

- Key Message 1: THANK YOU for a CURRENT STOP on implementing SWM Fees and a Bylaw that **support Stormwater Charge Adjustments**
- Key Message 2: Support Cobourg goal in establishing SMW Fees in a fair, equitable, low-cost approach BUT with a balanced sustainable outlook AND **recognize and potentially credit the current contribution of undeveloped landscape** (rural farmland) **and existing large green** (low impact development) **stormwater infrastructure** (woodlands and wetlands).
- Key Message 3: Support the request to **limit the annual SWM fees to \$200 (or even lower) on low density Residential properties greater than 1.5 acres.**

Focus of my presentation to council is to pose the question of how proposed stormwater management fees might best affect properties defined as per current Town of Cobourg SWM Bylaw where property is defined as low density **Residential (301 per MPAC)** while currently part of the Cobourg East Community Plan (**with no existing grey SWM infrastructure**) while under the current Town of Cobourg Zoning **RU2 & EC** while recognizing the property by Northumberland County is primarily defined as a **Natural Heritage System**;

Essentially - Addressing my property (and others in the area) that are greater than 1.5 acres, not connected to existing municipal water and sewage or existing or planned grey stormwater management systems; that maybe contributing to limited runoff into roadside ditches and small culverts but mostly containing stormwater on existing property consisting of fields, woodlands and wetlands, creeks or ponds.

Essentially – “No Municipal fee burden” / properties being “nature based self-managed” with existing Green Stormwater Management features with limited impact posed by existing impermeable structures (roof tops and paved driveways). And homes that currently do not benefit from Town Municipal Water or Sanitary Service

A BY-LAW TO ADOPT A STORMWATER MANAGEMENT SERVICES CHARGE BY THE TOWN OF COBOURG

Appreciate opportunities to reassess based on:

- Updates to MPAC assessment data for subject property
- Updates to Town's Zoning by law
- Updates to determining property Types or Runoff Coefficient
- Funding Needs



Appendix B: Property Types and Runoff Coefficients

Property Type	Runoff Coefficient
Commercial	0.90
Industrial	0.80
Institutional	0.75
Agricultural/Vacant	0.20
Residential (Low Density)	0.45
Residential (Medium Density)	0.60
Residential (High Density)	0.75

Understand that some “behind the scenes” corrections are being made (so some aspects discussed today may already be addressed)

<https://www.cobourg.ca/en/our-government/resources/Legislative-Services/Bylaws-2022/048-2022-Adopt-Stormwater-Services-Charge.pdf>

3. DETERMINING STORMWATER CHARGE

- 3.1 The following equation shall be used to determine the Stormwater Charge:
- 3.2 Stormwater Charge = Property Size (ha) x Runoff Coefficient x Property Type Stormwater Rate
- 3.5 Runoff Coefficient is determined by the Property Type's estimated impervious percentage. See Appendix B for the Runoff Coefficients of the Property Types.
- 3.6 The Property Type Stormwater Rate per hectare shall be set out annually by Council in the Stormwater Charge By-law.

4. STORMWATER CHARGE ADJUSTMENT

- 4.1 The Stormwater Charge may be revised in either of the following instances:
 - a) An adjustment may arise whereby the Municipal Property Assessment Corporation updates the subject property's assessment resulting from an Appeal.
 - b) An internal adjustment may arise whereby the Town revises, modifies, or amends the Stormwater Charge due to various factors, including:
 - i. updates to the Municipal Property Assessment Corporation's assessment data for the subject property;
 - ii. updates to the Town's zoning by-law;
 - iii. updates to the procedure determining a properties' Type or Runoff Coefficient
 - iv. change in Stormwater Funding Requirement as approved by Council.

Appendix A: Appeal process for the Stormwater Charge

Category	Explanation	Appeal Mechanism	Appeal Decision Made by
Legal Exemption	The entity occupying the subject property area is or is not legally subject to municipal fees and charges.	An Appellant must file a Stormwater Charge Appeal	Treasurer or her/his delegate
Incorrect property size used to calculate charge	Property size used for calculation is or is not correct.	An Appellant must file a Stormwater Charge Appeal	Treasurer or her/his delegate

“It is not **hard to see that flooding**, whether it is as a result of spring freshet, urban flooding or high Great Lakes water levels, **is having a growing effect** on Ontarians and has reminded us that there is **always room to improve.**” Doug McNeil Ontario’s Special Advisor on Flooding 2019

Municipal Stormwater Systems - Role of Nature Heritage Systems

Fields, woodlands, wetlands, streams, rivers to lakes
All interconnected

PIN Marks:

- Our forever home
- Our property
- Our spot in Town
- We “Escaped” Whitby” in 2018



Birds Eye View

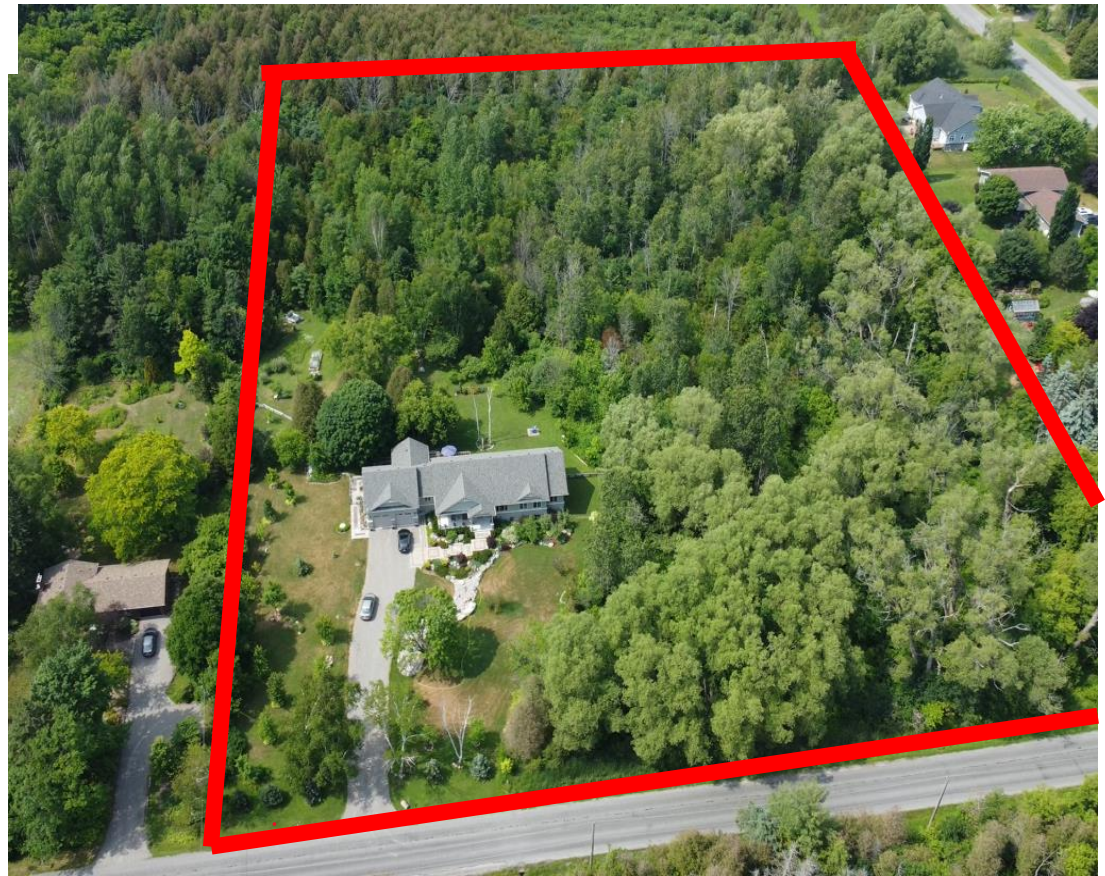
5.47 acre property: Birds Eye View

My Est - 25% Residential

My Est - 75% Natural Heritage System
(woodlands and wetlands)



Per: Cobourg GIS (2018 Scoop Air Photos)



Private Drone – June 2022 – looking north (note: heavily forested; wetlands hidden)



Existing Stewardship Project

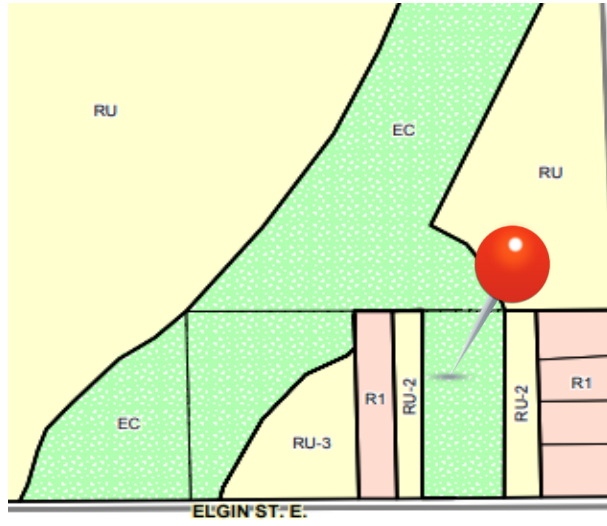
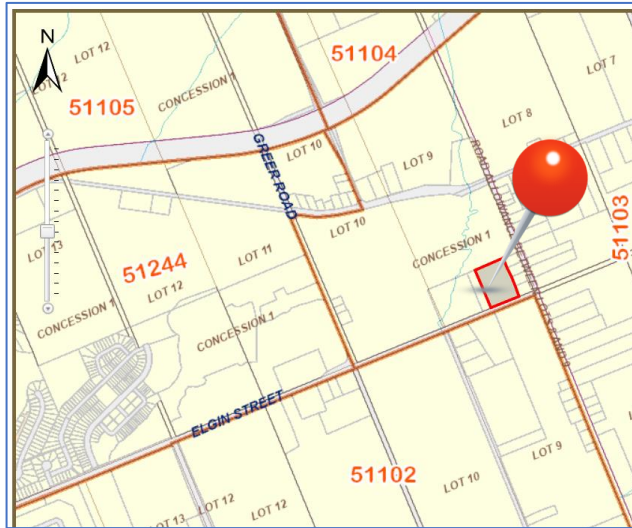


**SWM Fee (per current formula)
approx. \$2000 / year
(per Cobourg Bylaw - low density
residential - MPAC 301)**

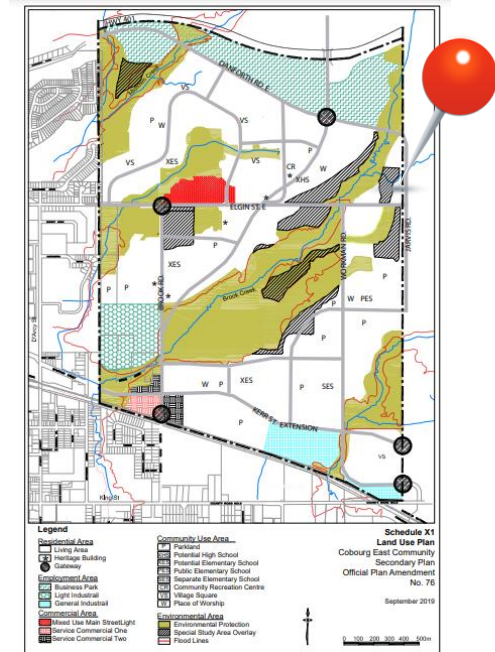
Private Drone – January 2022 – looking south (note: wetlands / creek flowing to Elgin Street East ditch and then through a small culvert under Elgin Street East)

Cobourg Residential Taxpayer - 1032 Elgin Street East, Cobourg

Rural 2, Environmental Constrained; Special Overlay; Significant Woodlands, Enhancement Area; Unevaluated Wetland, Natural Heritage System; Wetland, Watercourse

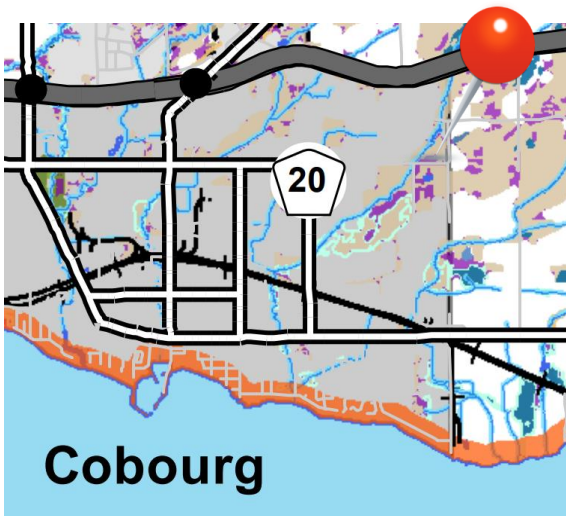


Per: Town of Cobourg – Zoning Map 12

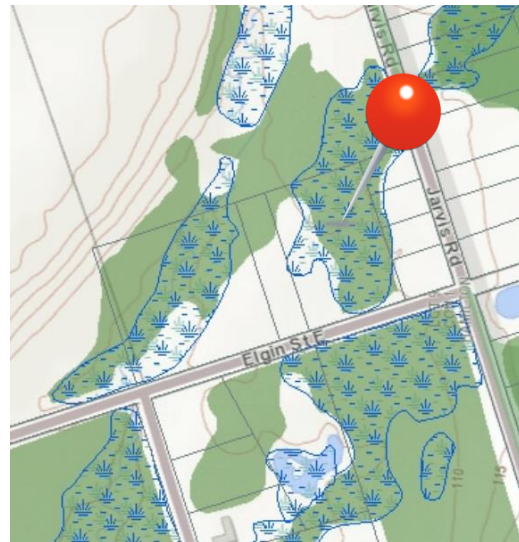


Per: Cobourg East Community Secondary Plan Official Plan Amendment No. 76

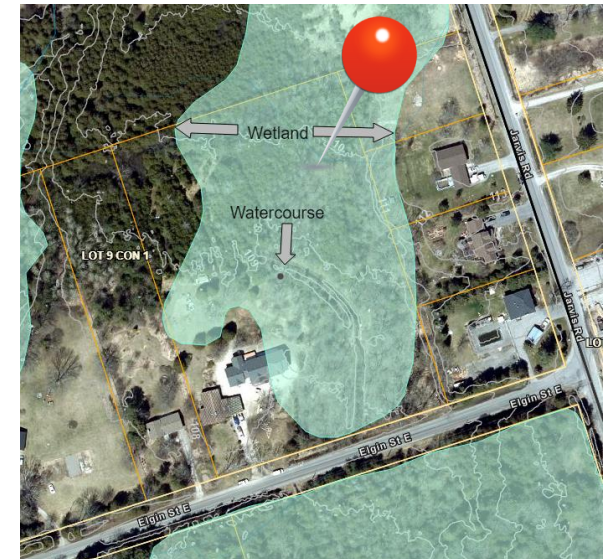
Per: Ontario Land Registry



Per: Northumberland County Natural Heritage System Mapping



Per: Ontario Ministry of Natural Resources and Forestry



Per: Ganaraska Conservation Area

Case Study: 1032 Elgin Street East, Cobourg

Natural Heritage System => should be an asset to the Town, remain protected, supported and encourage by the Taxpayer to self-invest and not be subject to additional / extra fees (treated fairly)



DOWNLOAD CURRENT PROPERTY PROFILE REPORT | DOWNLOAD PROFILE GLOSSARY

[+] EXPAND ALL
[-] PROPERTY INFORMATION

Roll Number	14 21 000 260 04300 0000
Property Address	1032 ELGIN ST E
Legal Description	CON 1 PT LOT 9 RP 39R402 PART 1
Property Description	301 - Single-family detached (not on water)
Locational Identifier	A83

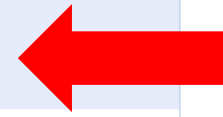


[+] SALE INFORMATION
[+] SITE INFORMATION
[+] PRIMARY STRUCTURES
[+] OTHER STRUCTURES

Note: Potential Use of LOCATIONAL INFLUENCES

[-] LOCATIONAL INFLUENCES

Abuts	(9) TRAFFIC PATTERN - HEAVY
Proximity	N/A
Onsite	(83) Official Plan Designated - Natural Heritage System (76) Official Plan Designated - Residential
Waterfront	N/A



NEW

Subject Property

Roll Number	14 21 000 260 04300 0000
Property Address	1032 ELGIN ST E
Legal Description	CON 1 PT LOT 9 RP 39R402 PART 1
Property Description	301 - Single-family detached (not on water)
Location Identifier	A83
Municipality	COBOURG TOWN
Site Area	5.47 Acres



**83 = Official Plan Natural Heritage System
76 = Official Plan Designated - Residential**

NEW

NOT being factored into SWM Fee calculation (to my knowledge)

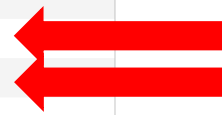
Subject Property

Roll Number	14 21 000 260 04300 0000
Property Address	1032 ELGIN ST E
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Location Identifier	A83
Municipality	COBOURG TOWN
Site Area	5.47 Acres

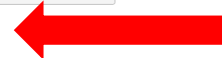
2.21 hectare

Stormwater Rate Forecast | Current Cobourg SWM Fee Structure

Property Type	2023 (Rate per hectare)	2024 (Rate per hectare)	2025 (Rate per hectare)
Commercial	\$1,809.44	\$1,872.70	\$1,938.16
Institutional	\$1,507.87	\$1,560.58	\$1,615.13
Industrial	\$1,608.39	\$1,664.62	\$1,772.81
Agricultural/vacant	\$402.10	\$416.15	\$430.70
Residential (low density)	\$904.72	\$936.35	\$969.08
Residential (medium density)	\$1,206.29	\$1,248.46	\$1,292.11
Residential (high density)	\$1,507.87	\$1,560.58	\$1,615.13



Natural Heritage System – missing property type – fee - \$0 per hectare



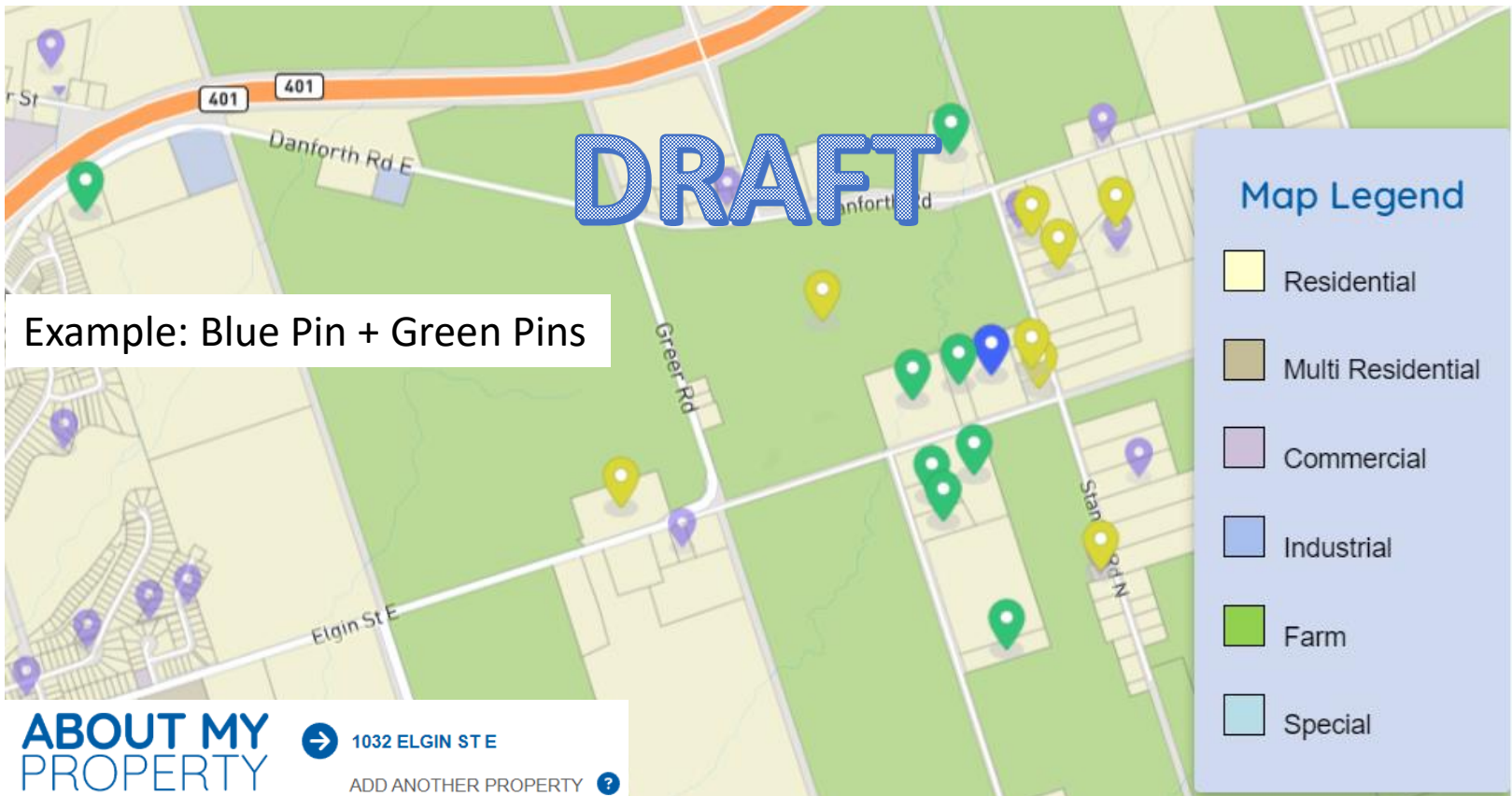
Cobourg East Community Secondary Plan

(NO existing Storm Water Management Infrastructure)

MPAC 301 Residential – Stormwater Fees

Residential Taxpayers:
I am not alone in my questions

Nine “properties” (all over 1.5 Acres) = Total 28.28 Acres ...11.44 Hectare x 2024 Stormwater “Fee” = \$936.35 / Hectare = **\$10,712**

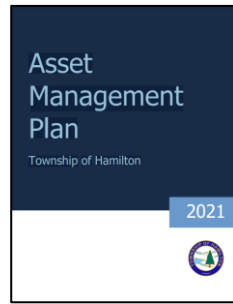


MPAC Property details would show under “Site Information”: **Water Service – Private Well and Sanitary Service – Septic Tank**: Note landowner responsible to install, maintain and repair per existing regulations.

Hamilton Township **4553 Residential** Properties only pay SW charges through existing property taxes (budgeted needs) to cover risk assessed storm water management

Note: **approx. \$100,000 per year** (through 2096)

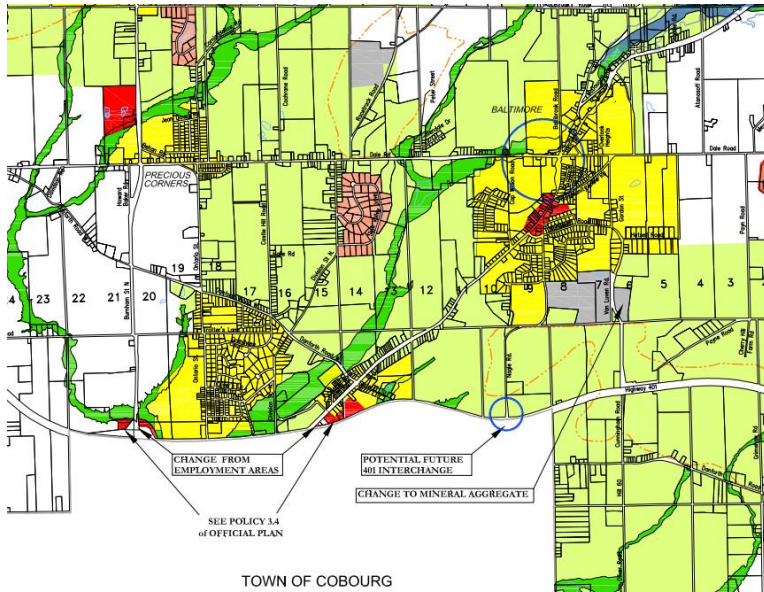
Note: **10 large residential properties in Cobourg East Community would cover 10% of that annual expense. – Does this make sense? Seem equitable / fair?**



4.3.4 Forecasted Capital Requirements

Stormwater Network assets are forecasted to all require replacement at some point until 2096. This was determined based on each assets in-service date, and it's estimated useful life. Over this period, the average annual capital requirement is \$97,000. This represents the storm network's forecasted capital investment requirement on an average annual basis. This is detailed by asset segment as well in the table below.

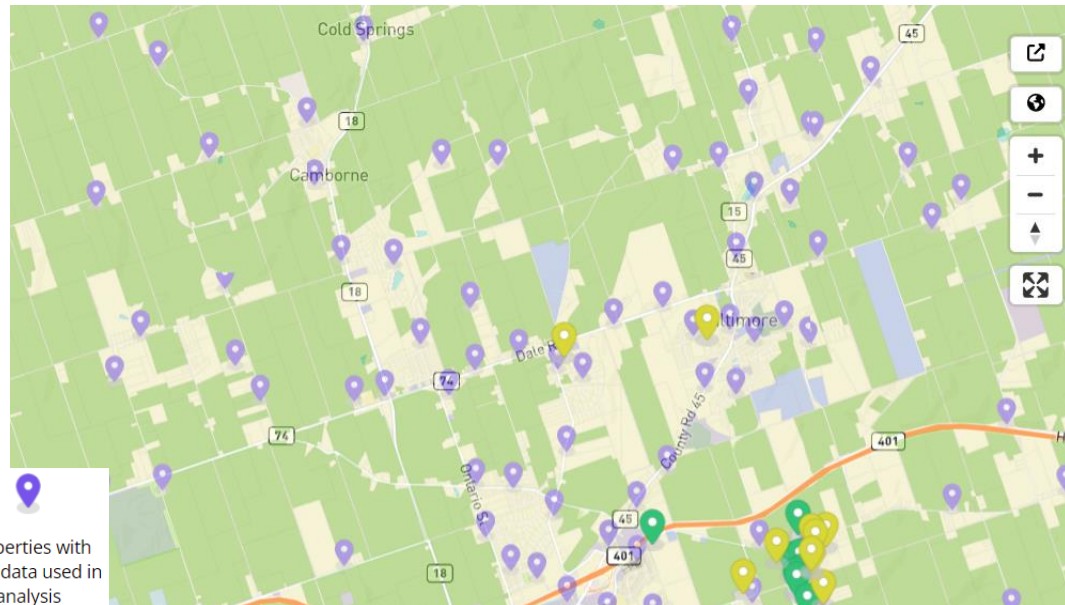
Asset Segment	Average Annual Capital Requirement
Catch Basins	\$17,000
Storm Mains	\$64,000
Storm Manholes	\$15,000
Storm Structures	\$2,000
Total	\$97,000



- SETTLEMENT AREAS
- EMPLOYMENT AREAS
- AGRICULTURE
- ESTATE RESIDENTIAL
- RURAL

Comparable Residential properties (MPAC 301) that sit in settlements areas, estate residential and rural (Schedule A "Land Use") are not subject to additional or separate SWM fees.

- Your property
- Properties you've viewed
- Properties in My Favourites
- Properties with sales data used in analysis



Natural Stormwater Management – Tale of Two Residential Properties

No recognition (credit) for Green Infrastructure (GI) - Woodlands, Wetlands and, Ponds contributing in the reduction to invest in additional gray storm water (i.e. keeping stormwater on existing properties – key objective)

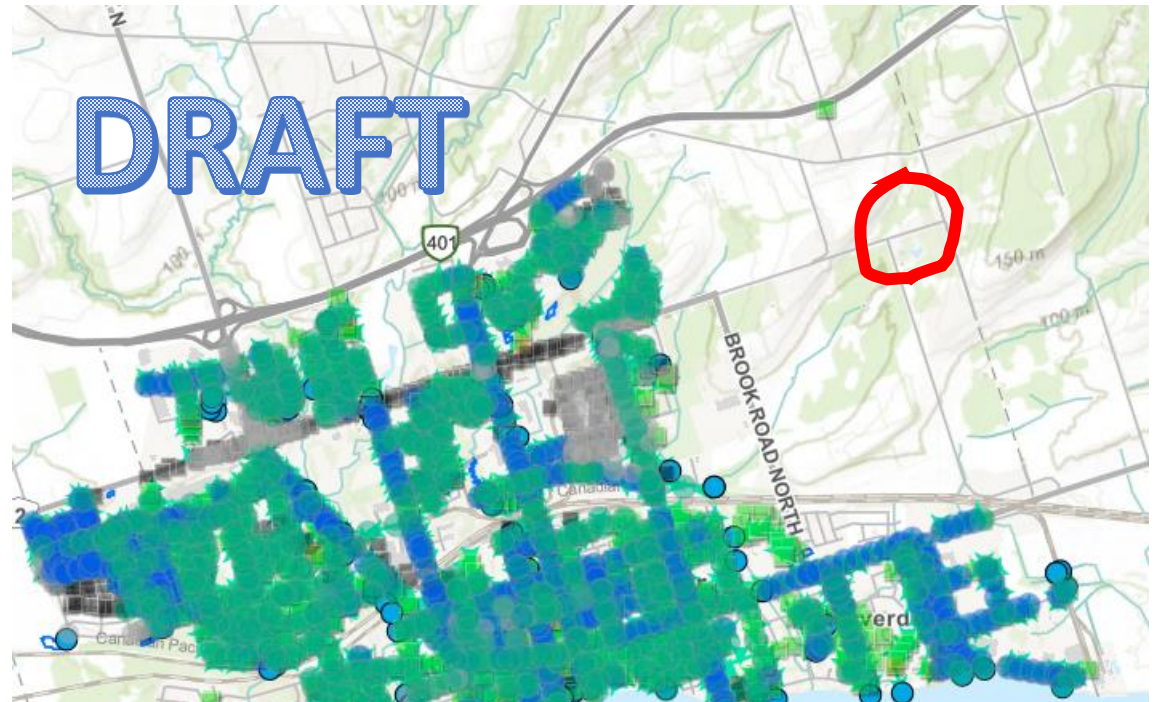
Cobourg East Secondary Land Use - No existing stormwater elements (grey infrastructure)

No known plans to “add” in the next 5, 10, 15 or even 20 + years.....(beyond Cobourg Trails)

- ▶ Storm Manhole
- ▶ Catch Basin Manhole
- ▶ Catch Basin
- ▶ Double Catch Basin
- ▶ Storm Outlet
- ▶ Storm water management pond
- ▶ Storm Sewers
- ▶ Storm Pumping Station



**Focus Area –
1032 & 955
Elgin Street East**



Reference: Town of Cobourg Infrastructure Mapping:

Note: No known plans to even include access to municipal water or sanitary treatment in the next 15 years + time frame (Reference: February 2023 Cobourg East Secondary Plan Servicing Class EA)

Natural Stormwater Management – Tale of Two Residential Properties

Grey Infrastructure Shown

- ☑ Storm Outlet
-
- ☑ Storm water management pond
-



1032 &
955
Elgin
Street
East

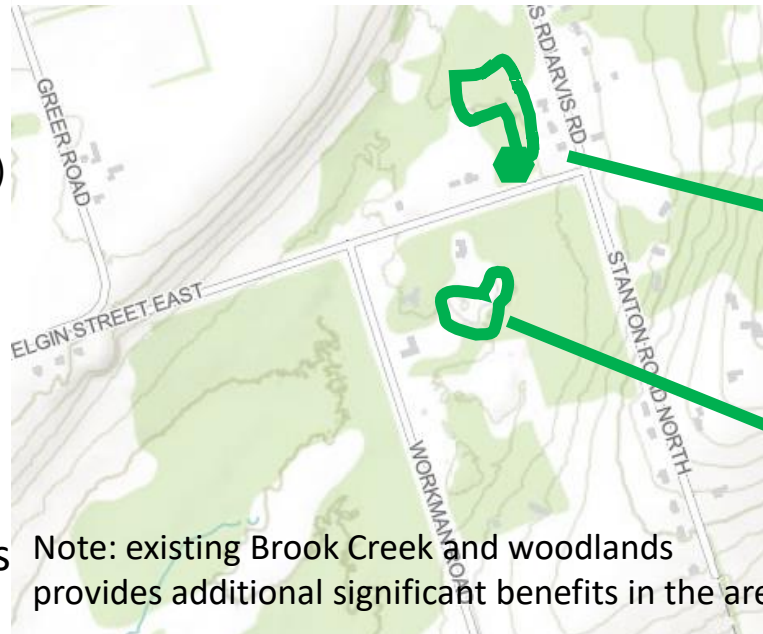
Woodlands, Wetlands and Ponds are key natural features in support of GI stormwater management

Green Infrastructure (GI)

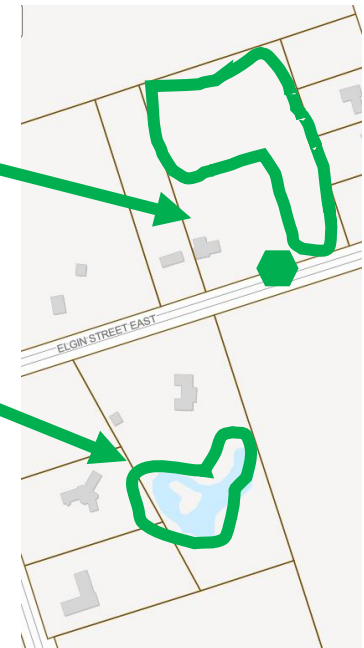
Not recognized or identified (examples)

Catch basins (most of the property)

- ◆ Storm Outlet
- ☞ Storm Water Management Pond
- ☞ Woodlands / Wetlands



Note: existing Brook Creek and woodlands provides additional significant benefits in the area

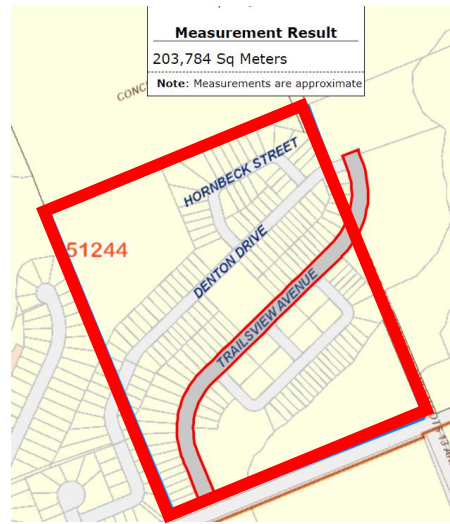


Note: Most stormwater enters properties from beyond Town of Cobourg boundary

Potential future enhancements areas, water course buffers and wetlands (not studied)

Tale of Two Properties

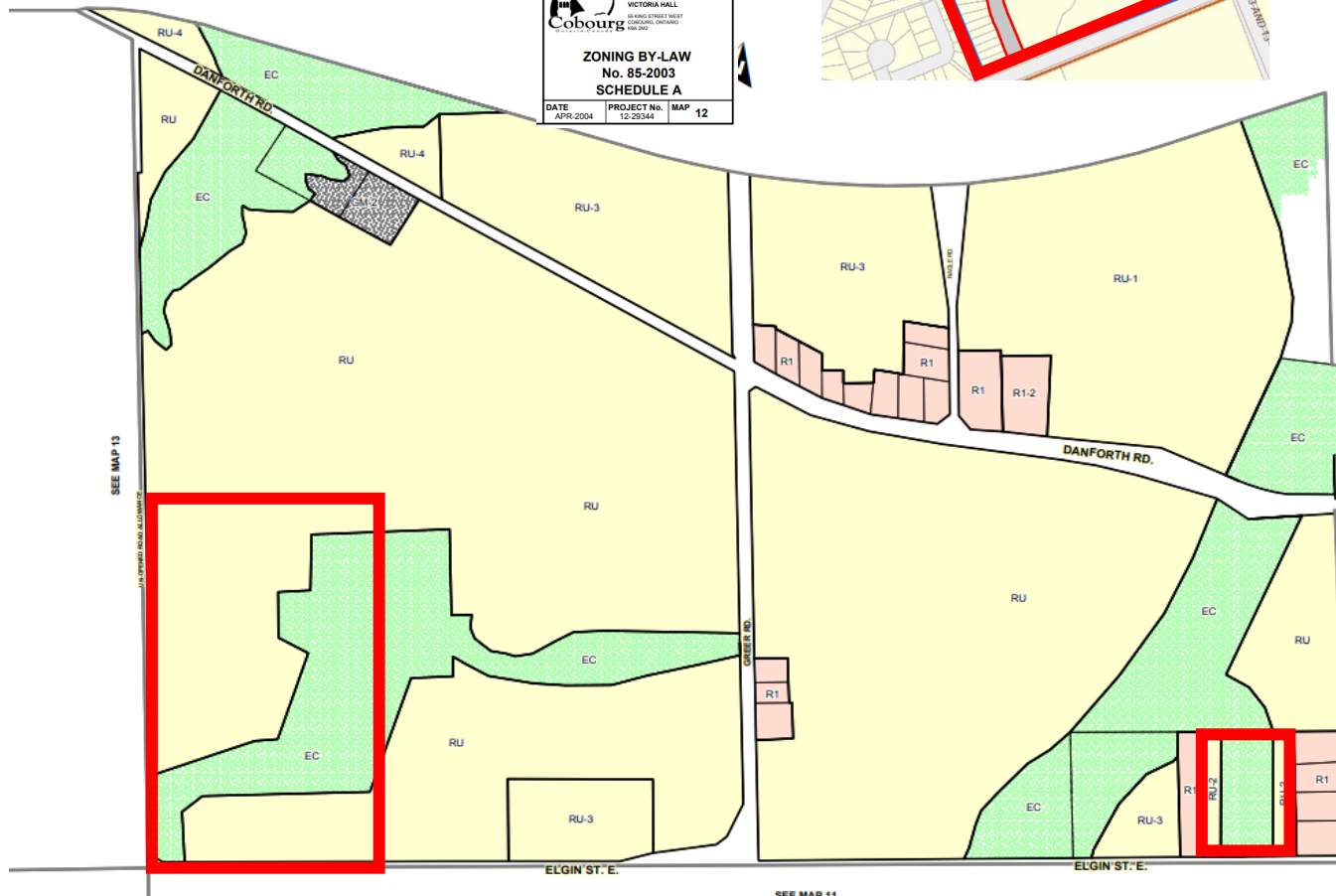
- 216 Taxpayers - Cobourg Trails - Tribute Phase 1 - SWM Pond D and Urban Forest area – XX acres
- 1 taxpayer - 1032 Elgin Street East – 5.47 acres



THE CORPORATION OF THE TOWN OF COBOURG
VICTORIA HALL
15 KING STREET WEST
COBOURG, ONTARIO
N4A 3K2

ZONING BY-LAW
No. 85-2003
SCHEDULE A

DATE	PROJECT No.	MAP
APR-2004	12-20044	12



Both Zoned:
RURAL and
ENVIRONMENTAL
CONSTRAINT...

But two different
solutions with
essentially same
outcome (no excessive
storm water flowing
south of Elgin Street

Multiple residential
taxpayers / final property
owners versus one
taxpayer / property owner

Tale of Two Properties – New versus Existing

Approx: **5.47 Acres** – current fee approx. **\$2000 / year**

Residential = est. 25% of property (max)

22000 m² x 0.25 = 5500 m²
(approx. **1.37 acres** = 0.55 hectares)

(approx. **\$500 per year @ \$900/hectare - max**)

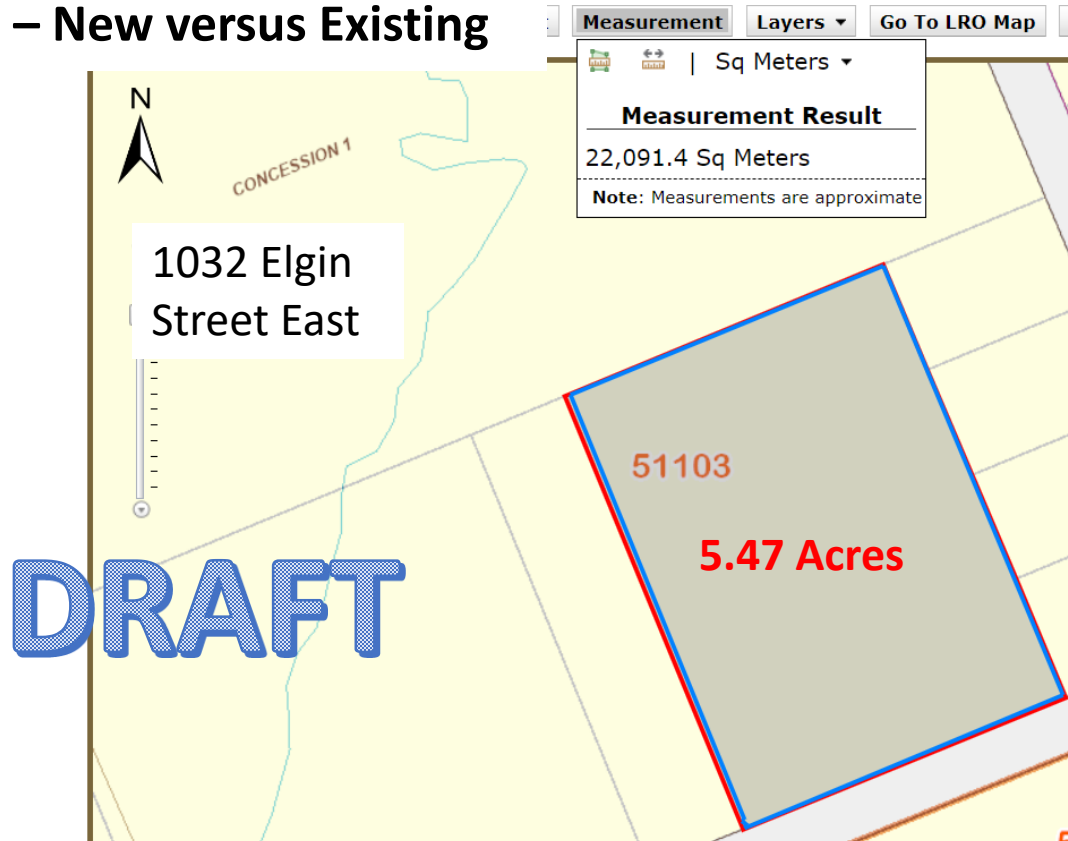
Natural Heritage System = Woodlands + Wetlands = est. 75% (minimum)

22000 m² x 0.75 = 16600 m²
(**4.10 acres** = 1.66 hectares)

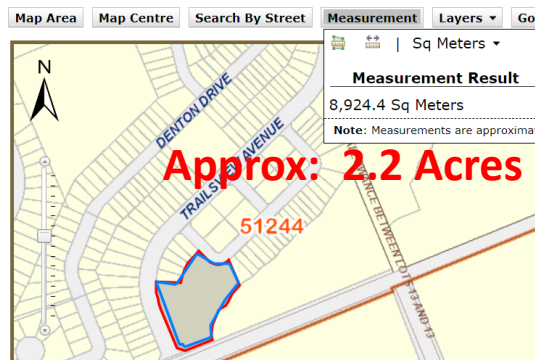
Assume 50% woodlands / 50 % wetlands = 8300 m² (keep it simple)

APPROX = to Tribute SWM Pond (Grey Infrastructure) and 40% of the parcel of land being protected as “environmental constrained” (woodlands).

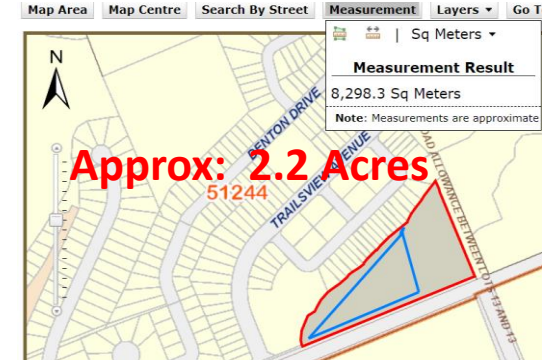
NOTE 100% of the water feature and tree feature can ever be subdivided (per zoning); never change drainage (per Drainage Act) and never cut down trees (multiple reasons – including keystone birds)



Tribute SWM Pond and Associated Green Space



Grey SWM Pond Property



Green Space - Woodlands Property

Tale of Two Properties – New versus Existing

“Soon to be owned” Town Grey SWM Infrastructure System
With 216 RESIDENTIAL taxpayers also paying SWM fees...

All new residential property owners will need to direct investment in its care and performance with future funds / maintain through SMW fees. (Would get included in the Cobourg SWM asset plans)



Tale of Two Properties – New versus Existing

Residential
Property –
Cobourg East
Community



Wetland – Accumulates Storm Water



Roadside Ditch - Catchment



Small Culvert – Restricted Flow Under Elgin Street

Green Low Impact
Development
Storm Water
Management –
100% Nature Based
Property owner
involved,
committed and
currently self-
funded.

All storm water run-off from 25% of property (home, paved driveway, field) stays on property (per survey, building permits and final inspection) and does not “feed” roadside ditch across maintained portion of the frontage) – 75% wetland and forested property does not feed into any grey SWM system

Planted over 1000 native trees

Fully prepared to contribute as a residential
Property Owner on the land that contributes
to what needs to be maintained and what
needs to be protected – fair / equitable

**Example: Grey versus Green –
Storm Water Management
System along a small stretch of
Elgin Street East**

Lots of observation photos of the woodlands and
wetland and recent SWM runoff video ...



In Conclusion (from 1 Existing Taxpayer):

- Support SWM fees for Cobourg Residential properties but it needs Natural Heritage System recognition (reduction in fee / credit) with a much more reasonable residential SWM fee attached to the subject property (per MPAC, Zoning, property Types, etc.).
- Important to fundamentally protect all upstream rural, wetlands and woodlands as key in needing less downstream grey SWM expenses in the future.



Thank You for Listening and telling me represent some unheard voices. [REDACTED]



Unheard voices dependent on woodlands and wetlands

- *We explored, we studied, we saw, we invested, we moved. We plan to stay! – Remain committed to enjoying our space and place within the overall community*
- *We are now also temporary land custodians - plan to continue to work hard to further protect the land while leaving nature alone as much as we can*
- *If you know of any wildlife looking for a place to visit or stay look on the Welcome to Cobourg's visitors map (under picture of Victoria Hall). You may not see us, hear us or be around but we know they will find us and can enter without paying a special fee (free!).*

Backup Materials – not part of
Presentation / Reference and
additional supporting information

DRAFT

To Laurie Wills 2023-12-29

Director Public Works, The Corporation of the Town of Cobourg

To Laurie Wills 2023-12-29
Director Public Works, The Corporation of the Town of Cobourg
Cc: Rob Franklin
Manager of Planning Services, The Corporation of the Town of Cobourg

Subject: 2023 Town Stormwater Service Charge – Green Infrastructure Matters

Good Afternoon, Laurie

As we close out 2023, I know we have not contacted to speak in person, and I suspect the broader dialog within the community is drawing your immediate attention. I just wish to say "thank you" for taking the decision to temporarily suspend storm water billing (due to errors in assessments). AND hopefully rethinking the fees associated as it applies to various properties overall.

I appreciate the challenges in addressing the need for the Town to invest in traditional "grey" storm water management infrastructure given its existing development and current core boundaries.

I am hopeful that in looking again and "more closely" at what other communities have done or are considering that their experience offers the Town guidance. And that some of that also begins to reflect the value of "green infrastructure" as a form of stormwater management. I see a general path forward in not supporting a need to assist stormwater management fees beyond a very low and reasonable level - all based on all that I am coming to better understand.

As defined by the Province, Green Infrastructure (GI) means natural and human-made (engineered) elements or systems that provide ecological and hydrological functions and processes. At its core, green infrastructure is a fundamental approach to rainwater management that protects, restores, or mimics the natural water cycle while delivering environmental, social, and economic benefits.

It is not about all about continuing to just "build traditional" engineered solutions but protecting what naturally exists.

From my vantage point, I personally remain committed in protecting the natural stormwater management features on our property (significant woodlands, wetlands, etc.). Not only for our personal benefit but as a long-term benefit to the Town. I am self investing to support the Town so the Town does not have to invest.

I offer three illustrations to help begin to convey my thinking in capturing the value of "Green Infrastructure" stormwater management and NOT applying an unreasonable tax on properties that help the Town achieve its long-term goals (protecting green spaces, protect water quality (especially those of us on wetlands), and mitigate stormwater runoff) in the face of climate change.

I believe it to be extremely important that municipal stormwater utilities establish stormwater fees based on the amount of impervious surface on a property. Reduction of, or complete exemption from, the stormwater fee could be granted to landowners that calculate (or have in place) green infrastructure on their properties.

Maybe a chance to discuss over a coffee in the new year?

Sincerely

Dick Kauling

1032 8th Street East

Cobourg, ON K9A 0S1

905-447-8406

dk8406@gmail.com

Previous Communications:

Letter 2023-30-04

2023 Town Stormwater Service Charge – Actual Bill / "Win-Win" Proposal for Our Property

Letter 2023-12-13

2023 Town Stormwater Service Charge - How it does or should affect my property.

Natural Stormwater Management Draft 2023-12-29

Northumberland County has currently identified within the Cobourg East Secondary Plan "significant Woodlands, Watersources Buffer, and Embankment Areas" (see Map P16).

- Opportunity – Existing property owners to continue to self-invest and protect natural "green infrastructure" stormwater management features – no need for significant town funded "grey" stormwater projects (ponds, catch basins, storm sewers, pumping stations, etc.) within the planning horizon
- Alternative – If no supporting actions by the town (tax relief / credits) to self-invest and protect will result in a future town liability / costs borne by all taxpayers.

Legend

- Riparian Vegetation
- Wetlands
- Stormwater Management Features
- Green Infrastructure (GI) Not recognized or identified
- Woodlands / Wetlands

Supporting Features and Areas

- Stormwater Management Features
- Wetlands
- Woodlands
- Embankment Areas

Northumberland County Official Plan
Natural Heritage Features and Areas

Natural Stormwater Management

Draft 2023-12-29

No recognition (credit) for Green Infrastructure (GI) – Woodlands, Wetlands and Ponds contributing to the reduction to invest in additional grey storm water (i.e. keeping stormwater on existing properties – less effective)

Legend

- Riparian Vegetation
- Wetlands
- Stormwater Management Features
- Green Infrastructure (GI) Not recognized or identified
- Woodlands / Wetlands

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Northumberland County Official Plan
Natural Heritage Features and Areas

Natural Stormwater Management

Draft 2023-12-29

Green Infrastructure (GI) Not recognized or identified

Legend

- Riparian Vegetation
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- Wetlands
- Woodlands
- Embankment Areas

Northumberland County Official Plan
Natural Heritage Features and Areas

To Laurie Wills 2023-10-10

To Laurie Wills 2023-10-10

Director Public Works, The Corporation of the Town of Cobourg

Cc: Rob Franklin

Manager of Planning Services, The Corporation of the Town of Cobourg

Subject: 2023 Town Stormwater Service Charge – Actual Bill / "Win-Win" Proposal for Our Property

Good Afternoon, Laurie

Trust that you had a good Thanksgiving long weekend. I wish to further follow-up on the stormwater property assessment that has official communication from Lakefront Utilities on how our property is being assessed.

I must formally state my objections and still offer a more than reasonable approach to address the assessed service charge costs of over \$2000 per year. I would argue a significant "tax burden / increase" which MANY of my neighbours with larger forested, wetland, and agricultural rural zoned properties will also face.

Please see details of the formal "bill" that will need to address later this month. As well a summary of what I previously proposed.

As a significant taxpayer living just inside the unsettled development boundary as defined by the Town of Cobourg and one that will never see municipal water or municipal sewer services in my the foreseeable future (plus 30 years), I am NOW faced with over \$60,000 of Storm Water Service Charges over the next 30 years. Not all happy and looking for a "win-win" where someone paying the equivalent of 12 low density residential property based on a standard 50 ft x 110 ft property. Some might argue I should "fight for much more".

Looking for a "face to face meeting" with you and others ASAP to discuss before my new "bill comes due" (and my current plans to hold off payment in full) and before approving our elected representatives to garner understanding of the current situation and for potential support.

Dick Kauling, 1032 8th Street East, Cobourg, ON, K9A-0S1, 904-447-8406, dk8406@gmail.com

Attached Letter 2023-10-04 2023 Town Stormwater Service Charge - How it does or should affect my property.

Attached Letter 2022-12-13 2022 Town Stormwater Service Charge - How it does or should affect my property.

To Laurie Wills 2023-10-04

To Laurie Wills 2023-10-04

Director Public Works, The Corporation of the Town of Cobourg

Cc: Rob Franklin

Manager of Planning Services, The Corporation of the Town of Cobourg

Subject: 2023 Town Stormwater Service Charge - How it does or should affect my property

Good Afternoon Laurie

I am writing this email to follow up on my letter from 2023-12-13 (copy attached), a conversation we had during the 403 high interchange meeting on January 18, 2023 and the NOW published 2023, 2024, and 2025 Stormwater Charges (as recently printed at: <https://www.cobourg.ca/new/home-and-property/stormwater-management.aspx>)

I heard the "news" announcing the official plan to start to collect fees for the balance of the calendar year. I have reviewed the significant increase in the estimated 2023 service charge based on a low-density residential classification.

If applied this correctly will amount to over \$2000 per year (printed through balance of year on our hydro bill based on property size and MPAC classification). Based on my calculation (see below) this amount reflects a charge that is 4.3 x more than the example residential property, and comes with no recourse to adjust for land size or land use. I recognize that the bylaw offers appeals only based on a legal exemption or incorrect property size.

I wish to have a conversation surrounding this expected significant increase in my effective property taxes / associated land use Service Charges and explore strategies to address a more responsible approach given the nature of the property as previously outlined (see attachment).

Cobourg Stormwater Charges: 2023 Residential Rate: \$904.72 per hectare

Property	Area (hectares)	Rate (\$/ha)	Annual Charge
Example Property	0.580	\$904.72	\$524.62
My Property	2.08	\$904.72	\$1,881.81
Specific Property	0.4	\$904.72	\$361.89
Specific Property - 40 x Sample Average Property	0.04	\$904.72	\$36.19

* Planned stormwater charges - will be applied to property based on Bylaw Number 048-2022 (June) and fee structure charge based on 2023/2024/2025. May be 2024 based on Watson Report 2023 suggests service charges in excess of \$2700 by 2032.

** Call to Lakefront Utilities today did not offer "win-win" it might occur (potentially now November and December)

Map Legend

- Green Infrastructure (GI) Not recognized or identified
- Woodlands / Wetlands

Supporting Features and Areas

- Stormwater Management Features
- Wetlands
- Woodlands
- Embankment Areas

I am really hoping for my "math" and understanding of how this Service Charge is calculated on our property is incorrect and much lower if at all.

If not, I would like to discuss a potential stormwater Charge Appeal based on how the current property, I created more as contributing to the overall Town Stormwater Management. (to protect the community and environment from the implications of stormwater runoff) could result in a more responsible fee.

I left a voice mail this morning in the hopes to meet with you to explore my options.

Sincerely and enjoy this great weather!

Dick Kauling, 1032 8th Street East, Cobourg, ON K9A-0S1, 904-447-8406

Attached: Letter 2022-12-13 2022 Town Stormwater Service Charge - How it does or should affect my property.

To: Laurie Wills 2022-12-13

To: Laurie Wills 2022-12-13

Director Public Works, The Corporation of the Town of Cobourg

Cc: Rob Franklin

Manager of Planning Services, The Corporation of the Town of Cobourg

Subject: 2022 Town Stormwater Service Charge - How it does or should affect my property

Good Morning Laurie

I am writing this email to better understand the planned stormwater charges that will be applied to my property based on Bylaw Number 048-2022 (June) and fee structure charge 048-2022 (June).

I have reviewed some of the public information about the Town's plan to assess each property owner with a share of the future costs of managing stormwater. I certainly support this initiative in principle. The report prepared to guide the creation of the Bylaw is certainly a reasonable approach to have all the stakeholders contribute in managing future needs and reduce risks.

Given that our property, plus all neighbours in my area, are essentially in a very rural setting. (Secondary Plan - northeast area well away from the now under construction Tri-rite residential development - general phases). I question the application of this fee structure as a property owner living in the "outskirts". I struggle to find the future benefits that I might receive in exchange for the service charge.

As I am sure you can appreciate, based on the more rural nature of each property in this part of the Town, as owners, we essentially self-fund our own stormwater through our own property containment and instead if any spill over into Town curbs. These properties are low density, no big areas of pavement and if anything, mostly environmentally sensitive lands. As for my property it already acts as a natural stormwater catchment area having some wetland characteristics.

The service charges expected on our property because this initiative may not be in the with and have any benefits in managing future risks beyond additional Town revenue. Basically, since our property and that of my neighbours are generally larger than most Town residential lots, we are diverting little if any stormwater from our properties to the existing or even reasonably foresaw expansion of the curb system in the area but subject to bearing a significant cost burden.

I should note as well, neighbours to the east of Jarvis and Stanton (Hamilton Township) are also self managing their stormwater using limited functioning culverts. They too also have no access to public water, sewerage and pay considerably lower property taxes than what I see as being part of the Town.

The existing tax structure on our property is something I fundamentally question (for another day) but accept for now as the cost of living in a great Town that I wish to succeed. The stormwater service charge is where I must begin to understand the rationale and look to challenge its application.

If I understand the fees there is no recognition for properties that are zoned rural. (Only see residential low density stormwater rates of \$225.00 per hectare - is this correct? (My property approx. 3.5 acres = 2.23 hectare - approx. \$225).

The application of an additional tax / fee / service charge (whatever we want to call this) seems inappropriate given our physical location within the Town, the unlikely scenario in ever being connected to town water, sewer, stormwater system and essentially not contributing to stormwater risks.

I wish to understand how the Town has assessed my property, and that of my neighbours, and to explore the process of challenging the need or rate that might be applied. Looking to potentially file a "Stormwater Charge Appeal".

Thanks in advance and look forward to a constructive discussion.

Dick Kauling, 1032 8th Street East, Cobourg, ON, K9A-0S1, 904-447-8406

P.S. Our current property has been recognized by the Ganaraska Region Conservation Authority and the Town of Cobourg as positively contributing to the Clean Water-Healthy Land Stewardship program (previously attached a picture). I will continue to do more than my "fair share" in protection of the environmental sensitivity of lands in this area (Special Study Overlay). The natural heritage system designation for much of the lands being targeted with this service charge area needs a serious rethink, in my opinion.

Environmental Area
Environmental Protection
Special Study Area Overlay
Pond/Lake

1032 8th Street East, Cobourg, ON K9A-0S1

Cobourg GIS - Infrastructure Web Map

1032 8th Street East, Cobourg, ON K9A-0S1

1032 8th Street East, Cobourg, ON K9A-0S1

1032 8th Street East, Cobourg, ON K9A-0S1

1032 8th Street East, Cobourg, ON K9A-0S1

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1032 8th Street East, Cobourg, ON K9A-0S1

1032 8th Street East, Cobourg, ON K9A-0S1

1032 8th Street East, Cobourg, ON K9A-0S1

Open for feedback, speaking as one voice and for some others that may not be seen or heard. THANK YOU!

January 1, 1998, to January 1, 2024 =>>>> 26 years ago something happened –
Who can remember, who was watching from a far?? What does it look like TODAY

Time Marches on **natural processes continue**: Still rains, water still runs downhill as the natural water cycle determines where it ends up until such time as development impacts the landscape and all watershed users are impacted some more some less.

- Essentially rural property folded into the Towns boundary
- Today - Mix of residential, rural and environmental constrained parcels of land.
- Tomorrow more residential properties with SWM Fees
- Future - Progress, fair, equitable, sustainable

DRAFT

June 19 1996

Cobourg to grow by half on Jan. 1, 1997

Annexation deal gives Town land, Hamilton Township almost \$500,000

The Town of Cobourg will grow by more than 50 per cent Jan. 1, 1997.

Cobourg and Hamilton Township have agreed to a deal which would see the Town acquire 1,673 acres from the Township. Cobourg currently has 3,830 acres.

Cobourg Mayor Joan Chalovich said the agreement now allows both municipalities to get on with creating jobs. "Hopefully this makes us more competitive," she said after an in-camera session Monday night to complete the deal.

As Cobourg councillors were meeting behind closed doors, Hamilton Township councillors held a special meeting waiting to hear if the deal would be approved.

At least three times, Cobourg's Chief Administrative Officer, Bryan Baxter, was on the phone to his counterpart in Hamilton, fine-tuning the deal.

In return for the land, Cobourg has agreed to pay Hamilton \$479,115 in compensation for loss of residential and commercial tax revenue and loss of provincial grant money over the next 10 years. That money is due in three years, with the first payment totalling \$359,115.

Mayor Chalovich said the money could be raised without increasing taxes for Cobourg residents by debenturing the cost or using money from the increased assessment and growth which should accompany the new land. Cobourg will pay \$100,000 of the total amount from its sewer reserve fund.

Cobourg's new boundaries will be similar to those both sides agreed to last January when it was first announced an agreement had been reached.

The western boundary south of Hwy. 2 will include the New Amherst development beside Northumberland Mall; the western boundary between Hwy. 2 and Hwy. 401 is the extension of Rogers Road; the easterly boundary south of Hwy. 2 would remain Normar Road; the eastern boundary between Hwy. 2 and Hwy. 401 would be the Stanton Road, Jarvis Road extension and the northern boundary would be the north side of Hwy. 401.

Both sides have also agreed to buffer areas which would prohibit new urban development. To the west the buffer zone would be the Bob Carr/Apple Orchards Road and to the east the area between Stanton Road and Cunningham Roads.

Mayor Chalovich said there are four items still to be resolved such as development pressures for the area north of Hwy. 401 and the Town's appeal to the Ontario Municipal Board of the Township's Official Plan, but she expects those to be resolved soon.

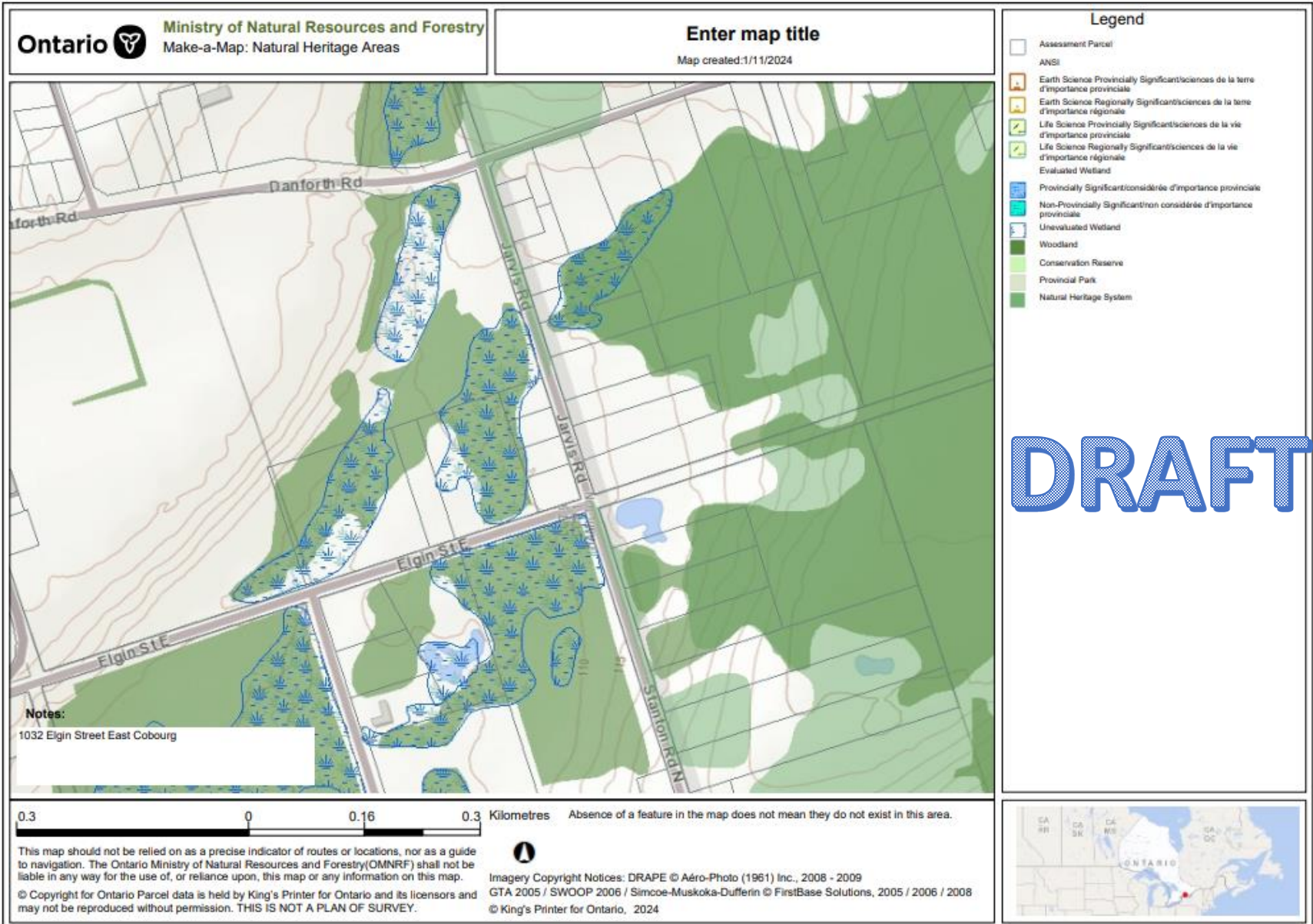
"Hopefully there will be enough goodwill from both councils to complete the agreement," she said.

Hamilton Township Reeve, Charlotte Clay-Ireland said her Township dealt with the "situation the best way we could."

"Cobourg has enough land now to grow. They got the land they wanted control over such as New Amherst and Strathy Road."

She said the compensation package is a good deal for the Township because had an agreement not been reached, the Province would have come in and set up a commission to establish the new boundaries. That commission, she said, would have cost \$200,000 and been paid for by both municipalities.

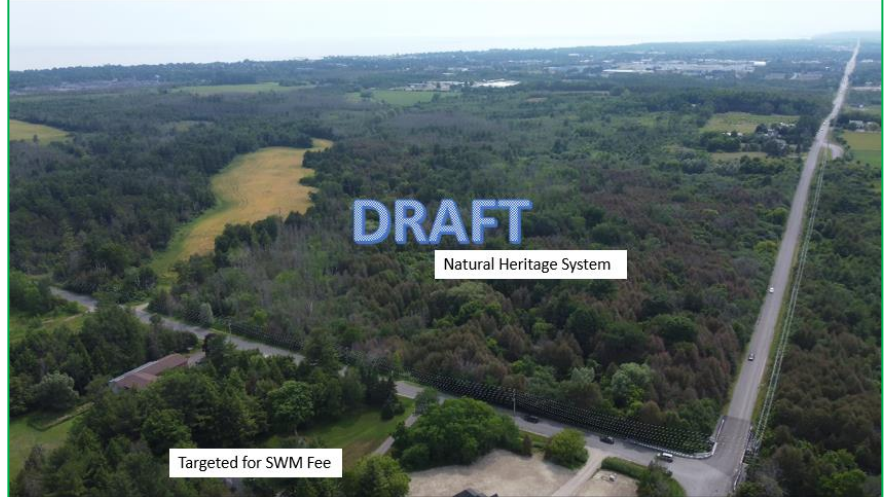
Ontario Ministry of Natural Resources and Forestry – Natural Heritage Areas – 1032 Elgin Street East, Cobourg Area



Reference: Areal Views from 1032 Elgin Street East, Cobourg

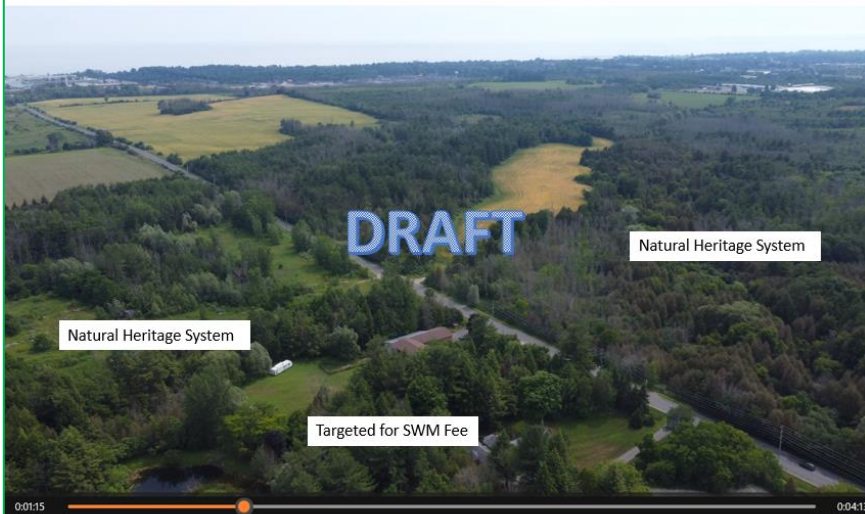


Looking South-West – towards Cobourg Town Centre - Victoria Hall



Birds Eye View (cannot see the text blocks ☺)

Looking South-West – towards Cobourg Town Centre - Victoria Hall

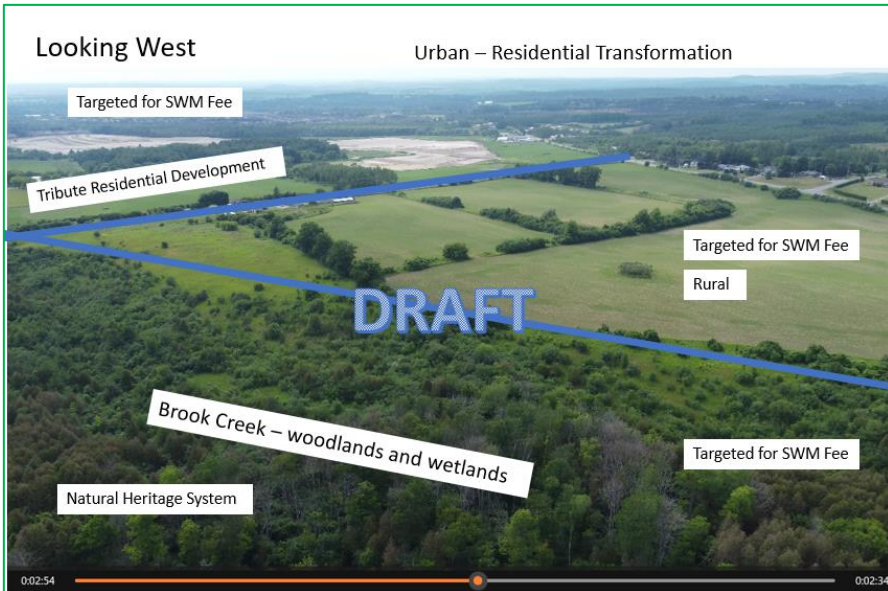


Birds Eye View (cannot see the text blocks ☺)

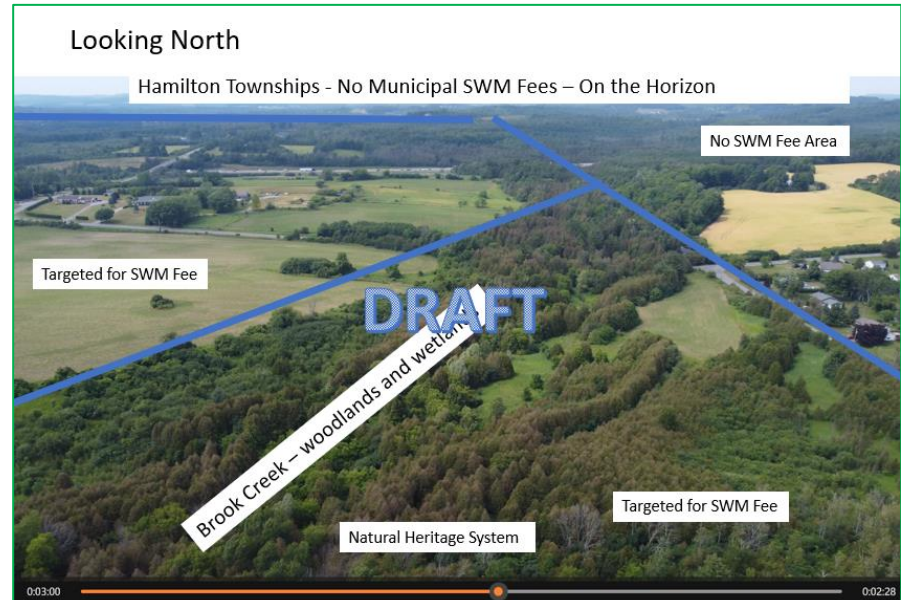
Looking South – notice Green Infrastructure Pond – LID (bottom of slide)



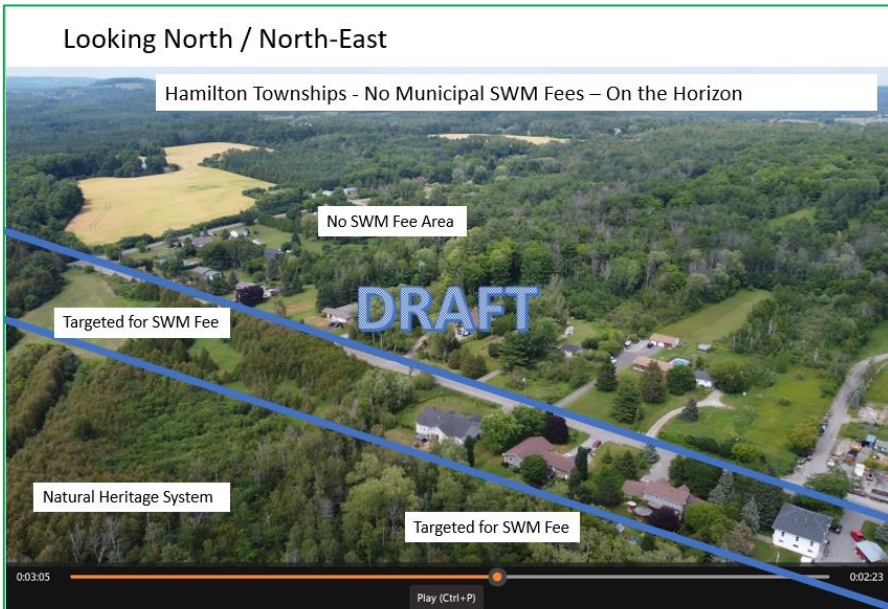
Birds Eye View (cannot see the text blocks ☺)



Birds Eye View (cannot see the text blocks 😊)



Birds Eye View (cannot see the text blocks 😊)



Birds Eye View (cannot see the text blocks 😊)



Birds Eye View (cannot see the text blocks 😊)

Example Stormwater Fees – MPAC 301 Residential

DRAFT



MUNICIPAL
PROPERTY
ASSESSMENT
CORPORATION

**NOTE: Some properties Cobourg Zoned:
Rural 2 and Environmental Constraint**

Subject Property	Property #1	Property #2	Property #3	Property #4	
Roll Number	14 21 000 260 04300 0000	14 21 000 260 02400 0000	14 21 000 260 04100 0000	14 21 000 260 04200 0000	14 21 000 260 04400 0000
Property Address	1032 ELGIN ST E	9214 DANFORTH RD	986 ELGIN ST E	1020 ELGIN ST E	995 ELGIN ST E
Legal Description	CON 1 PT LOT 9 RP 39R402 PART 1	CON 1 PT LOT 9 PT RD ALLOW	CON 1 PT LOTS 9 AND 10 RP 39R10335 PARTS 1 AND 2	CON 1 PT LOT 9	CON A PT LOT 9 RP 39R1362 PART 1
Property Description	301 - Single-family detached (not on water)	301 - Single-family detached (not on water)	301 - Single-family detached (not on water)	301 - Single-family detached (not on water)	301 - Single-family detached (not on water)
Location Identifier	A83	A83	A83	A83	A83
Municipality	COBOURG TOWN	COBOURG TOWN	COBOURG TOWN	COBOURG TOWN	COBOURG TOWN
Site Area	5.47 Acres	5.77 Acres	7.94 Acres	1.5 Acres	5.23 Acres

Subject Property	Property #5	Property #6	Property #7	Property #8	
Roll Number	14 21 000 260 04300 0000	14 21 000 260 04600 0000	14 21 000 260 04700 0000	14 21 000 260 04850 0000	14 21 000 260 06900 0000
Property Address	1032 ELGIN ST E	1947 WORKMAN RD	1931 WORKMAN RD	1859 WORKMAN RD	8817 DANFORTH RD
Legal Description	CON 1 PT LOT 9 RP 39R402 PART 1	CON A PT LOT 9 RP 39R1362 PART 3	CON A PT LOT 9 RP 39R1362 PART 4	CON A PT LOT 9 RP 39R10210 PART 1	CON 1 PT LOT 13
Property Description	301 - Single-family detached (not on water)	301 - Single-family detached (not on water)	302 - More than one structure used for residential purposes with at least one of the structures occupied permanently	301 - Single-family detached (not on water)	301 - Single-family detached (not on water)
Location Identifier	A83	A83	A83	A83	A83
Municipality	COBOURG TOWN	COBOURG TOWN	COBOURG TOWN	COBOURG TOWN	COBOURG TOWN
Site Area	5.47 Acres	1.95 Acres	1.95 Acres	2.33 Acres	2.61 Acres

Nine “properties” (all over 1.5 Acres) = Total 28.28 Acres ...11.44
Hectare x 2024 Stormwater “Fee” = \$936.35 / Hectare = \$10,712

CONNECTED - Municipal Road Class network:

- **Roadside allowance** - ditches and under roadway culverts – total km – TBD(?)
- Risk hazard assessment, monitoring and maintenance - likely low priority due to current state – addressing field reports and observations(?)

NOT CONNECTED - existing Municipal:

- **Storm Water Management System**
- Water Distribution System
- Wastewater Collection System

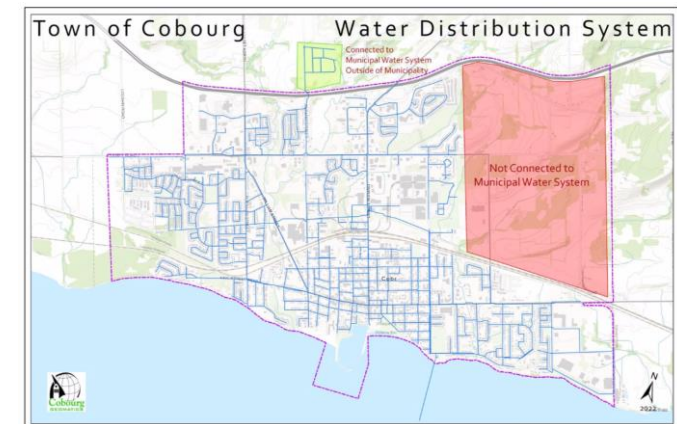
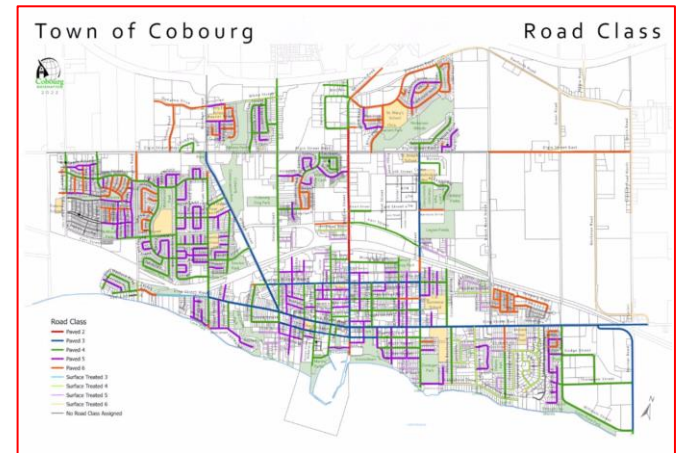
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INVOLVED / REGULATED / SELF FUNDED:

- Accessible and Potable drinking water Regulations
- Septic System Regulations

Private Wells / Septic Systems - Property Owner Priority

- independent – unlike most Town property owner / taxpayers
- After tax incremental expenses – design, installation, maintenance, upkeep and lifecycle upgrades / replacement
- Waiting the “long game” hope for future benefit from tax supported investments (low probability in my opinion)
- **Surprised /alarmed / concerned about a disproportionate SWM FEE expected through our electricity service provider and looking to consider an alternative equity-based method fee (if any at all) given current state of SWM assessed in this area and lack of upstream (outside of urban boundary requirements, risks or needs).**

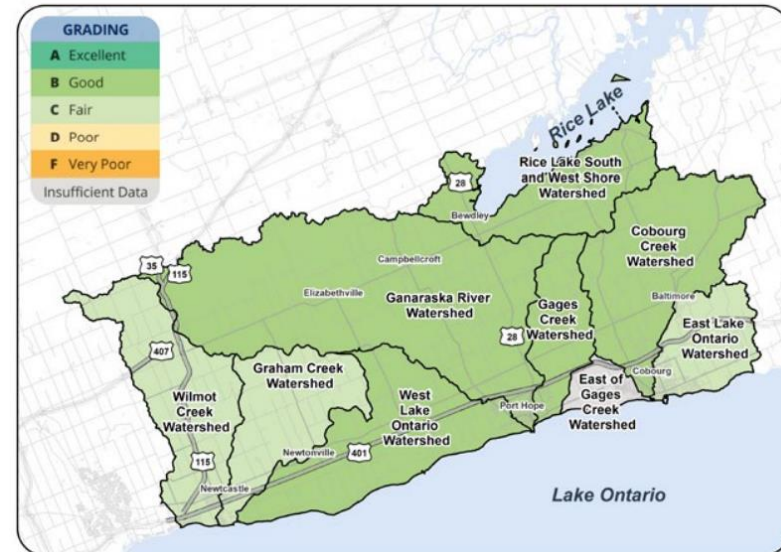


Cobourg East Community - essentially dependant on health of the East Lake Ontario Watershed – reported C FAIR for forest condition, surface water quality and groundwater quality – NOT FOCUSED on SWM

A watershed is an area of land drained by a creek or stream into a river which then drains into a body of water such as a lake or pond. Everything in a watershed is connected. Our actions upstream can affect conditions downstream

Ontario’s Conservation Authorities report on watershed conditions every five years. The watershed report cards use Conservation Ontario guidelines and standards developed by Conservation Authorities and their partners.

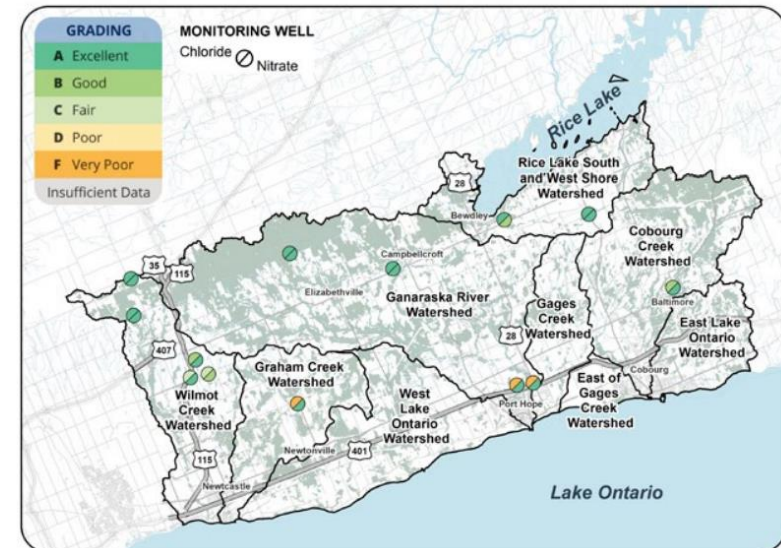
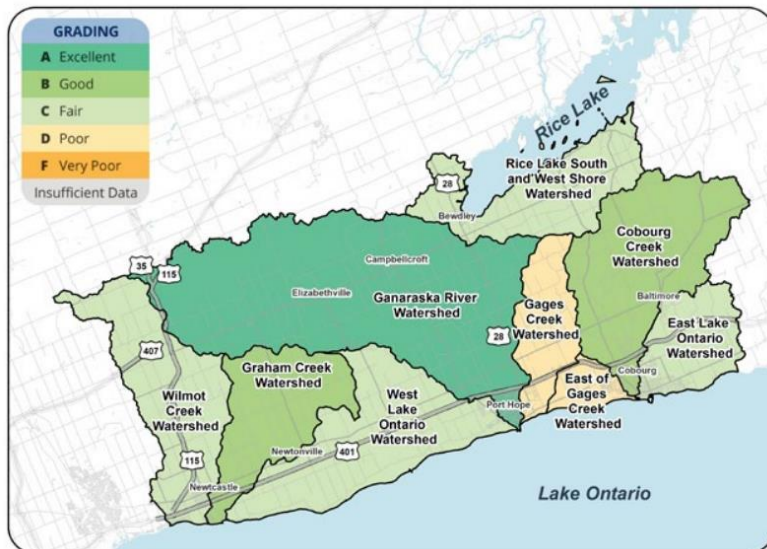
Ganaraska Conservation **SURFACE WATER QUALITY**



Ganaraska Conservation **FOREST CONDITIONS**

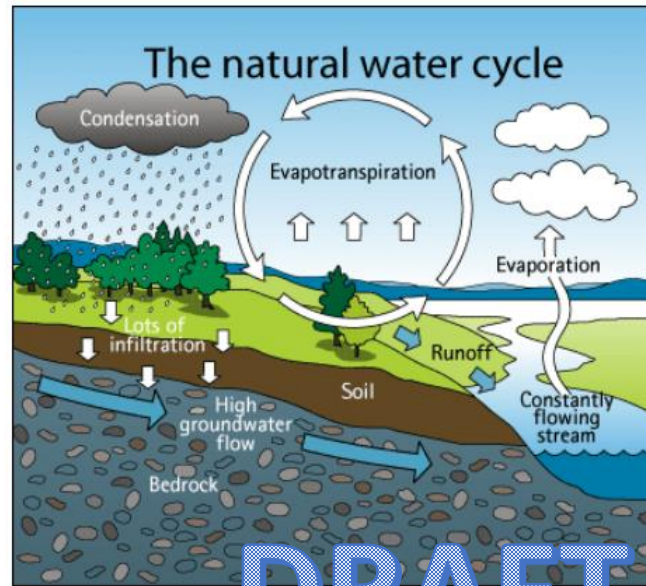
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Ganaraska Conservation **GROUNDWATER QUALITY**



REGULATED / INVOLVED / DEPENDANT

- Water Intake Protection System (IPZ 2) - Municipal Water Supply
- **Drainage Act (regulates drainage impact and strategies to mitigate harm to neighbouring properties – upstream or downstream)**

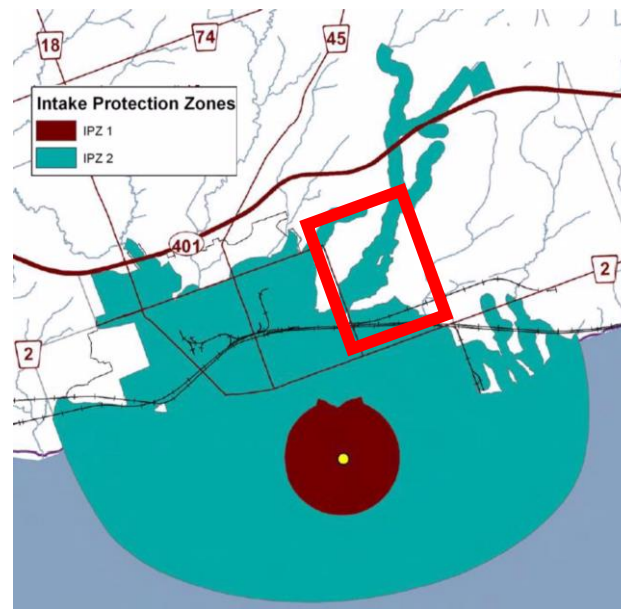


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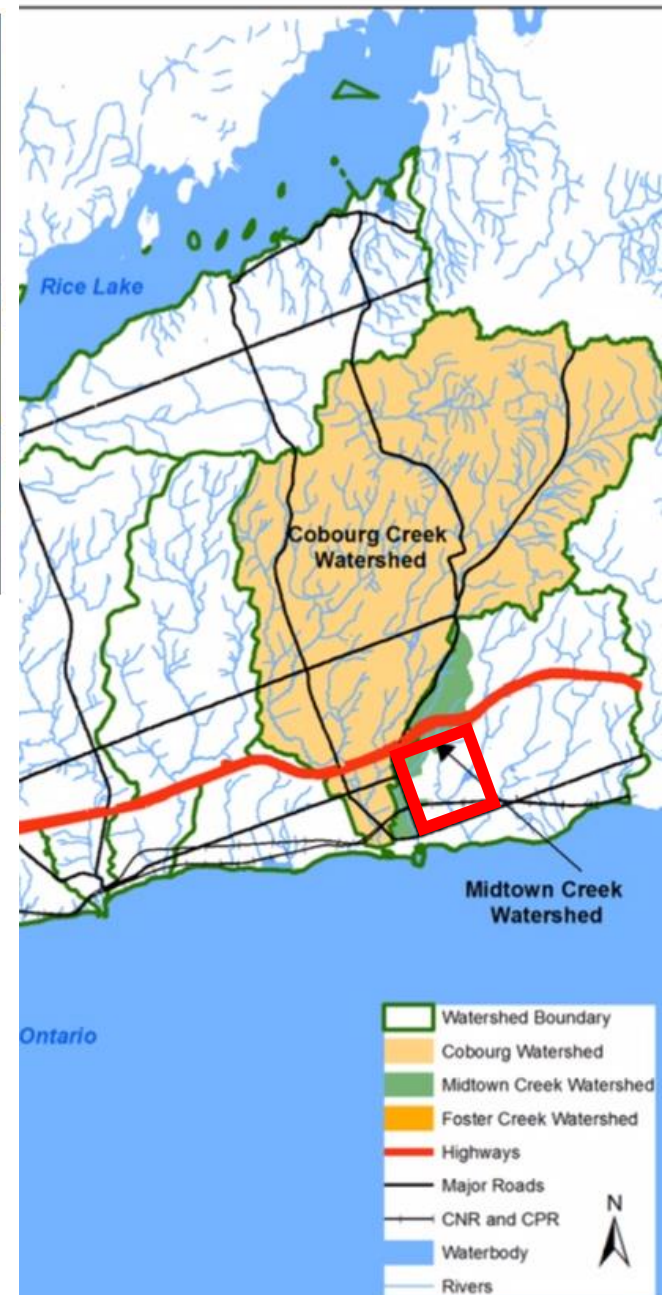
- Brook Creek – currently does not have pre / post development flow criteria

Contain stormwater in support of the existing regulations, assess, plan and protect against predicted increased rain intensity and frequency of peak events

Primary factors / controls: topography, subsoil, vegetation and existing Woodlands, Ponds and Wetlands – some identified as part of **NATURAL HERITAGE SYSTEM AND LAND USE**



BROOK CREEK SYSTEM



Watersheds where post-development flows must be less than pre-development

Storm Water - Hazards Risk Assessment – Brook Creek

- Master Drain Plan for Brook Creek – Currently assessed as “middle of the pack” priority (risk, cost) per Ganaraska Region Conservation Area
- Detailed flood mapping, urban development would drive “study” (need for more flood mapping, detailed Natural Heritage System boundaries and protections) and future SWM needs (ponds, mains, etc.)
- **Current status quo with no SWM detailed studies - should not drive identification of significant SWM fees**



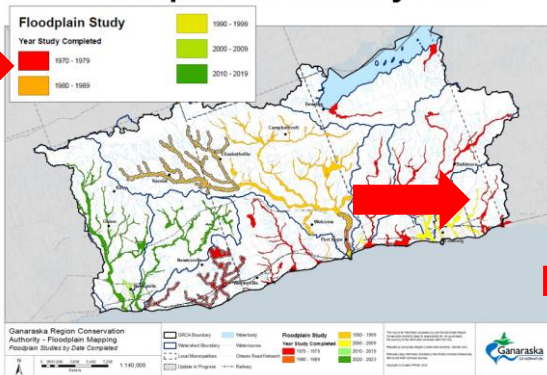
Source: Ontario - Private Wells



- Significant drinking water threats are only possible when identified through an event-based modelling approach (done?)
- Current existing significant drinking water threats include the activities of a spill from an **oil pipeline that crosses a stream**
- Mitigated through risk management, emergency preparedness and sound operational practices (need to understand?)
- Current performance, ongoing assessments, addressing “features”, maintenance and repairs and replacements (**future study?**)

DRAFT

Floodplain Studies by Date



Ranking Used to Identify Priorities

- Each watercourse was reviewed and ranked for age of hydrology and hydraulic models, age of mapping, and risk levels
- Hydrology, hydraulics, and mapping were each given a score from 1 to 4
 - 1 being current and accurate
 - 4 indicating no models or digital maps
- Hazard level was also given a score from 1 to 4
 - 1 being low risk
 - 4 being high risk

All of the components were combined using the formula:
Score = (Hydrology + Hydraulics + Mapping) * Hazard Level

Watercourse Prioritization Matrix

Watershed/Watercourse	Hydrology	Hydraulics	Mapping	Hazard Level	Score
Cobourg Creek (in Hamilton Township/Almwick-Haldimand)*	4	4	4	3	36
Spicer Creek/Covert Creek*	4	4	4	3	36
Wesleyville Creek	4	4	4	3	33
West Gages Creek	3	2	3	4	32
Cobourg Creek (2D assessment)	2	3	3	4	32
Midtown Creek (2D Assessment - Elgin Rd to Lake)	2	3	3	4	32
Foster Creek 2D - from CPW to CNR	1	3	3	4	28
Foster Creek - merge 2015 and 2015 models	2	2	2	4	24
Ganaraska River (Urban Area)	2	2	2	4	24
Ganaraska River (Rural Area)**	4	4	4	2	24
Gages Creek**	4	4	4	2	24
East of Gages Creek Trib 5 (Apple Orchard Rd/Bob Carr Rd and Hwy 2)	4	4	4	2	24
East of Gages Creek Trib 6 (Westwood Dr and CNR/CPW)	4	4	4	2	24
Cobourg Creek (in Cobourg)	2	2	2	4	24
Midtown Creek	2	2	2	4	24
Brook Creek	2	2	2	4	24
Plainville Creek (Plainville to Rice Lake)	4	4	4	2	24
Port Britain Creek	4	4	3	2	22
LITTLE'S CREEK (on West side of Urban Port Hope)	4	4	4	3	22
Massey Creek	2	2	2	3	18
East of Gages Creek Trib 4 (Augustine Rd and Hwy 2)	4	4	4	1	12
Brookside Creek (Carruthers Rd and Hwy 2)*	4	4	4	1	12
Hanwood/Goose Creek (Hanwood Rd to Rice Lake)	4	4	4	1	12
West Lake Ontario Trib 8 (East of Port Granby)	4	4	3	1	11
Wesleyville Marsh Creek	4	4	3	1	11
Brands Creek (East of Port Britain Creek)	4	4	3	1	11
Wilmot Creek	1	1	1	2	6
Graham Creek	1	1	1	2	6
Lovekin Creek	1	1	1	2	6
Bouchette Point Creek	1	1	1	2	6
Port Granby Creek	1	1	1	2	6

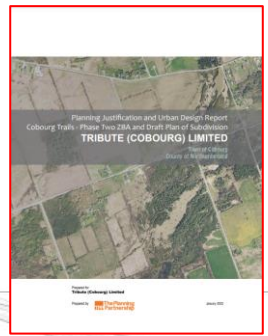
Reference: Ganaraska Region Conservation Authority – Minutes of Board of Directors (October 15, 2023)

- Wilmot/Graham Creek Floodplain Mapping Update Study (extract from presentation)

Tale of Two Properties – Example Tribute Development

Large rural and environmental constrained property turned into future residential community

Danforth Street Looking South



DRAFT



Elgin Street Looking North (near new SWM Pond D)



**FINAL STORMWATER MANAGEMENT
AND FUNCTIONAL SERVICING
REPORT**

FOR

VILLAGES OF CENTRAL PARK
PHASE 1 – 14T-06001-R

TOWN OF COBOURG
COUNTY OF NORTHUMBERLAND

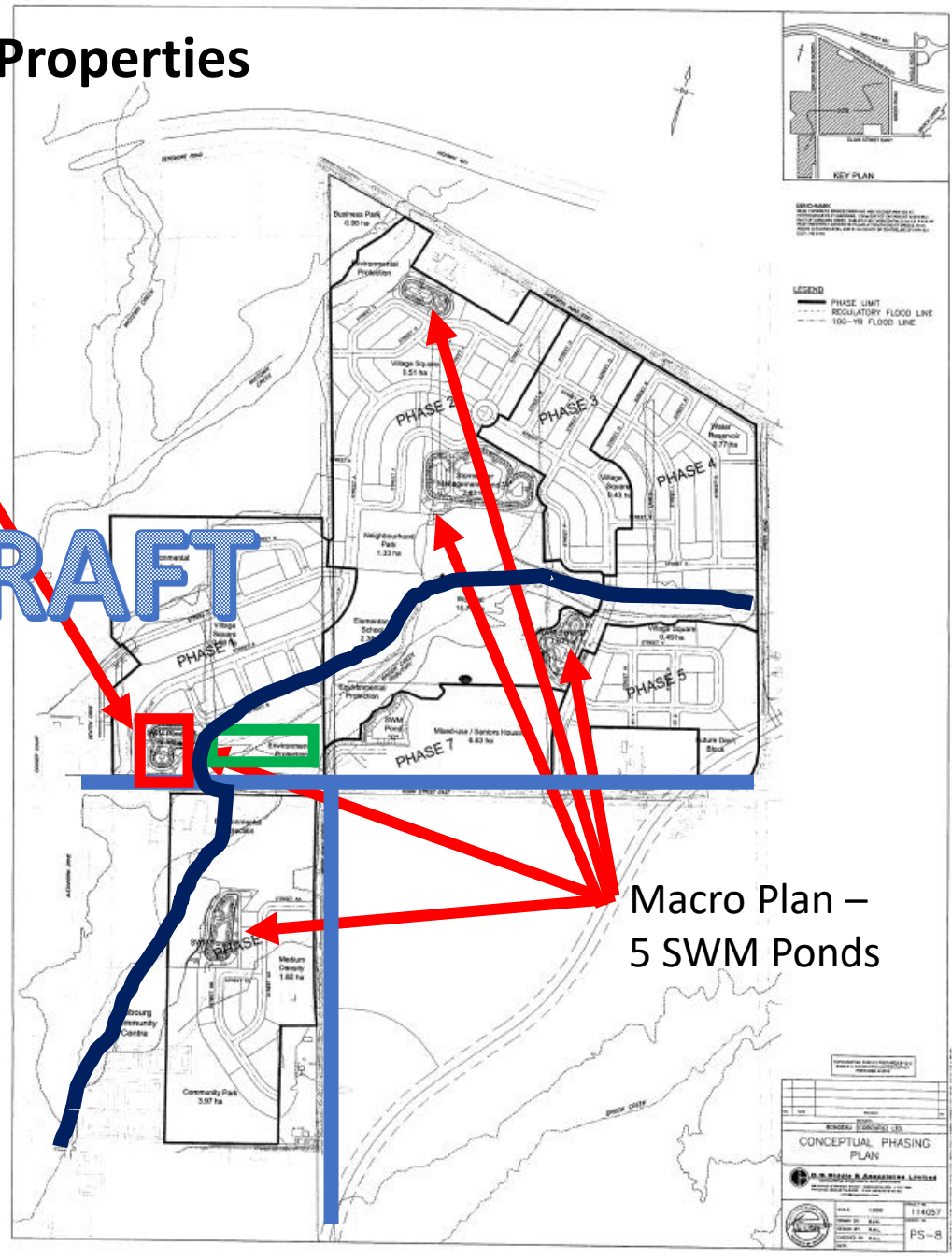
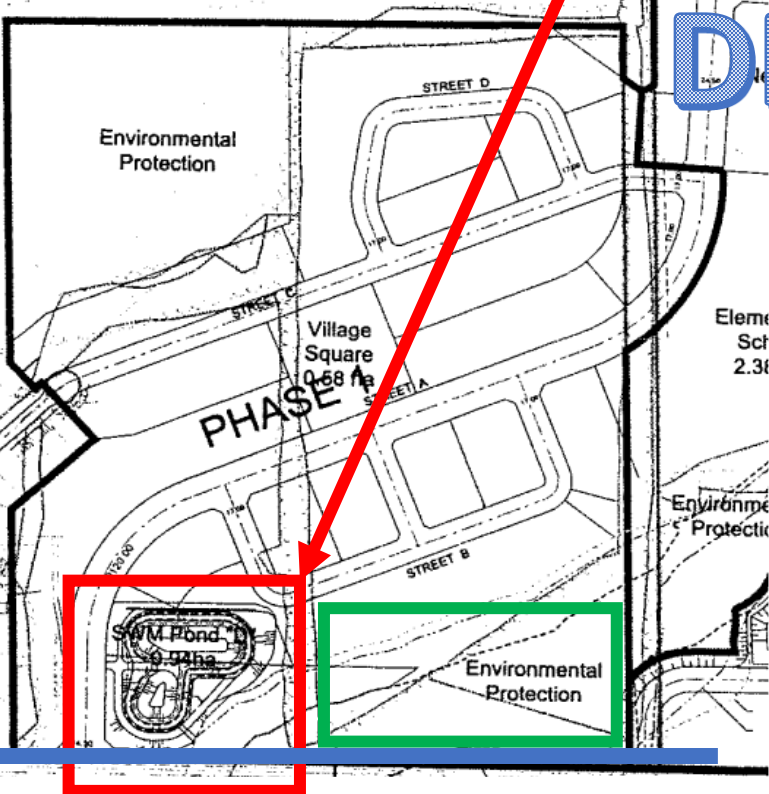
131-page report

PROJECT NO. 114057 DATE: JUNE 2019

Tale of Two Properties

Focus on
Phase 1 –
SWM Pond D

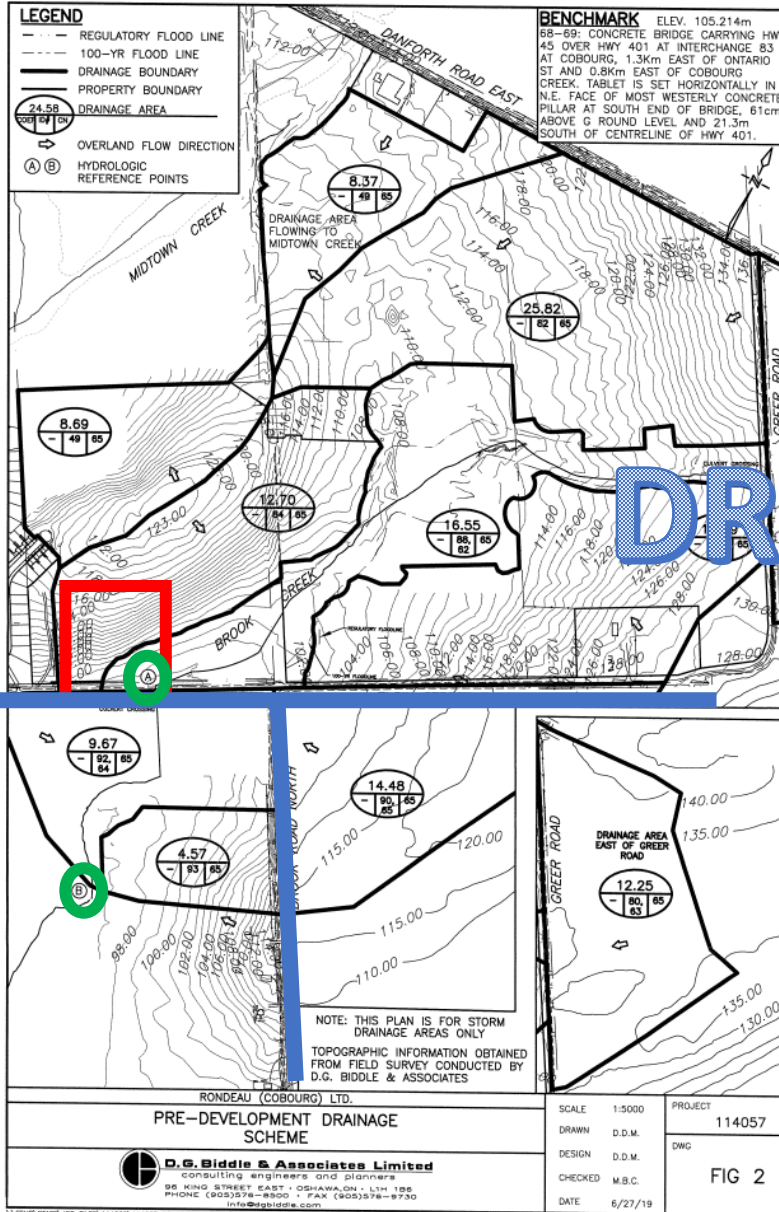
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Macro Plan –
5 SWM Ponds

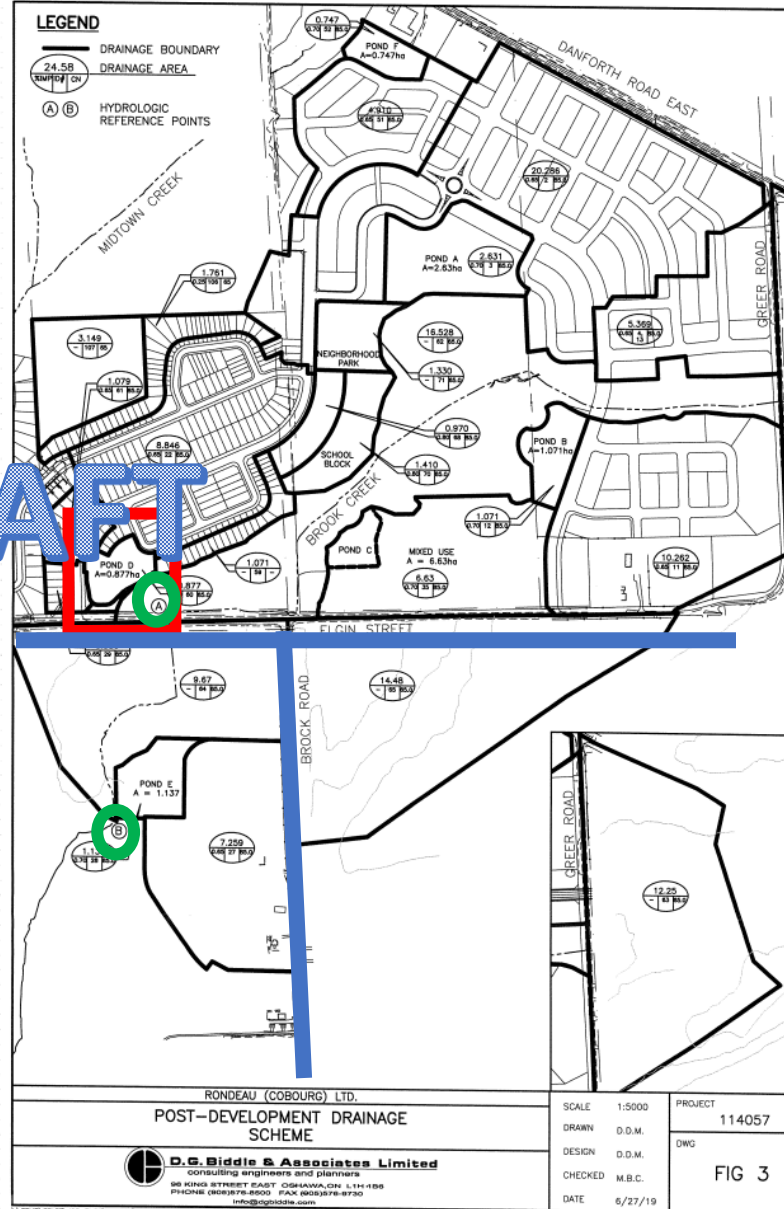
Pre-Development Drainage Scheme

Zoned - Rural and Environmental Constrained



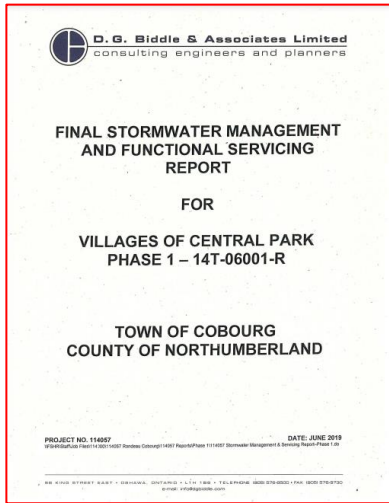
Post-Development Drainage Scheme

Zoned – Residential and Grey SWM System



Reference: Pond D and Hydrologic Reference Points A and B

Design /
Performance
Intent:
New Grey
SWM System
Drainage =
Original
Green
Landscape
Drainage



5.0 PERMANENT STORMWATER QUALITY CONTROLS

As previously mentioned, a Stormwater Management Pond is proposed to provide quality, erosion and quantity controls at the end of the proposed storm sewer system as required by Ganaraska Region Conservation Authority's Technical and Engineering Guidelines for Stormwater Management Submissions.

Enhanced detention wet ponds have been selected as the end of pipe facility to provide water quality control for the development. Engineering drawings illustrating the details of the Stormwater Management Facility D are provided on Drawing 114057 C-12, C-13, and C-14.

The minor storm sewer drainage area tributary to the pond is 11.417ha, including the pond block. This tributary mainly consist of low density and medium density residential lots and park and school blocks. According to the GRCA guidelines, low and medium density residential lots should have an impervious level of 60% and 75% respectively. A conservative average imperviousness of 65% was used in sizing the facility. Supporting calculations are attached in Schedule 3. Quality control volume requirements for Level 1 Enhanced fisheries protection were extracted from the Stormwater Management Practices Planning and Design Manual (MOEE, March 2003). Given the above information, the permanent and active (fluctuating) water quality storage requirements are tabulated below:

5.1 Extended Detention Wet Pond Design Characteristics – Pond D

The proposed design for the wet pond, shown on drawing 114057 C-12, has the following characteristics:

- 7:1 side slopes above active (fluctuating) water surface elevation;
- 4:1 side slopes below permanent pool water surface elevation;
- 6:1 bench at permanent pool water surface elevation;
- 3:1 side slopes above the 100year water surface elevation;
- 102.25m permanent pool elevation;
- 1.75m permanent pool depth;
- 2287m³ permanent volume provided;
- 0.75m water surface fluctuation;
- 103.00m maximum water quality fluctuating elevation;
- 2221m³ water quality fluctuating volume provided;
- sediment forebay at inlet location;
- detention time between 24-48 hours;
- 4.0m maintenance access;
- 103.75m maximum 100-year water surface elevation;
- 5484m³ maximum fluctuating volume provided;

The pond discharges to Brook Creek tributary via a proposed 600mm storm sewer outfall and outfall channel. Given the above characteristics, the proposed stormwater management pond will provide the permanent and fluctuating volumes required to obtain Level 1 fisheries habitat protection in addition to minimizing downstream erosion.

Trust the best that engineering has as its tools (that most current and future taxpayers cannot hope to unpack) and where natural forces will overshadow in time. Natural Heritage Systems are part of the overall balance needed.

DRAFT

TABLE 5 – Pre-development vs Post-development Peak Flows to Brook Creek

RETURN PERIOD years	PRE-DEVELOPMENT FLOW @ POINT A (m ³ /s)	ROUTED POST-DEVELOPMENT FLOW @ POINT A (m ³ /s)				PRE-DEVELOPMENT FLOW @ POINT B (m ³ /s)	ROUTED POST-DEVELOPMENT FLOW @ POINT B (m ³ /s)
		¹ UNCONTROLLED FLOW (m ³ /s)	POND D DISCHARGE (m ³ /s)	WSE (m)	² TOTAL (m ³ /s)		
2	0.534	0.348	0.029	103.00	0.503	0.702	0.545
5	1.037	0.456	0.256	103.10	1.002	1.365	1.209
10	1.368	0.612	0.380	103.20	1.377	1.797	1.608
25	2.484	0.974	0.528	103.40	2.313	3.259	2.684
50	3.321	1.032	0.555	103.50	2.762	4.382	3.286
100	4.420	1.799	0.579	103.75	4.024	5.746	4.328

¹ Pertains only to uncontrolled flows from Phase 1 to Brook Creek - VH Nodes 26 + 74.
² Pertains to total flows from Parent Subdivision draining to Hydraulic Point A.

As reported above, all post development flows up to and including the 100-year return frequency, will be effectively be attenuated to the pre-development levels for the Brook Creek watershed. Therefore, no adverse impact to the downstream drainage system is anticipated.

- On-site storm sewers have been sized to accommodate a 5-year return frequency post-development event as per Town of Cobourg and GRCA Design Criteria;
- The implementation of a Stormwater Management Facility (Pond D) will provide Level 1 Enhanced quality control for Brook Creek in addition to providing cooling of urban stormwater discharges;
- The detention of runoff from a 25mm storm event for 24 to 48 hours will minimize further erosion of the receiving watercourse;
- The Stormwater Management Pond allows for all storm events, up to and including the 100-year return frequency, to be attenuated to pre-development flows at the outfall to the existing tributary of Brook Creek;

Many NEW Property Owners (could not easily estimate how many taxpayers) will be paying RESIDENTIAL STORM WATER FEES in support of Cobourg and Town's overall SWM system ownership, ongoing assessments, maintenance and repairs.

Pileated Woodpecker – Shared Property Owners

Reference: 1032 Elgin Street East, Cobourg

KEYSTONE SPECIES (Housing Specialist) - same as Beaver (considered a SWM specialist):

- Does not understand potential expropriation and eviction
- Natural Heritage Housing Stock - increasing (no official plans for sales or subdivision needed) – supports Natures Growth Plan
- Tree-Based Housing - Cannot just sell, destroy, and repurpose existing without Cobourg planning, zoning, bylaw compliance
- Empty Homes - suitable for immediate Rental and New Tenants – support over 30 additional species (Immigration/Migration)
- Nesting Cavity - Demolition Permit - only if homes shown to be abandoned for 3 years can dead trees be removed
- Natural Residential / Housing Stock GIS mapping (not YET!)

Bottom line:

- Town of Coburg Environmental Constraint Zoning – Relevant (yes)
- Special Study Area Overlay – Applied (support yes)
- Natural Heritage System – Designation REAL (great news! even if no MPAC recognition - yet?)
- Woodlands and Wetlands (under assessed and valued today)
- Future additional land Protection and Conservation (understudy)
- Ongoing Stewardship – with Green LID and Storm Water Management (my long-term commitment)
- **Future investments (by income supported landowner) may become net Town of Cobourg SWM fees**

**Welcomed => heard,
seen, housed and
equitably taxed to stay**



Source: Nature Canada



Source: Ontario ISA (International Society of Arboriculture)

Other observed species – bear cub, large owl, multiple deer, fox, coyotes, and lots of different birds

*Nature's Request (not posted):
Please do not disturb, no charge for admission or use. Please no SMW disproportionate fees. Visitors welcomed by appointment. :)*

Nature-based Storm Water Management System

Parks, Trails, Woodlands, Wetlands and Natural Heritage Systems are all part of managing and controlling storm water runoff.

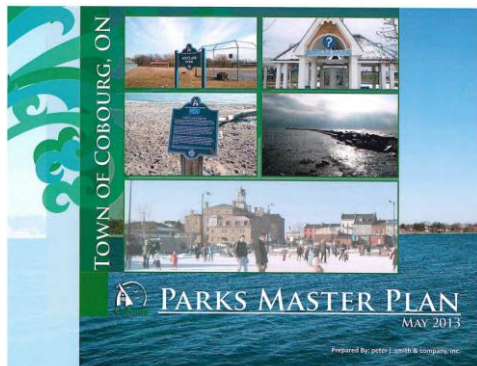
Do Municipal Parks
get assessed for
Cobourg SWM fees?

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Systems Plan Map



* Mapped information provided by Town of Cobourg Official Plan and Transportation Master Plan
Note: See page 46 for enhanced waterfront design



Ganaraska Region Conservation Authority

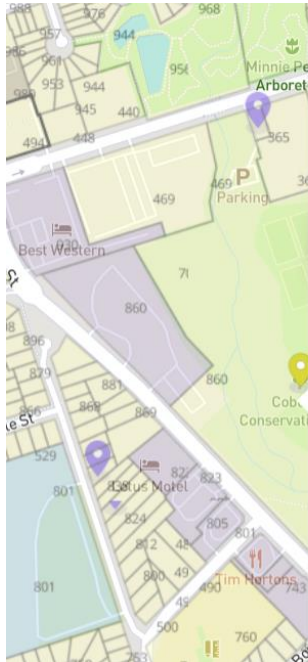
Approx \$5000 Stormwater fee

30.91 acres (12.5 hectares)

Approx \$5200 based on 2024 (at \$402 16)

Cobourg Conservation Area

Cobourg Conservation Area is owned by the GRCA and maintained, in partnership, with the Town of Cobourg. Located in the heart of Cobourg, this area is ideal for playing sports and games in the open spaces or taking a stroll near Cobourg Creek.



Address:	700 WILLIAM ST
Property Description:	Conservation Authority Land
Year Built:	N/A
Building - exterior square footage:	N/A
Lot Size:	30.91 Acres
Number of Storeys:	N/A
Current Value Assessed:	\$46,500
Sales Indicator:	No valid sale

Planners Email: planners@cobourg.on.ca

THE CORPORATION OF THE TOWN OF COBOURG
 VICTORIA HALL
 55 KING STREET WEST
 COBOURG, ONTARIO
 K9A 2M2

ZONING BY-LAW
No. 85-2003
SCHEDULE A

DATE	PROJECT No.	MAP
APR-2004	12-29344	9

SEE MAP 14



November 23, 2023

Ganaraska Region Conservation Authority
 2216 County Road 28
 Port Hope, ON L1A 3V8
 Phone: 905-885-8173
 Fax: 905-885-9824
www.grca.on.ca
 MEMBER OF CONSERVATION ONTARIO
Via Email

Mayor Cleveland and Council
 Town of Cobourg
 55 King Street West
 Cobourg, ON K9A 2M2

DRAFT

Dear Mayor and Members of Council:

The Ganaraska Region Conservation Authority (GRCA) is requesting an exemption from the stormwater charges that have been applied to 700 William Street, officially named Cobourg Conservation Area.

Last week, GRCA received an invoice from Lakefront Utilities Services Incorporated (LUSI) for the stormwater charge. GRCA understands the stormwater charge is applicable to all landowners in the Town of Cobourg with the exception of District School Boards and School Authorities as per Appendix C of By-law 048-2022. GRCA also understands the charge is based on one of 7 different land use charges per hectare as per By-law 047-2022 and that Cobourg Conservation Area has been charged based on vacant land category. GRCA has an agreement with the Town of Cobourg for the maintenance of the area. GRCA further understands that when an event permit is issued for Cobourg Conservation Area, the Town of Cobourg collects any fee associated with the issuance of that permit.

GRCA was not informed of this stormwater charge ahead of last week which amounts to approximately \$5,000.00 for 2023 so this was not included in the budget and it is 6 weeks from year end. Further, all expenses for Conservation Areas come from the municipal levy. If there was an increase of the expenses to Cobourg Conservation Area as a result of this by-law, GRCA may be required to ask the Town for an increase in levy to pay the fee.

Therefore, in light of the fact that GRCA would be required to fund the additional levy dollars required to pay the requesting consideration for an exemption of the stormwater charges, the GRCA is requesting that the Town consider granting the school boards.

Thank you for your consideration.

Yours truly 

Mark Lovshin, Chair
 Ganaraska Region Conservation Authority

