



The Corporation of The Town of Cobourg
Public Planning Meeting
MINUTES

December 20, 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
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 5:03 PM

2. TRADITIONAL LAND ACKNOWLEDGEMENT

Chair, Councillor Beatty, Coordinator of Planning and Development Services recited the Traditional Land Acknowledgment 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 39 townhouse lots, a common element condominium laneway block, and common element amenity area block at the corner of Densmore Road and Birchwood Trail (see Key Map below). The Subject Lands

are designated as “Commercial/Residential” according to Schedule “H” of Elgin-Densmore Secondary Plan and zoned “Multiple Residential Four Exception 18 (H) (R4-18 (H)) in the Comprehensive Zoning By-law No. 85-2003

The purpose of the second proposed application was to hear submissions regarding the proposed Zoning By-law Amendment to introduce “Medical Clinic” use to the existing suite of land uses at the subject property, 1005 Elgin Street West, to permit additional professional health service providers. The Subject Lands are designated Shopping Node Area in the Town of Cobourg’s Official Plan (2017) and Shopping Centre Commercial Exception Four (SC-4) Zone in the Town of Cobourg’s Comprehensive Zoning By-law No. 85-2003.

4. DECLARATION OF PECUINARY INTREST

Councillor Aaron Burchat declared a conflict of interest with items 8.1., 8.2., and 9 on the agenda as he lives within the notification area of 1005 Elgin St

5. NOTIFICATION PROCEDURE

Brent Larmer, Municipal Clerk, advised that notice for the Draft Plan of Subdivision, 160 Densmore Rd and the Zoning By-law Amendment, 1005 Elgin Street West were 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*.

6. DRAFT PLAN OF SUBDIVISION & COMMON ELEMENT CONDOMINIUM 160 DENSMORE RD

6.1 T.J Cieciora, Principal at Design Plan Services Inc., to provide an explanation and overview of the Draft Plan of Subdivision and Common Element Condominium to introduce 39 townhomes at the corner of Densmore Rd and Birchwood Trail

T. Cieciora provided information regarding the draft plan of subdivision and spoke to the context map; proposed revision to the site plan (minor changes to subdivision); and the draft parcel tied to the land plan. T. Cieciora noted a public meeting for the Zoning By-Law Amendment was held on August 9, 2021, and spoke to the plans conformity to the Town's official plan.

6.2 Rob Franklin, Acting Director of Planning and Development Services, to provide information regarding the Draft Plan of Subdivision and Common Element Condominium to introduce 39 townhouse lots at the corner of Densmore Rd and Birchwood Trail

Rob Franklin, Acting Director of Planning and Development Services, provided background information on the Draft Plan of Subdivision and noted that the storm water pond within the plan would be the responsibility of the condo corporation.

R. Franklin noted that additional background information associated with the Draft Plan of Subdivision 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

Councillor Aaron Burchat declared a conflict on this item. (I own a property within the notice limit.)

No submissions received by the public.

Rob Franklin, Acting Director of Planning and Development Services, spoke to a letter received from the Ministry of Transportation

8. ZONING BY-LAW AMENDMENT 1005 ELGIN ST WEST

8.1 Kevin Duguay, Community Planning and Consulting Inc., to provide an explanation and overview of the Zoning By-law Amendment 1005 Elgin Street West

Councillor Aaron Burchat declared a conflict on this item. (I own a property within the notice limit.)

K. Duguay provided information regarding the zoning by-law amendment and spoke to the repurposing of the space. K. Duguay highlighted the parking plan and summary and noted the additional clinic space would be accommodated within the existing commercial building.

8.2 Rob Franklin, Acting Director of Planning and Development Services, to provide information regarding the Zoning By-law Amendment 1005 Elgin Street West

Councillor Aaron Burchat declared a conflict on this item. (I own a property within the notice limit.)

Rob Franklin, Acting Director of Planning and Development Services, provided a brief overview of the application.

R. Franklin noted that additional background information associated with the Draft Plan of Subdivision may be found by accessing the following Planning & Development webpage link:

<https://www.cobourg.ca/en/business-and-development/Planning-Applications.aspx>

9. PUBLIC SUBMISSIONS

No submissions received by the public

10. FURTHER NOTICE

Any persons requiring notice of passage of the Draft Plan of Subdivision or the 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

11. ADJOURNMENT

Moved by Councillor Brian Darling

Carried