



The Corporation of The Town of Cobourg

Public Planning Meeting

Minutes

May 20, 2026

5:00 p.m.

Council Chambers, Victoria Hall, Cobourg

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

Staff Present: Chris Challenger, Director of Development
Emma Hughes, Interim Manager, Planning
Nathaniel Landry, Principal Planner
Brent Larmer, Municipal Clerk/Director of Legislative Services
Kristina Lepik, Deputy Clerk/Manager of Legislative Services
Laryssa McGlashon, Council and Committee Coordinator

1. Call to Order

Deputy Mayor Nicole Beatty called the meeting to order at 5:07 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 Confirmation of the May 20, 2026 Public Planning Meeting Agenda

Moved by Councillor Randy Barber

Seconded by Councillor Aaron Burchat

THAT Council confirm the agenda, as circulated.

Carried

4. Introduction

Deputy Mayor Nicole Beatty explained the general purpose of the meeting, which was to consider the following items:

- Item 6.1 is regarding a Zoning By-law Amendment Application for 296 George Street which proposes to permit setback relief for high-density residential uses;
- Item 6.2 is regarding an Official Plan Amendment and Zoning By-law Amendment for 660 Kerr Street West which proposes to permit a four-storey long-term care home containing 256 beds and 164 surface parking spaces; and
- Item 6.3 is regarding a Zoning By-law Amendment which proposes several small administrative updates to the Comprehensive Zoning By-law to address items including mapping errors, missing definitions, duplicative regulations, and issues of conformity with the Town Official Plan.

5. Disclosure of Pecuniary (Financial) Interest

Councillor Brian Darling declared an interest with respect to Item 6.2 being the Official Plan Amendment and Zoning By-law Amendment at 660 Kerr Street West due to having a vested interest in the property at 684 Ewing Street.

6. Consideration of Items

6.1 Zoning By-law Amendment - 296 George Street

6.1.1 Notification Procedure

The Deputy Clerk advised that the notice of this Public Meeting was mailed to properties within 120m on April 30, 2026, a sign was posted on the property on May 1, 2026, and posted on the Town's website on the Council Calendar on May 1, 2026.

6.1.2 Explanation

Thomas Dybowski, Senior Planner and Vincent Santamaura, Principal Architect, provided an overview of the proposed development at 296 George Street.

Mayor Lucas Cleveland joined the meeting at 5:27 p.m.

6.1.3 Public Submissions

The following members of the public provided verbal comments:

- Tracy Evans

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

- Tracy Evans

6.1.4 Council Submissions

The following members of Council submitted verbal comments:

- Councillor Miriam Mutton
- Councillor Randy Barber
- Councillor Brian Darling
- Deputy Mayor Nicole Beatty

Mayor Lucas Cleveland left the meeting at 6:08 p.m.

Council recessed at 6:08 p.m. and reconvened at 6:15 p.m.

6.2 Official Plan Amendment and Zoning By-law Amendment - 660 Kerr Street West

6.2.1 Notification Procedure

The Deputy Clerk advised that the notice of this Public Meeting was mailed to properties within 120m on April 30, 2026, a sign was posted on the property on May 1, 2026, and posted on the Town's website on the Council Calendar on May 1, 2026.

6.2.2 Explanation

Introduction from Holly Newitt, Planner at Fotenn Planning and Design, and Raheem Hirji, Omni Quality Living, regarding the proposed Official Plan Amendment and Zoning By-law Amendment at 660 Kerr Street West.

6.2.3 Public Submissions

The following members of the public provided verbal comments:

- Gary Ormel
- Teresa Ganson
- Bert Mitchell
- Gen Cahill
- Myra Bevan
- Tanya Colford
- John Wilcox

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

- Jo-Ann Cudmore
- Jason Crevier

Councillor Adam Bureau left the meeting at 6:55 p.m.

Mayor Lucas Cleveland joined the meeting at 7:34 p.m.

6.2.4 Council Submissions

The following members of Council provided verbal comments:

- Councillor Randy Barber
- Councillor Aaron Burchat
- Councillor Miriam Mutton
- Mayor Lucas Cleveland

Council recessed at 8:18 p.m. and reconvened at 8:38 p.m.

Deputy Mayor Nicole Beatty rescinded the position of Chair to Mayor Lucas Cleveland at 8:39 p.m.

6.3 Zoning By-law Amendment - Administrative Updates

6.3.1 Notification Procedure

The Deputy Clerk advised that the notice of this Public Meeting was posted on the Town's website on May 1, 2026.

6.3.2 Explanation

Introduction from Nathaniel Landry, Principal Planner regarding the proposed Comprehensive Zoning By-law amendments.

Councillor Miriam Mutton joined the meeting at 8:39 p.m.

6.3.3 Public Submissions

None.

6.3.4 Council Submissions

The following members of Council provided verbal comments:

- Councillor Miriam Mutton
- Deputy Mayor Nicole Beatty

7. Adjournment

Mayor Lucas Cleveland adjourned the meeting at 8:45 p.m.