



The Corporation of The Town of Cobourg
Public Meeting
Minutes

September 17, 2025, 4:00 p.m.
Council Chambers, Victoria Hall, Cobourg

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

Members Absent: Councillor Brian Darling

Staff Present: Ellard Beaven, Fire Chief
Chris Challenger, Director of Development
Adam Giddings, Director of Corporate Services/Treasurer
Victoria Heffernan, Manager, Development Review
Brent Larmer, Municipal Clerk/Director of Legislative Services
Tracey Vaughan, Chief Administrative Officer
Jason Johns, Interim Director, Community Services

Staff Present Virtually: Terry Hoekstra, Deputy Director, Engineering
Kristina Lepik, Deputy Clerk/Manager of Legislative Services

1. Call to Order

Mayor Lucas Cleveland called the meeting to order at 4:19 p.m.

2. Traditional Land Acknowledgement

The Town of Cobourg respectfully acknowledge that we are located in the traditional and treaty territory of the Michi Saagiig (Mississauga) and Chippewa Nations, collectively known as the Williams Treaties First Nations, which include: Curve Lake, Hiawatha, Alderville, Scugog Island, Rama, Beausoleil, and Georgina Island First Nations.

The Town of Cobourg respectfully acknowledge that the Williams Treaties First Nations have been stewards and caretakers of these lands and waters, and that today remain vigilant over their health and integrity for generations to come. We are all Treaty people.

3. Confirmation of Agenda

3.1 September 17, 2025 Public Planning Meeting Agenda

Moved by Councillor Randy Barber

Seconded by Councillor Aaron Burchat

That Council confirm the agenda, as circulated.

Carried

4. Introduction

Mayor Lucas Cleveland explained the general purpose of the meeting, which was to consider the following items:

Item 6.1 - An Official Plan Amendment Application (File No. OP-2025-003) proposes to establish a site-specific Main Central Area policy to permit high-density residential, commercial and mixed uses with a height exception for the proposed nine-storey mixed-use building on the subject lands; and a Zoning By-law Amendment Application (File No. ZB-2025-003) proposes to allow both residential and commercial (mixed-use) as permitted uses on the subject lands.

Item 6.2 - To review the Development Charges Update Study for the Town of Cobourg.

5. Disclosure of Pecuniary (Financial) Interest

Councillor Bureau declared an interest with regard to item 6.1 Official Plan Amendment and Zoning By-law Amendment 202 Second Street, Cobourg as his business is within 30 metres of the subject property.

6. Consideration of Items

6.1 Official Plan Amendment and Zoning By-law Amendment 202 Second Street, Cobourg

6.1.1 Notification Procedure

The Municipal Clerk advised that the Notice of this Public Meeting was published on the Town's website at Cobourg.ca on August 22, 2025 and a Public Meeting Notice Sign was posted on the property on August 28, 2025.

6.1.2 Explanation

Manager, Development Review provided a PowerPoint presentation which included an overview of the Official Plan Amendment and Zoning By-law Amendment 202 Second Street, Cobourg.

Sydney DiTomasso, Senior Planner at Fotenn Planning & Design and Ruslan Ivanytsky, Architect at Baird Sampson Neuert Architects provided a PowerPoint presentation which included an overview of the Official Plan Amendment and Zoning By-law Amendment 202 Second Street, Cobourg.

6.1.3 Public Submissions

The Clerk advised written comments were received from the following members of the public:

1. Lorraine Harnden
2. Jennifer Bogart Jaquith
3. Heather Haraldsson-Glennie
4. Jane Lawson
5. Amber Ross
6. Theresa Rickerby
7. Robert Yorki
8. Ron Hyatt
9. Marilyn Parliament
10. Tracy Woods
11. Julia Hayden
12. Vivian Vandenhazel
13. Tim Austin
14. Ann Biggar
15. Beve Delaney

16. Barbara Baker & Hugh Howson
17. Anne Sutherland
18. Anne Rawson
19. Sophie Doig
20. Amy Quinn
21. Jenna Leavitt
22. Reva Nelson
23. Terry Marrocco
24. Stuart Embree
25. Laurie Kracht
26. Doug Malcolm
27. Ken Forsyth
28. Flinterman
29. Eileen May
30. Bob LeDrew
31. Tony & Carol Farren
32. James D Evans
33. Kim Bulger
34. Kate Rogers
35. Gil Brocanier
36. Virginia Mclaughlin
37. Marie-Noelle Maillard
38. Greg Hancock
39. John Henderson
40. Cindy Eikens-Stafford
41. Mary Talbot
42. Patricia McGregor
43. Robert Mikel
44. Kevin Steckley
45. Peter McLaughlin
46. Carol Stiles
47. Suzanne Gerweck
48. Jane Hawthorne
49. Tracey and Scott Berry
50. Donna Londry
51. Madeline Larkins
52. Becky Simpson
53. Catherine Hunter
54. P. M. Essery
55. Dan Hallat

- 56. Jane McCaig
- 57. Joanne Chaluch

The following members of the public provided verbal comments:

1. John Henderson
2. Gil Brocanier
3. David Kuhnke
4. Steve Clarke
5. Al Seymour
6. Eilert Frerichs
7. Robert Mikel
8. Jennifer Darrell
9. Vikram Singla
10. Kate Rogers
11. Donna Londry (Correspondence read by Clerk)
12. Eira Jones
13. Michael Hasek
14. Cindy Beman
15. Gary Campbell
16. Medina Dupuis
17. Emma Shehan
18. Grovdon Hoselton

6.1.4 Council Submissions

The following members of Council provided verbal comments:

- Councillor Miriam Mutton
- Deputy Mayor Nicole Beatty

Council recessed at 6:54 and reconvened at 7:35.

6.2 Development Charges Update Study

6.2.1 Notification Procedure

The Municipal Clerk advised that Notice of this Public Meeting was provided at the July 16, 2025 Special Council Meeting and published on the Town's website at Cobourg.ca on September 2, 2025.

6.2.2 Explanation

Sean-Michael, Managing Partner at Watson & Associates Ltd. provided a PowerPoint presentation which included an overview of the Development Charges Update Study.

6.2.3 Public Submissions

The following member of the public provided verbal comments:

1. Jeff Solly

6.2.4 Council Submissions

The following members of Council provided verbal comments:

- Mayor Lucas Cleveland
- Councillor Miriam Mutton

7. Adjournment

Mayor Lucas Cleveland called for adjournment at the completion of all items on the Agenda at 8:35 p.m.