



The Corporation of The Town of Cobourg
Public Planning Meeting
MINUTES

September 7, 2021, 5:00 p.m.
Electronic Participation

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

Staff Present: Tracey Vaughan, Chief Administrative Officer
Rob Franklin, Acting Director of Planning and Development
Kaveen Fernando, Planner I
Brent Larmer, Municipal Clerk/Manager of Legislative Services
Krystal Christopher, Deputy Clerk

1. CALL TO ORDER

Chair, Councillor Beatty, Coordinator of Planning and Development Services, called the Meeting to Order at 5:02 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, explained the general purpose of the meeting which was to obtain approval for a Draft Plan of Subdivision and Common Element Condominium to introduce 24 townhouse units on properties municipally known as 440 Elgin St West & 448 Elgin Street West. (see Key Map below). The

Subject Lands are designated as “Stable Residential Area” in the Town of Cobourg Official Plan (2017), and zoned “Multiple Residential Four (R4) Zone” in the Comprehensive Zoning By-law No. 85-2003.

4. DECLARATION OF PECUNIARY 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 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. DRAFT PLAN OF SUBDIVISION AND COMMON ELEMENT CONDOMINIUM TO INTRODUCE 24 TOWNHOUSE UNITS ON PROPERTIES MUNICIPALLY KNOWN AS 440 ELGIN ST WEST & 448 ELGIN STREET WEST

6.1 Shawn Legere, RFA Planning Consultants Inc., to provide background and explanation of the Draft Plan of Subdivision and Common Element Condominium to introduce 24 Townhouse Units municipally known as 440 & 448 Elgin St. W

S. Legere provided an overview of the application for Draft Plan of Subdivision and Common Element Condominium to introduce 24 Townhouse Units municipally known as 440 & 448 Elgin St. W. S. Legere spoke to the site context, work progress, arborist report, environmental noise feasibility study, functional servicing, and storm water management report. The presentation highlighted the transportation impact assessment, zoning, sustainable design, and land use assessment. S. Legere provided comments on the development site as it relates to the provincial policy statement, growth plan and the Town of Cobourg Official Plan.

Members of Council raised questions regarding the retaining wall, snow removal, storage, noise impact study, outdoor space, and affordability. In response, S. Legere provided comments on the distance of the property line, conducting the noise impact study, and the design of the balcony not requiring noise barriers.

6.2 Memo dated June 28, 2021 from Planner I, Development, regarding the Notice of Complete Application for Draft Plan of Subdivision - 440 & 448 Elgin Street West

Rob Franklin, Acting Director of Planning and Development provided an overview of the report and spoke to the access to green land areas from the development site. R. Franklin 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

There were no verbal or written submissions received by the public.

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 Adam Bureau

THAT the meeting be adjourned (5:48 PM)

Carried