



## **The Corporation of The Town of Cobourg**

### **Public Planning Meeting**

### **MINUTES**

**April 12, 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: Glenn McGlashon, Director of Planning and Development  
Brent Larmer, Municipal Clerk/Manager of Legislative Services  
Krystal Christopher, Deputy Clerk

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#### **1. CALL TO ORDER**

Chair, Councillor Beatty, Coordinator of Planning and Development Services, called the meeting to order at 5:04 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 hear submissions regarding two separate zoning applications. The first proposed application was regarding a Zoning By-law Amendment for the vacant 1.91 ha site at the south-west corner of Burnham Street and DePalma Drive, Cobourg. The re-zoning would add “medical clinic” to the suite of land uses

permitted in the current zoning to facilitate the development of the property for a medical arts building and related professional health services. The Subject Lands are designated Employment Area in the Town of Cobourg's Official Plan (2017) and Business Park Exception 4 (BP-4) Zone in the Town of Cobourg's Comprehensive Zoning By-law No. 85-2003.

The second proposed application was regarding a Zoning By-law Amendment for the now vacant 0.24 ha (0.6 ac) site known municipally as 173-185 Division Street/9 Albert Street, Cobourg (referred to as "Beachwalk Flats"). The re-zoning would change the zoning from Development (D) Zone to an appropriate Main Central Commercial Exception (MC-) Zone to facilitate the development of the property for a mixed use development with three (3) live-work units, seven (7) commercial units, and twenty (20) residential units in two (2) three-storey buildings.. The Subject Lands are designated Commercial Area-Block 1 Central in the Harbour Area Secondary Plan of the Town of Cobourg's Official Plan (2017) and Development (D) Zone in the Town of Cobourg's Comprehensive Zoning By-law No. 85-2003.

**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 both applications were published in the local newspaper, posted on the Municipal Website [www.cobourg.ca](http://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 two (2) Application Notice Signs were installed on both municipal road frontages in accordance with Council's procedures.

**6. ZONING BY-LAW AMENDMENT VACANT LAND SOUTH-WEST CORNER BURNHAM STREET AND DEPALMA DRIVE, COBOURG**

**6.1 Kent Randall, EcoVue Consulting, to provide background and an explanation of the application for Zoning By-Law Amendment for the vacant land located at the southwest corner of Burnham Street and DePalma Drive**

K. Randall provided an overview of the application for Zoning By-law amendment for the vacant lands located at the south-west corner of Burnham Street and DePalma Drive. K. Randall spoke to the proposed use of the subject lands to amend the zoning to include medical office as a permitted use. The presentation highlighted the description of the

proposed development, site location and description of the subject property. K. Randall noted there is no immediate development with this application, however, the purpose is to provide potential space for community health organizations to be in close proximity of the Northumberland Hills Hospital.

Members of Council raised questions regarding the proposed application, to which R. Randall and Ronald Awde, Architect, responded.

**6.2 Memo dated February 22, 2021 from the Director of Planning and Development regarding the Application for Zoning By-law Amendment, EcoVue Consulting Services, DePalma Dr. and Burnham St.**

Glenn McGlashon, Director of Planning and Development, briefly spoke to the Application for Zoning By-Law Amendment, south-west corner of DePalma Drive and Burnham Street and provided details on the status of the application.

G. McGlashon noted that 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>

**6.3 PUBLIC SUBMISSIONS**

There were no submissions received from the public regarding this application.

**7. ZONING BY-LAW AMENDMENT 173-185 DIVISION STREET/9 ALBERT STREET, COBOURG**

**7.1 Tom de Boer, TD Consulting Inc., to provide background and an explanation of the application for Zoning By-law Amendment for 173-185 Division St/9Albert St**

T. de Boer provided an overview of the application for Zoning By-law amendment at 173-185 Division Street/ 9 Albert Street. The presentation highlighted the description of the proposed development, the plan context and design, the multi-unit residential intensification study and the conceptual massing elevation study.

Members of Council raised questions regarding the building design, parking, commercial units, street impacts and tree planting. T. de Boer

and Glenn McGlashon, Director of Planning and Development responded to questions arising from Council.

**7.2 Memo dated February 22, 2021 from Planner II- Heritage regarding the Application for Site Plan Approval and Zoning Bylaw Amendment – 173-185 Division St and 9 Albert St**

Glenn McGlashon, Director of Planning and Development, briefly spoke to the Application for Zoning By-Law Amendment, 173-185 Division St/9 Albert St. and provided details on the status of the application.

G. McGlashon noted that 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>

**7.3 PUBLIC SUBMISSIONS**

Chair, Councillor Beatty, Coordinator of Planning and Development Services, explained the order of public submissions and requested all persons addressing the public meeting to state their name and address for the official record of the public meeting

**The Town of Cobourg received the following Public Submissions:**

**Rick Brenson, Public Submission (Hillside Drive, Hampton)**

R. Brenson sought clarification regarding a road allowance near the subject property and whether it was an exit onto the roadway.

G. McGlashon noted the area to the west of the subject lands will not have exit onto the roadway.

**Carrol Farren, Public Submission (King Street, Cobourg)**

C. Farren raised concerns regarding the height of the building and parking.

G. McGlashon noted the height of the proposed development will remain consistent with the area and that the current issues surrounding parking is being reviewed.

**David Kuhnke, Public Submission,**

D. Kuhnke, provided comments regarding electric vehicle charging stations and whether they will be considered for the development.

Joe Ferarra, Applicant, noted charging stations will be considered as part of the development.

**Wendy Bannon, Public Submission (Valentine Street, Cobourg)**  
**(Attachment A)**

W. Bannon raised concerns with increased congestion in the area, the site-line as shown on the plan at the corner of Division and Albert and the road allowance. . W. Bannon also provided comments regarding the lack of trees and the creation of alleyways that will need to be secured.

**Ken Forsyth, Public Submission**

K. Forsyth provided comments regarding the the main entry / exit on the west side of the development on Albert Street noting the close proximity to the traffic lights at Division Street. K. Forsyth raised concerns with traffic congestion in that area.

**WRITTEN COMMENTS/SUBMISSIONS RECEIVED BY THE**  
**MUNICIPAL CLERK AS OF PRINTING OF AGENDA**

Brent Larmer, Municipal Clerk noted one (1) written submissions was received from a resident, Wendy Bannon, and it is attached to the agenda.

**WRITTEN SUBMISSIONS RECIEVED FROM COMMENTING**  
**AGENCIES**

Glenn McGlashon, Director of Planning and Development Services, advised that a number of comments were received from various agencies. G. McGlashon noted the comments will be put together and will be provided to the applicant. G. McGlashon also noted a report regarding the application will be forthcoming to Council in the future.

**APPLICANTS RESPONSE**

J. Ferarra noted he will be working with the Town to address concerns and to come to an agreement.

**8. FURTHER NOTICE**

Chair, Councillor Beatty, Coordinator of Planning and Development Services, advised that persons requiring notice of passage of the proposed approval of the proposed Zoning By-law Amendment(s) are to advise the Municipal Clerk of their name and address to ensure receipt of notice or email clerk@cobourg.ca.

9. **ADJOURNMENT**

THAT the meeting be adjourned (6:22 PM)

**Carried**

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Municipal Clerk B. Larmer

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Mayor J. Henderson