



## **The Corporation of The Town of Cobourg**

### **Public Planning Meeting**

### **MINUTES**

**August 9, 2021, 5:00 p.m.**

**Electronic Participation**

Members Present: Mayor John Henderson  
Deputy Mayor Suzanne Séguin  
Councillor Nicole Beatty  
Councillor Aaron Burchat  
Councillor Emily Chorley  
Councillor Brian Darling

Members Absent: Councillor Adam Bureau

Staff Present: Tracey Vaughan, Chief Administrative Officer  
Glenn McGlashon, Director of Planning and Development  
Brent Larmer, Municipal Clerk/Manager of Legislative Services  
Krystal Christopher, Deputy Clerk

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#### **1. CALL TO ORDER**

Chair, Councillor Beatty, Coordinator of Planning and Development Services, called the Meeting to Order at 5 PM

#### **2. TRADITIONAL LAND ACKNOWLEDGEMENT**

Chair, Councillor Beatty, Coordinator of Planning and Development Services, recited the Traditional Land Acknowledgement Statement.

#### **3. INTRODUCTION**

Chair, Councillor Beatty, Coordinator of Planning and Development Services, explained the general purpose of the meeting which was to hear public submissions regarding a proposed Zoning By-law Amendment for the vacant 2.53-hectare site located at the north-east corner of Densmore Road and

Birchwood Trail abutting the Highway 401 Interchange. The rezoning would amend the existing Residential Four Exception 18 (R4-18) Zone (as amended by By-law #012-2005) to permit "Stacked Townhouses" to the list of permitted uses on the apartment block and increase the maximum density of the Subject Lands from 114 dwellings to 123 dwellings. The Subject Lands are designated as "Commercial/Residential" according to Schedule "H" of Elgin-Densmore Secondary Plan and zoned "Multiple Residential Four Exception 18 (R4-18)" in the Comprehensive Zoning By-law #85-2003.

**4. DECLARATION OF PECUINARY INTREST**

There were no declarations of pecuniary interest by members.

**5. NOTIFICATION PROCEDURE**

Brent Larmer, Municipal Clerk/ Manager, Legislative Services, advised that the notice for the application was published in the local newspaper, posted on the Municipal Website [www.cobourg.ca](http://www.cobourg.ca) and circulated to neighboring property owners in accordance with the provisions of the Planning Act. In addition, notice in the form of one (1) Application Notice Sign was installed on both municipal road frontages in accordance with Council's procedures.

**6. ZONING BY-LAW AMENDMENT FOR THE VACANT 2.53 HECTARE SITE LOCATED AT THE NORTH-EAST CORNER OF DENSMORE ROAD AND BIRCHWOOD TRAIL**

**6.1 TJ Cieciora, Design Plan Services Inc., to provide background and explanation of the Zoning By-law Amendment for the vacant 2.53-hectare site located at the north-east corner of Densmore Road and Birchwood Trail**

T. Cieciora provided an overview of the application for Zoning By-law Amendment for the vacant 2.53-hectare site located at the north-east corner of Densmore Road and Birchwood Trail. T. Cieciora spoke to the proposed use of the subject land which is to amend the zoning to add "stacked townhomes" as a permitted use. The presentation highlighted the description of the proposed development, conceptual site plan, the frontal and rear lane elevation of the proposed townhomes and the proposed revisions to the site plan. T. Cieciora noted there was a residential meeting on July 28 where only a few residents were in attendance. Residents in attendance raised concerns about traffic in the area.

Members of Council raised questions regarding the commercial use on the property, sound barriers, greenspace, parking and sewer capacity. In

response, T. Cieciora spoke to no commercial use on the property; no installation of a sound barrier; available greenspace for use by residents of the townhomes; and the development meeting current parking standards set by the Town. Glenn McGlashon, Director of Planning and Development spoke to the Public Works department reviewing the site plan and noted the sewerage is within capacity limits.

**6.2 Memo dated June 21, 2021, from Planner I - Development, regarding the Application for Zoning By-law Amendment, Marshall Homes (Cobourg) Ltd. – 160 Densmore Road (North-east Corner of Densmore Road and Birchwood Trail)**

Glen McGlashon, Director of Planning and Development, noted that additional background information associated with the application may be found by accessing the following Planning & Development webpage link: <https://www.cobourg.ca/en/business-and-development/Planning-Applications.aspx>

**7. PUBLIC SUBMISSIONS**

Chair, Councillor Beatty, Coordinator of Planning and Development Services, explained the order of public submissions and requested all persons addressing the public meeting to state their name and address for the official record of the public meeting.

**The Town of Cobourg received the following Public Submissions:**

**Martin Chen, Public Submission (Weston Road, Toronto)**

M. Chen raised a question regarding a traffic study and whether a study was completed recently.

G. McGlashon noted a traffic review and transportation analysis was conducted during the Densmore Road realignment and during the Parkview Hills application to accommodate additional vehicles. G. McGlashon noted the elimination of the commercial block in the development will improve traffic flow in the area. T. Cieciora noted a traffic study is currently being conducted and it will be submitted with the site plan application.

**WRITTEN COMMENTS/SUBMISSIONS RECEIVED BY THE MUNICIPAL CLERK AS OF PRINTING OF AGENDA**

Brent Larmer, Municipal Clerk, noted no written submissions were received.

## **WRITTEN SUBMISSIONS RECIEVED FROM COMMENTING AGENCIES**

Glenn McGlashon, Director of Planning and Development Services noted that the Planning and Development Advisory Committee (PDAC) has considered the application and no comments were received in opposition of the development. G. McGlashon noted technical comments were provided by PDAC that will be addressed before the submission of the site plan.

### **8. FURTHER NOTICE**

Chair, Councillor Beatty, Coordinator of Planning and Development Services, advised that persons requiring notice of passage of the proposed Zoning By-law Amendment are to advise the Municipal Clerk of their name and address to ensure receipt of notice or email clerk@cobourg.ca.

### **9. ADJOURNMENT**

**Moved by** Councillor Brian Darling

THAT the meeting be adjourned (5:32 PM)

**Carried**