



The Corporation of The Town of Cobourg
Public Planning Meeting
MINUTES

March 27, 2023, 5:00 p.m.
Hybrid Meeting (In-Person and Electronic)

Members Present: Mayor Lucas Cleveland
Councillor Nicole Beatty
Councillor Aaron Burchat
Councillor Adam Bureau
Councillor Brian Darling
Councillor Randy Barber
Councillor Miriam Mutton

Members Absent: Councillor Brian Darling
Councillor Adam Bureau

Staff Present: Tracey Vaughan, Chief Administrative Officer
Anne Taylor Scott, Director of Planning and Development Services
Vanessa Reusser, Manager, Planning - Development Review
Terry Hoekstra, Manager, Engineering
Brent Larmer, Municipal Clerk/Manager of Legislative Services
Krystal Christopher, Deputy Clerk

1. **CALL TO ORDER**

Mayor Lucas Cleveland called the Meeting to Order at 5:05 P.M.

2. **TRADITIONAL LAND ACKNOWLEDGEMENT**

Mayor Lucas Cleveland recited the Traditional Land Acknowledgement Statement .

3. INTRODUCTION

Mayor Lucas Cleveland explained the general purpose of the meeting which was for the proposed Draft Plan of Subdivision (File Number: Z-05-22SUB) that proposes a range of 143-161 residential units in the form of single detached and semi-detached dwellings, a block for business park uses, a block for commercial uses, in addition to blocks for parkland, walkways, stormwater management facilities, environmental protection, roads and related services.

Further, Official Plan Amendment (OP-2023-002) that proposes to redesignate a portion of lands from “Living Area” to “Service Commercial Two” which would have the effect of permitting new retail and service commercial uses and to increase the permitted gross floor area for commercial uses for the proposed commercial block.

Further, Proposed Zoning By-law Amendment (File Number: Z-02-22 – as revised) would have the effect of zoning lands to establish permitted uses and zone regulations to implement the proposed draft plan of subdivision, including proposed commercial uses.

4. DECLARATION OF PECUNIARY INTREST

There were no declarations of pecuniary interest by members.

5. NOTIFICATION PROCEDURE

Brent Larmer, Municipal Clerk, advised that the notice for the Draft Plan of Subdivision, an Official Plan Amendment and a Zoning By-law Amendment 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.

6. DRAFT PLAN OF SUBDIVISION, AN OFFICIAL PLAN AMENDMENT AND A ZONING BY-LAW AMENDMENT BY TRIBUTE (COBOURG) LTD.

6.1 Paul Watson, Tribute Homes, to speak regarding the Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision, Cobourg Trails, Phase 3

P. Watson provided background information on the application and spoke to the Cobourg Trails Master Plan, the current status of approval, and the proposed plan. The presentation highlighted the proposed parks system noting the incorporation of Neighbourhood Parks and a Village Square, as well storm water management. An overview was provided on the different residential types being proposed.

Members of Council raised questions regarding the existence of a sound barrier wall; the structure of the commercial area; connectivity of trails and paths to residential area.

6.2 Anne Taylor Scott, Director, Planning and Development Services, to provide information regarding Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision, Cobourg Trails, Phase 3

A. Taylor Scott provided a brief overview of the application's status in the planning process.

Members of Council raised questions regarding the road widths and laneways in the neighbourhood.

Terry Hoekstra, Manager, Engineering, provided information on road classifications and noted that the assumptions in the proposed development and the road widths align with the town's Transportation Master Plan.

7. PUBLIC SUBMISSIONS

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

8. FURTHER NOTICE

Mayor Lucas Cleveland noted that 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

9. ADJOURNMENT

Mayor Lucas Cleveland called for Adjournment at 6 PM