residentialdrafting.ca

These drawings and specifications are confidential and proprietary and shall remain the sole property of Residential Drafting Services, which is the owner of the copyright of this Work. These drawings and specifications may not be reproduced (in whole or in part), altered, shared with third parties or used in any manner on other projects or extensions to this project without the express written consent of Residential Drafting Services, and are not to be used for construction unless signed by the Designer.

Examine the drawings carefully before commencing the Work. Report any discrepancies to the Designer and obtain clarification of additional instructions before proceeding with that part of the Work.

Do not commence the Work unless the drawing is Issued For Construction.

Do not scale drawings

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents. See Schedule 1: Designer Information sheet for scope of work.

Qualified Designer:

ELLEN ABRAMCZYK, B.C.I.N. - 28276

Registered Firm:

RESIDENTIAL DRAFTING SERVICES, B.C.I.N. - 33083


3	Revised Permit Issue	18/03/20
2	Permit Issue	29/09/19
1	Preliminary Issue	27/09/19
NO.	DESCRIPTION:	DATE:

CLIENT:	FSD Pharma Inc. 520 William Street 'Certo Building' Cobourg, ON
DESIGNER:	Ellen Abramczyk B.C.I.N. 28276

SITE:	520 William Street 'Certo Building' Cobourg, ON
-------	---

TITLE:	Section , Detail
--------	------------------

SCALE:	As Shown	DATE:	9/25/19
PROJECT NO:	19228	SHEET NO:	A-2
REVISION:		REVISION:	1

 COBOURG	THE CORPORATION OF THE TOWN OF COBOURG	
	STAFF REPORT	
TO:	Mayor and Council	
FROM:	Laurie Wills	
TITLE:	Director of Public Works	
DATE OF MEETING:	November 16, 2020	
TITLE / SUBJECT:	Staff Working Group for Responding to Technical Road Safety Matters	
REPORT DATE:	November 4, 2020	File #:

1.0 STRATEGIC PLAN

N/A

2.0 PUBLIC ENGAGEMENT

N/A

3.0 RECOMMENDATION

That Council Authorize the Municipal Clerk to initiate a Staff working group for reviewing and responding to technical road safety related matters (Road Safety Response Team) and further that Council adopt the Terms of Reference as attached.

4.0 ORIGIN

Public concerns and comments received by staff and members of Council regarding road safety related issues such as speeding, parking, intersection safety, pedestrian crossings, etc.

5.0 BACKGROUND

Both Municipal Councillors, Public Works and the Police Service frequently receive concerns, questions and suggestions from members of the community in relation to technical road safety matters. These concerns range from speeding, no stopping, parking, decreased speed limit requests and the like.

In order to respond fully to these concerns, the correspondence must be shared with the correct department(s) in order to ensure that all aspects of the concern has been considered and addressed appropriately and that the person is responded to in a timely manner. In order to do this with any consistency, it is critical that there is a formal process and procedure in place to receive, investigate, and respond to road safety matters.

Ultimately the goal of the Response Team will be to streamline a response to road safety concerns as currently there is confusion as to where or who these complaints should be directed and there is risk that concerns get over looked or decisions are made without consulting with all of the affected departments. Communication with the concerned citizen can also become convoluted when a request is forwarded to several departments and potentially not copied on the response. With a centralized Response Team email address in place, members of Council and Staff can now advise citizens to prepare a detailed written summary of their concern and submit it directly to the Response Team email address and there is no further action required of the that Council or Staff member. Council deputations can also be received for information and be deferred to the Response Team for their action, saving staff resources from having to report back to Council on the resolution unless there is a recommended action from the Response Team.

6.0 ANALYSIS

Staff are proposing that an internal working group be formed that would be made up of representatives from Police, Public Works (Roads and Parking), and Legislative Services and other departments depending on the issue at hand. The process is expected to be as follows:

- ✓ Concerns raised from a citizen in relation to road safety, speeding, changes to road speed limits, parking, etc. would be required to be submitted in writing to an assigned Town email address (ie. Roadsafety@cobourg.ca).
- ✓ All concerns will be received and forwarded to the agenda for the next scheduled meeting date. The schedule is important as the citizen will be informed of when the matter will be discussed. The schedule is also important to allow sufficient time for each impacted department to conduct their respective studies/investigation on the subject matter.
- ✓ Each of the concerns will be circulated to the team members who would then perform their respective studies/investigations.
- ✓ Each department brings their findings and reports back to the Response Team for discussion at the next scheduled meeting.
- ✓ The Response Team determines a resolution to the concern.
- ✓ The concerned citizen receives a response back from the Response Team through the Team email address.

Should the resolution be that changes are required/recommended and are strictly operational in nature, Staff will proceed with implementation.

Should the resolution be that changes are required/recommended that require Council approval, the appropriate Staff member will prepare a report to Council detailing the required/recommended change including any budgetary requirements for Council's consideration.

It is expected that the Response Team will be scheduled to meet every 6 weeks so as to permit staff sufficient time between meetings to conduct their required studies in preparation. Additional meetings may also be scheduled in between scheduled meetings should an urgent matter arise.

A new template will also be available on the Town's 'Report a Problem' website whereby road safety related matters will be directly forwarded to the Response Team's email recipient.

The Director of Public Works shall provide an annual report to Council summarizing the statistics of the cases received in the previous year.

7.0 FINANCIAL IMPLICATIONS/BUDGET IMPACT

There is no financial implications associated with the Response Team. Staff are regularly using Zoom to meet remotely which has proven to save a tremendous amount of time rather than physically commuting between Town facilities to meet communally.

Aside from the staffing/departments already mentioned, there may also occasionally be some communication pieces required and a GIS based tracking system will be utilized requiring GIS staff assistance for the initial set up and support.

8.0 CONCLUSION

12.0 AUTHORIZATION/SIGNATURES



Tracey Vaughan
CAO

APPENDIX “A”

SCHEDULE ‘B’ – 4 COUNCIL AND STAFF MEETING GROUPS



Municipal Road Safety Response Team Terms of Reference

Reporting to:	Council
Composition:	Director of Public Works, Chair Manager of Roads & Sewers Engineering and Public Transit Administrator Representative from Legislative Services Representative from Cobourg Police Services Representative from the Planning Department Other staff and agency representatives, as needed
Term of Appointment:	No Term

1.0 Purpose

The mandate of the Road Safety Response Team is to:

- Review road safety related issues as may be identified by a member of Council, as directed by Council, or through written submissions by any member of the public;
- Respond to the inquiry in a timely manner; and
- Present recommendations to Council, as needed.

2.0 Action Plan:

- The Response Team is a technical review team comprised of municipal staff from a variety of disciplines and has no independent authority; its role is to provide recommendations principally to Town

Council or where appropriate to Town Departments respecting technical and operational matters.


- The Response Team shall develop procedures to address the needs of the community and the Corporation.
- All road safety related matters will be circulated to the Response Team members however, only substantive issues will be directed to the Response Team for review; Public Works staff shall address all non-substantive operational issues and requirements directly.
- Concerned citizens shall be permitted to address the Response Team as a delegation, if they choose.
- The Response Team shall provide an annual report to Council summarizing the statistics of the cases reviewed and responded to.

3.0 Staff Support

- Engineering and Public Transit Administrator will provide administrative support for the Response Team.
- GIS Coordinator will provide technical support for the online tracking system of traffic related concerns.
- Communications Manager will provide support related to media releases, as needed.

4.0 Meeting Schedule

- Six (6) week schedule or as required.
- Meeting time to be set by Response Team.

 COBOURG	THE CORPORATION OF THE TOWN OF COBOURG	
	STAFF REPORT	
TO:	Mayor John Henderson and Members of Council	
FROM:	Teresa Behan	
TITLE:	Deputy Director, Community Services Division	
DATE OF MEETING:	November 16, 2020	
TITLE / SUBJECT:	Rotary Harbourfront Park – Outdoor Ice Surface	
REPORT #		File #:

1.0 **STRATEGIC PLAN**

The Town of Cobourg Strategic Plan (2019-2022) includes the following Strategic Actions:

- **People – Encourage Healthy Lifestyle across all age groups by promoting and raising awareness about public health and active transportation**
 - Invest in programs, services and infrastructure to make Cobourg more accessible; and
- **Programs – The Town provides efficient and effective corporate, community, business and recreational services for its residents, businesses and visitors**
 - Implement a comprehensive management plan for all of the Town's assets

2.0 **PUBLIC ENGAGEMENT**

None

3.0 **RECOMMENDATION**

THAT Council receive this report for information purposes; and

FURTHER THAT Council provide direction to Staff by approving one of the following recommendations to be implemented for the 2020-2021 Outdoor Rink Season:

Option A: THAT Council authorize municipal staff to cancel the planned installation of the Outdoor Rink / Transit shelter opening at Rotary Harbourfront Park annually scheduled for mid- December due to the ongoing COVID-19 pandemic;

Option B: THAT Council authorize municipal staff to open the outdoor rink as soon as weather permits, that signs be posted for social distancing rules and that the transit shelter remain closed for the 2020-2021 season;

Option C: THAT Council authorize municipal staff to open the outdoor rink as soon as the weather permits and that the transit shelter also be opened for the duration of the outdoor rink being operated for the 2020-2021 season.

4.0 **ORIGIN**

Community Services Division

5.0 **BACKGROUND**

The Town of Cobourg's Recreation and Culture Department has been operating through the COVID-19 pandemic with reduced staffing levels and a scaled back programming schedule since March 2020. The decision had been made to not operate the Fountain in Rotary Harbourfront Park, or transit shelter this summer.

Each winter the outdoor ice surface is installed in Rotary Harbourfront Park in December and is open until approximately March (largely dependent on weather conditions). It is a recreational opportunity for local residents and tourists to skate outside, free of charge, through the winter season. Though it is not staff supervised, the Parks department maintain the rink daily, with ice resurfacing and safety checks. By-Law Officers and Cobourg Police perform intermittent checks at the site to ensure users are being respectful of others, while also complying with amenity rules to ensure a healthy and safe experience for all users.

6.0 **ANALYSIS**

Staff have completed a municipal scan with respect to outdoor ice surfaces and was able to confirm that most municipalities will try to open their outdoor rinks weather permitting.

However many municipalities have not yet reached formal decisions yet regarding their outdoor rink and are still reviewing the use of these amenities for the 2020/2021 winter season.

7.0 **FINANCIAL IMPLICATIONS**

Options	Operating Cost Start-up and Hydro	Additional Staff	Additional Cost (Signs, Enhanced Cleaning Products etc)	Total Cost or Savings
A - Do not open	(\$27,000)	None	None	(\$27,000)
B - Ice rink only	\$27,000	None	\$1,000	\$28,000
C - Ice rink and transit shelter open	\$30,000	\$20,240*	\$5,000	\$55,240

If Council chooses to pursue option A: not installing and operating the ice at this time, it will result in cost savings of \$ 27,000.00. Seasonally, the outdoor ice surface costs roughly \$10,000 to install and maintain for roughly 4 months (weather permitting) with utilities averaging \$17,000 per season.

Should Council decides option B; to open the outdoor ice surface but keep the transit shelter closed, there will be minimal cost increases to ensure that the appropriate COVID

signage is in place, and that benches are put in place for people to put on and take off their skates. The cost of opening is already included in the approved 2020 municipal budget.

If council decides on option C: to open the rink and the transit shelter, additional staff would have to be hired to monitor and provide enhanced COVID cleaning protocols for this area. The outdoor rink / transit shelter operating hours are 6:00 am until 10:00 pm seven days a week. Staffing the transit shelter would require an additional 112 staffing hours a week resulting in an additional operating cost of approximately \$ 19,152.00 for twelve weeks.

8.0 **CONCLUSION**


That Cobourg Council decide on their preferred option for service delivery with respect to the outdoor rink, and direct staff to implement Council's decision for the 2020/2021 season.


9.0 **POLICIES AFFECTING THIS PROPOSAL**

N/A

10.0 **COMMUNICATION RESULTS**

A press release will be sent out from the Communications Department and promoted on the appropriate social media channels.

Title:	Signing Official:	Signature:	Date:
Deputy Director, Community Services	T. Behan	Electronic	November 4, 2020
Chief Administrative Officer	T. Vaughan		

 COBOURG	THE CORPORATION OF THE TOWN OF COBOURG	
	STAFF REPORT COMMITTEE OF THE WHOLE	
TO:	Mayor, Deputy Mayor and Council Members	
FROM:	Mike Vilneff,	
TITLE:	Fire Chief	
DATE OF MEETING:	November 16, 2020	
TITLE / SUBJECT:	Budget Pre-Approval	
REPORT DATE:	November 2, 2020	File #:

1.0 STRATEGIC PLAN

N/A

2.0 PUBLIC ENGAGEMENT

N/A

3.0 RECOMMENDATION

THAT Council receive the report for information purposes; and

FURTHER THAT Council approve the 2021 Budget pre-approval request for the Town of Cobourg Fire Station renovations in the amount of \$240,000.

4.0 ORIGIN

Not Applicable

5.0 BACKGROUND

The Cobourg Fire Department is working towards becoming a more equitable and diverse workplace and the current Fire Hall Station has highlighted some of the opportunities that will hinder the opportunity for us to be more inclusive. The Station was originally built in 1975, with an addition in 2002 to increase office and training spaces. The current Station has one locker room, bunk room, shower, and washroom, designed for staff only, on the second floor. A public washroom was added on the main floor in 2002 with the addition.

As we move towards being more inclusive in the workplace, it is important to have the appropriate spaces for staff members to be able to fully participate in the workplace. By including a second locker room, bunk room, shower, and washroom, the Town of Cobourg's Fire Department will be able to expand the workforce to meet future needs.

These new facilities will be gender inclusive by having spaces for all gender identities and expressions to be able to participate in the necessary steps to being employed, including hygiene and storing their personal attire. The environment will be inclusive to any person who wishes to become a member of the Fire Department in the future, while supporting an equitable hiring environment.

It should be noted that while these areas for improvement were realized after a hire in March 2020, they are meant to be inclusive to all persons in the future. The Station's limitations may be deterring persons from applying to the Fire Department in Cobourg.

6.0 ANALYSIS

In March 2020, permission was granted by Interim CAO Davey to secure the services of an architect to look at the station and to provide some alternatives and costings to renovate some areas to allow for additional locker rooms, multiple washroom/shower facilities, and multiple bunkroom areas. This will allow for the expansion of the Fire Department in the future to keep our community safe as well as have a more inclusive and equitable workplace.

Piccini Architect from Port Hope was selected and has provided both preliminary drawings as well as costings for the project.

The overall project would include the following;

- Demolition and reconstruction of existing washroom/locker/shower area into locker areas with two washroom/shower rooms
- Relocating bunk room to the main floor and installation of privacy walls
- Modifications to the Personal Protective Equipment area to allow for additional fire fighters (to incorporate more than just the one that was hired in 2020)

Modifications to an existing storage area to accommodate a Gross Decontamination shower area; and

- Modification to the Duty office to accommodate additional fire fighters on shift

7.0 FINANCIAL IMPLICATIONS/BUDGET IMPACT

Cost estimates for each area have been broken out by the architect for the purpose of clarity and transparency. The breakdown can be seen in the attached letter from Piccini Architect.

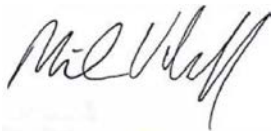
Based on the estimate of \$217,000 and adding in the architectural/engineering fees, we are seeking \$240,000 in Capital funding for 2021 pre-budget approval request to complete the renovations.

8.0 CONCLUSION

By renovating the Station, we will start the process of the Fire Department working towards becoming a more equitable, diverse, and inclusive workplace. This will allow us to start demonstrating the commitment we have to ensuring the workplace is inclusive to all those who want to be a part of the Fire Department.

Once this project is approved, we can make the adjustments not only for any immediate needs we have but also for the future to have more inclusion in the workplace.

9.0 AUTHORIZATION/SIGNATURES



Mike Vilneff,
Fire Chief



Tracey Vaughan,
Chief Administrative Office



October 15, 2020

Cobourg Fire Department
Attention: Mr. Mike Vilneff, Fire Chief, CEMC
111 Elgin Street East
Cobourg, ON K9A 1A1

Re: Alterations to the Cobourg Fire Station
111 Elgin Street East, Cobourg, Ontario
Project No. 20.323

Dear Mike:

I am pleased to include with this letter the latest drawings for the alterations and renovations to the Fire Station for your review. The highlights of the drawings are as follows:

- 1) New Sleeping Quarters 101, in the former Boardroom/Emergency Operations Room. This room consolidates the fold-down beds that were dispersed throughout the station.
- 2) Altered Office 102. The entry door is re-located to accommodate an additional workstation.
- 3) Altered Workshop 103. To accommodate the enlarged PPE Room, it was necessary to re-locate some of the equipment in the maintenance work shop. The new layout relocates the existing washer and dryer, and shows an additional dryer.
- 4) New PPE Room 104. The former PPE Room has been expanded to provide equipment racking for up to 20 fire fighters. An additional door is provided for improved access to the truck bays.
- 5) New Gross Decontamination Showers 105. A redundant room, formerly a mechanical room, is renovated to include 2 showers for gross decontamination.
- 6) New Washrooms 201 and 202. The former washroom and shower is completely re-designed into two separate "single-use at a time" rooms.
- 7) New Locker Rooms 204 and 205. The additional locker room is added to accommodate a female fire fighter, and the locker count is increased to 19 from the former total of only 14 lockers.

We have prepared a budget estimate of the cost of construction for the improvements listed above. Please regard the estimate as "very preliminary", as it is not based on detailed construction drawings, or a quantity take-off of material and labour. In addition, the current situation with regards to COVID 19 has increased the cost of construction due to construction material shortages.

The preliminary construction cost estimate is as follows.

October 15, 2020
Cobourg Fire Department
Attention: Mr. Mike Vilneff, Fire Chief, CEMC
Page 2

New Sleeping Quarters 101:	505 sf. @ \$100/sf.	= \$ 50,500
Altered Office 102:	Allowance	= 15,000
Altered Workshop 103:	Allowance	= 10,000
New PPE Room 104:	252 sf. @ \$125/sf.	= 31,500
New Gross Decontamination Showers 105:	Allowance	= 10,000
New Washrooms 201 & 202 and Locker Rooms 204 & 205:	445 sf. @ \$225/sf.	= 100,125
Total, excluding HST:		=\$217,125

Once you have reviewed the drawings, let me know if you have any questions, or if there are any revisions you would like us to make. Architectural and engineering fees for the construction cost above would typically cost between 10% and 15% of the cost of construction. Those fees would then be reduced by approximately 15% to 20%, since the design development work is essentially complete.

I trust you will find this information helpful in making the decision to move forward with these improvements to the station.

Sincerely,

PICCINI ARCHITECT



Reno Piccini
B.E.S., B.Arch., O.A.A.

Enclosed: A101, Existing Ground Floor Plan.
A102, Existing Second Floor Plan.
A103, Proposed Ground Floor Plan.
A104, Proposed Second Floor Plan.



Unfinished Business Listing Council Motions/Staff Direction

Draft
 On Track
 Behind
 Overdue
 Complete

Motion/Item	Details/Minutes Text	Due Date	Current Completion
Meeting 2019-01-28	Council Meeting Link		
<p>Motion - Social Planning and/or Community Development Advisory Committee.</p> <p>Department/Division Responsible:</p> <p>Legislative Services/ Planning & Development</p>	<p>Minutes:</p> <p>FURTHER THAT Council direct the Municipal Clerk to research the framework and terms of reference of a social planning and/or community development advisory committee with input from the Town's Planning Division to determine how affordable housing and other community health priorities fits within a municipality's strategic plan. The research will be due back to Council no later than June 2019.</p>	09/14/2020	50%
Meeting 2019-05-13	Council Meeting Link		
<p>Motion – Traditional land acknowledgement statement to be read at the beginning of all Municipal Council Meetings.</p> <p>Department/Division Responsible:</p> <p>Legislative Services</p>	<p>Minutes:</p> <p>THAT Council adopt a traditional land acknowledgement statement to be read at the beginning of its meetings; and</p> <p>FURTHER THAT Council direct Staff to consult with Alderville First Nations to draft a traditional land acknowledgement statement that reflects the traditional territory of the Anishnabek, Huron-Wendat, Haudenosaunee (Iroquois), Ojibway/Chippewa peoples, as well as this territory that is covered by the Williams Treaty.</p>	09/14/2020	50%



**Unfinished Business Listing
Council Motions/Staff Direction
As of October 5, 2020**

● Draft ● On Track ● Behind ● Overdue ● Complete

Motion/Item	Details/Minutes Text	Due Date	Current Completion
Meeting 2019-09-23	Council Meeting Link		
Motion - Long Service Recognition Policy Department/Division Responsible: Human Resources	Minutes: THAT Council refer Policy #HR-AP-A18 – Long Service Recognition Policy to General Government Services for revisions and to be brought back to Council at a later date.	N/A	80%
Meeting 2019-12-02	Council Meeting Link		
Motion - Emergency Shelters Downtown Cobourg (County of Northumberland and CPSB). Department/Division Responsible: Multiple Departments/ Organizations	Minutes: THAT Council discuss the delegation with Northumberland County; and FURTHER THAT Council request that the Northumberland Affordable Housing Committee provide input and analysis on the recommendations presented by the delegation; and FURTHER THAT Council request that the Cobourg Police Service Board provide information on the level of crime and disruption in the immediate area of Transition House; and FURTHER THAT Council request information of Northumberland County regarding the recent change of operation of Transition House and any alternative options for low barrier housing in the Cobourg area; and FURTHER THAT Council request that all information is returned to Council by February 18, 2020	05/11/2020	30%



Unfinished Business Listing Council Motions/Staff Direction As of October 5, 2020

● Draft ● On Track ● Behind ● Overdue ● Complete

Motion/Item	Details/Minutes Text	Due Date	Current Completion
Meeting 2020-01-27	Council Meeting Link		
Motion - unfinished business item 'Wheels Transit Options for Boarding/Disembarking'. Report and Accessible Transit Service Policy. Department/Division Responsible: Legislative Service/ Public Works	Minutes: FURTHER THAT Council instruct staff to draft an accessible transit service policy, in consultation with the Accessibility Advisory Committee and the proposed Accessibility Coordinator, for presentation to Council by June 1, 2020; and FURTHER THAT the issues raised by the delegations from Troy Mills and the Golden Plough Lodge Family Council be considered when drafting the policy.	11/16/2020	
Meeting 2020-01-27	Council Meeting Link		
Motion – Staff Report on Innisfil Ridesharing Transit Model Department/Division Responsible: Legislative Services	Minutes: FURTHER THAT Council instruct Staff to investigate the Innisfil ridesharing transit model and provide a report on its viability in Cobourg, to be presented to Council by June 22, 2020.	11/16/2020	



Unfinished Business Listing Council Motions/Staff Direction As of October 5, 2020

Draft
 On Track
 Behind
 Overdue
 Complete

Motion/Item	Details/Minutes Text	Due Date	Current Completion
Meeting 2020-01-06	Council Meeting Link		
Motion - Private Transportation Regulating By-law Department/Division Responsible: Legislative Services	<u>Minutes:</u> THAT Council authorize Staff to incorporate regulations through by-law to regulate 'Transportation Network Companies' that provide an alternative transportation service within the Town of Cobourg in order to be prepared when this industry arrives in the Town of Cobourg; and FURTHER THAT Council approve the staff recommendations to modernize the Taxicab Regulations that are outlined in the staff report and authorize the preparation of a by-law to be endorsed and presented to Council for adoption at a Regular Council Meeting to incorporate the changes into a new 'Private Transportation Regulating Bylaw'; and FURTHER THAT Council direct Staff to develop and present detailed options to Council regarding regulations to help support the introduction of Accessible Taxicabs in the Town of Cobourg and direct Staff to invite and engage new and existing businesses to operate Accessible Taxis in the Town of Cobourg;	Regular Council Meeting	
Meeting 2020-01-06	Council Meeting Link		
Motion - Joint Animal Control Municipal Services Board (JACMSB) - Notice of Agreement Termination. Department/Division Responsible: Legislative Services	<u>Minutes:</u> THAT Council direct the Municipal Clerk to provide a report to Council within the two (2) year notice period and prior to the exiting of the agreement to explain and provide an overview on the proposed operational model by the Town's By-law Enforcement Department in order to provide all Animal Control Enforcement internally for the residents of the Town of Cobourg	2021-2022	



Unfinished Business Listing Council Motions/Staff Direction As of October 5, 2020

Draft
 On Track
 Behind
 Overdue
 Complete

Motion/Item	Details/Minutes Text	Due Date	Current Completion
Meeting 2020-01-06	Council Meeting Link		
<p>Motion – Report regarding parking meters, violations and fines - on the feasibility of the suggestions provided in the delegation.</p> <p>Department/Division Responsible:</p> <p>Legislative Services</p>	<p>Minutes:</p> <p>Judy Sherwin, Cobourg Resident, regarding parking meters, violations and fines in the Town of Cobourg.</p> <p>THAT Council refer the delegation to Staff for a report back to Council or the feasibility of the suggestions provided in the delegation.</p>	N/A	
Meeting 2020-04-27	Council Meeting Link		
<p>Motion – Flood Reduction and Mitigation Strategy</p> <p>Department/Division Responsible:</p> <p>Chief Administrative Officer/ Treasurer</p>	<p>Minutes:</p> <p>WHEREAS at the Committee of the Whole Meeting on April 20, 2020, Council considered a Notice of Motion from Councillor Emily Chorley and Councillor Nicole Beatty, regarding a Flood Mitigation and Response Plan for the Town of Cobourg; and</p> <p>THEREFORE IT BE RESOLVED THAT the Town of Cobourg Council directs staff to draft a Flood Mitigation and Response Plan, in consultation with the Ganaraska Region Conservation Authority (GRCA) and other relevant agencies, for Council's consideration as soon as possible and no later than September 14, 2020.</p>	01/30/2021	



Unfinished Business Listing Council Motions/Staff Direction As of October 5, 2020

Draft
 On Track
 Behind
 Overdue
 Complete

Motion/Item	Details/Minutes Text	Due Date	Current Completion
Meeting 2020-02-24	Council Meeting Link		
<p>Motion – MOU between the Cobourg Public Library and the Town of Cobourg</p> <p>Department/Division Responsible:</p> <p>Chief Administrative Officer/ Treasurer</p>	<p>Minutes:</p> <p>THAT Council instruct Staff to draft a Memorandum of Understanding (MOU) to clearly define the roles and responsibilities, and relationship between the Town of Cobourg and the Cobourg Public Library Board; and</p> <p>FURTHER THAT the Council Coordinator of Arts, Culture and Tourism, Deputy Mayor Séguin, Interim CAO, Municipal Clerk and the CEO and Chair of the Cobourg Public Library Board be present during discussions between the Town of Cobourg and the Cobourg Public Library Board when drafting the terms of the MOU; and</p> <p>FURTHER THAT the MOU be finalized by June 1, 2020, and brought to the Cobourg Public Library Board for approval prior to the MOU being presented to Council for final approval.</p>	09/14/2020	
Meeting 2020-06-29	Council Meeting Link		
<p>Motion - Diversity, Equity and Inclusion Policy for the Town of Cobourg</p> <p>Department/Division Responsible:</p> <p>Legislative Services</p>	<p>Minutes:</p> <p>NOW THEREFORE BE IT RESOLVED THAT Council direct Staff to create supporting governance structures with internal and external stakeholders from the Black, Indigenous and People of Colour, women, people with disabilities, newcomers to Canada, the Lesbian, Gay, Bisexual, Trans, Queer, Two-Spirit, Intersex, and Asexual peoples, as well as those who identify as pansexual, questioning, non-binary, and other gender and sexual minorities (2SLGBTQIAP+) community and other visible minorities; in order to identify and develop priorities, strategies and initiatives to support the Equity, Diversity and Inclusion effort in the Town of Cobourg; and</p>	12/07/2020	



Unfinished Business Listing Council Motions/Staff Direction As of October 5, 2020

	<p>FURTHER THAT Council direct Staff to engage Cobourg's diverse community to help create potential draft terms of reference to advise Council and make recommendations to provide a monitoring and measuring role to help ensure that the Town applies a diversity, equity and inclusion lens to its policies, services and programs; and</p> <p>FURTHER THAT Council direct Staff to make an application to join the Coalition of Inclusive Municipalities (CIM) as a commitment to investing time and resources toward creating a more welcoming and inclusive community in which the CIM network brings together municipalities that want to improve their policies against racism, discrimination, exclusion and intolerance and together, the municipalities undertake initiatives to eliminate all forms of discrimination with a view to building open and inclusive societies; and</p> <p>FURTHER THAT Council direct Staff to bring forward a report to a December Council Meeting or an earlier meeting presenting a status update on the recommendations approved and outlined within the Staff Report.</p>		
Meeting 2020-07-27	Council Meeting Link		
<p>Motion – Legal opinion on the Town's ability, to regulate on-water activities in the Cobourg Harbour.</p> <p>Department/Division Responsible:</p> <p>Community Services</p>	<p>Minutes:</p> <p>WHEREAS at the Committee of the Whole Meeting on July 20, 2020 Council considered a memo from the Secretary of the Parks and Recreation Advisory Committee regarding a recommendation surrounding the Aquatic Safety Audit referred to the Committee at the May 11, 2020 Council Meeting - Request for Legal Opinion.</p> <p>NOW THEREFORE BE IT RESOLVED THAT a definitive legal opinion from an independent legal counsel with expertise in riparian rights be obtained regarding the municipality's ability, if any, to regulate on-water activities in the harbour; and FURTHER THAT the legal opinion be obtained before any further attempt to regulate on water activities; and FURTHER THAT the 2015 legal opinion on this matter be made available to the public.</p>	N/A	



**Unfinished Business Listing
Council Motions/Staff Direction
As of October 5, 2020**

● Draft ● On Track ● Behind ● Overdue ● Complete

Motion/Item	Details/Minutes Text	Due Date	Current Completion
Meeting 2020-07-27	Council Meeting Link		
<p>Motion – Striking a joint working group to create a consolidated safety procedure and emergency manual – Aquatic Safety Audit.</p> <p>Department/Division Responsible:</p> <p>Community Services</p>	<p>Minutes:</p> <p>WHEREAS at the Committee of the Whole Meeting on July 20, 2020 Council considered a memo from the Secretary of the Parks and Recreation Advisory Committee regarding a recommendation surrounding the Aquatic Safety Audit referred to the Committee at the May 11, 2020 Council Meeting - Aquatic Safety Audit – Working Group;</p> <p>NOW THEREFORE BE IT RESOLVED THAT in order to create a consolidated safety procedure and emergency manual, Council instructs staff to strike a joint working group comprised of two staff members and one representative of each user group, including:</p> <ul style="list-style-type: none">• Survivor Thrivers• Cobourg Yacht Club/Learn to Sail• Cobourg Dragon Boat & Canoe Club• Coast Guard• Green Canoe• Northumberland YMCA• Seasonal marina boaters (Boaters Council)• Anglers/commercial charters• Cobourg Surf and Paddleboard Club AND <p>FURTHER THAT the working group be tasked with drafting a safety procedure/emergency manual for submission to Council and the Parks and Recreation Advisory Committee ahead of the 2021 boating season.</p>	N/A	



**Unfinished Business Listing
Council Motions/Staff Direction
As of October 5, 2020**

● Draft ● On Track ● Behind ● Overdue ● Complete

Motion/Item	Details/Minutes Text	Due Date	Current Completion