



The Corporation of The Town of Cobourg
Public Planning Meeting
MINUTES

September 27, 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 5:00 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 amend the Official Plan and Zoning By-law, and to obtain approval for a Draft Plan of Subdivision, for the remainder of the western portion of the New

Amherst neighbourhood, generally west of New Amherst Boulevard and abutting the Town of Cobourg's Boundary Lines.

The proposed Amendments and Draft Plan of Subdivision would facilitate the development of a mix of single detached units, semi-detached units, townhouses, senior apartments, and retirement homes totalling up to 397 dwelling units, as well as blocks for public parkland, a stormwater management facility, a sewage pumping station, and roads and laneways.

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, FOR THE REMAINDER OF THE WESTERN PORTION OF THE NEW AMHERST NEIGHBOURHOOD, GENERALLY WEST OF NEW AMHERST BOULEVARD AND ABUTTING THE TOWN OF COBOURG'S BOUNDARY LINES

6.1 Emma Drake, Project Planner, D.M. Wills Associates Ltd., to provide background and explanation of the Draft Plan of Subdivision of New Amherst Stage 2, Phase 3

E. Drake provided an overview of the proposed development of the Draft Plan of Subdivision of New Amherst Stage 2, Phase 3. The presentation highlighted the existing planning context, conceptual plan, official plan, and zoning by-law amendment. E. Drakes provided comments on the supporting studies and reports conducted with the proposed development.

Members of Council raised questions regarding the distance of separation, provincial guidelines, pumping station, and the purpose of the re-zoning.

6.2 Memo from Planner I - Development, regarding the Application for a combined Official Plan and Zoning By-law Amendment and Draft Plan of Subdivision - New Amherst Stage 2, Phase 3 - Residential Development

Rob Franklin, Acting Director of Planning and Development Services noted that staff have not completed a detailed analysis yet and public comments will be provided to applicants for further discussions.

R. Franklin noted 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

The following submissions were received by the public:

Dennis Nabieszko, Resident, Hudson Street, Cobourg

D. Nabieszko provided comments in opposition of the application and raised concerns regarding the garage location for the semi-detached units, safety, and the area designated as open space. D. Nabieszko spoke to maintaining the open space in the development and not converting it to residential space.

In response, Emma Drake, Project Planner, D.M. Wills Associates Ltd, noted the garages for the semi-detached units will be constructed to setback provisions which will mitigate safety concerns and that the new design will maintain the open space which will not be converted for residential usage.

Written comments/submissions received by the Municipal Clerk as of printing of Agenda:

Brent Larmer, Municipal Clerk, noted that correspondence was received from the Township of Hamilton regarding the New Amherst expansion and is attached to the agenda.

7.1 Lynne Connolly - Resident Written Submission

7.2 Township of Hamilton Council Resolution 2021-35

7.3 Dennis Nabieszko - Resident Written Submission

8. FURTHER NOTICE

Chair, Councillor Beatty, Coordinator of Planning and Development Services, advised that any persons requiring notice of passage of the proposed Draft Plan of Subdivision 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 (5:48 PM)

Carried