	THE CORPORATION OF THE TOWN OF COBOURG
	Regular Council AGENDA
	Monday March 19, 2018 at 4:00 PM Council Chambers, Victoria Hall, Cobourg

A Regular Council meeting of the Cobourg Municipal Council will be held on Monday March 19, 2018 at 4:00 PM in the Council Chambers.

I MOMENT OF REFLECTION

II ADDITIONS TO THE AGENDA

1. Delegation from Emily Chorley, Cobourg resident, regarding the proposed Zoning By-law Amendment.

   Action Recommended: THAT the matter be added to the agenda.

III DISCLOSURE OF PECUNIARY (FINANCIAL) INTEREST

IV ADOPTION OF MINUTES OF THE PREVIOUS MEETING

1. Adoption of the Regular Council Minutes. 6 - 15

   Action Recommended: THAT Council adopt the minutes of the Regular Council meeting held on February 26, 2018.

V PRESENTATIONS

1. Northumberland County CAO Jennifer Moore and Director of Finance/Treasurer Glenn Dees, presentation of the Northumberland County 2017 Accomplishments, 2018 Priorities, and Budget Highlights. 16 - 29

2. Dean Hustwick, Director of Recreation and Culture and Bryan Mercer, Tourism Coordinator, regarding the 2018 Experience Guide and Tourism Strategy for the Town of Cobourg.

VI DELEGATIONS

1. Patrick Bonneville and Laurel Clarry, Phoenix Genesis representatives of the Heritage Harbour Condominium Project, regarding the details of the project and the effects on the Town of Cobourg. 30 - 55

2. Patrick Bonneville and Laurel Clarry, Phoenix Genesis representatives regarding Re-Vitalization of Downtown Cobourg. 56 - 90

3. Emily Chorley, Cobourg resident, regarding the proposed Zoning By-law Amendment.

VII DELEGATION ACTIONS

VIII REPORTS

General Government Services

1. Committee of the Whole meeting notes. 91 - 98

Action Recommended: THAT Council receive the notes of the Committee of the Whole meeting held on March 12, 2018 for information purposes.

Public Works Services

1. Report from the Manager of Water Services, Lakefront Utility Services Inc. regarding the 2016 Cobourg Water Treatment Plant Summary Compliance Report. 99 - 108

Action Recommended: THAT Council receive the report for information purposes.

Planning and Development Services

1. Response to a Public Meeting held on March 19th, 2018 regarding a proposed Zoning By-law Amendment Application for the 1.86 ha (4.60 ac) parcel of land located at the north-west corner of New Amherst Blvd. and Fred Adams Street, Cobourg (New Amherst Ltd/GSP Group).

Action Recommended: THAT Council endorse the comments of the Planning Department, acknowledge the motion of support from the Planning and Sustainability Advisory Committee and authorize preparation of the necessary amendments to the Zoning By-law No.085-2003 for property located at the north-west corner of New Amherst Blvd. and Fred Adams Street, Cobourg (New Amherst Ltd/GSP Group)., Cobourg; OR

THAT the matter be referred to planning staff for a report.

IX MOTIONS

Parks and Recreation Services

1. Motion from the Committee of the Whole to approve the purchase of a Service Truck including articulated crane, hook lift system with optional equipment (RFP #CO-18-04). 109

Public Works Services

1. Motion from the Committee of the Whole regarding the 2018 Public Works Capital Budget re-allocation of funds for the Henry Street Construction Project. 110

2. Motion from the Committee of the Whole to approve the Midtown Creek Ponding Area and Kerr Street Extension Tree Clearing Contract. (CO-18-06 PW) 111

3. Motion from the Committee of the Whole to proclaim Saturday, July 28, 2018 as Cobourg's Curbside Treasure Hunt Day in the Town of Cobourg. 112

4. Motion from the Committee of the Whole to proclaim the week April 22-29, 2018 as Pitch-in Canada Week in the Town of Cobourg 113

5. Motion from the Regular Council regarding the 2017 Cobourg Water Treatment Plant Summary Compliance Report. 114

Protection Services

1. Motion from the Committee of the Whole regarding support of the Association of Municipalities of Ontario (AMO) response and comments on the Draft Fire Regulations to the *Fire Protection and Prevention Act, 1997* (FPPA). 115

Planning and Development Services

1. Motion from the Committee of the Whole to grant a Heritage Permit to construct a new lawn bowling storage building for property located at 179 Church Street, Victoria Park, Cobourg. 116

X BY-LAWS

Public Works Services

1. By-law No.011-2018, being a by-law to dedicate the lands Parts 2 and 3 of registered Plan 39R-10966 as a Public Highway within the Town of Cobourg. 117 - 118

Action Recommended: THAT Council adopt By-law No.011-2018, a by-law to dedicate the lands Parts 2 and 3 of registered Plan 39R-10966 as a Public Highway within the Town of Cobourg.

General Government Services

1. THAT the following By-law(s) be passed:

    1. By-law No. 011-2018 a by-law to dedicate the lands Parts 2 and 3 of registered Plan 39R-10966 as a Public Highway within the Town of Cobourg.

THAT leave be granted to introduce By-law # 011-2018 and to dispense with the reading of the by-law by the Municipal Clerk and that the same be considered read and passed and that the Mayor and the Municipal Clerk sign the same and the Seal of the Corporation be thereto affixed.

XI PETITIONS

XII CORRESPONDENCE

1. Northumberland County Council News Update February 22, 2018. 119 - 121

Action Recommended: THAT Council receive the Northumberland County News update for information purposes.

2. Correspondence from the Ontario Ministry of Transportation regarding the Detail Design Study and Environmental Assessment Culvert and Pavement Rehabilitation- Highway 401 County Rd 28 to Burnham Street/County Road 18. 122 - 124

Action Recommended: THAT Council receive the letter from the Ontario Ministry of Transportation for information purposes.

XIII COUNCIL/COORDINATOR ANNOUNCEMENTS

1. Members of Council presented verbal reports on matters within their respective areas of responsibility:

    - Mayor Brocanier, Economic Development Services Coordinator
    - Deputy Mayor Henderson, General Government Services Coordinator
    - Councillor Darling, Parks and Recreation Services Coordinator
    - Councillor Rowden, Public Works Services Coordinator
    - Councillor McCarthy, Protection Services Coordinator
    - Councillor Burchat, Planning Services Coordinator
    - Councillor Séguin, Community Services Coordinator

XIV UNFINISHED BUSINESS

The items listed in the order of the topics set out in the agenda of prior meetings which have not been disposed of by Council and the date of their first appearance on the agenda shall be noted and repeated on each subsequent agenda until disposed of by Council, unless removed from the agenda by leave of Council - Council Procedural By-law No. 079-2017.

1. 06-05-17 Sidewalk installations Policy/Priority list (Public Works)
   08-21-17 Traffic Study Lower Division Street/Esplanade Area (Public Works)
   08-21-17 MOU between YMCA Northumberland and the Town of Cobourg (Parks and Recreation)
   10-10-17 Traffic/Parking Concerns Condo. Corp.#58- 148 Third Street (Public Works)
   01-08-18 Barrier Free Parking Spaces Report (Public Works)

XV CLOSED SESSION

XVI CLOSED SESSION ACTION ITEM

XVII ADJOURNMENT

	THE CORPORATION OF THE TOWN OF COBOURG
	REGULAR COUNCIL MEETING MINUTES
	Monday February 26, 2018 Council Chambers, Victoria Hall, Cobourg

A Regular meeting of the Cobourg Municipal Council was held this evening at 4:00 p.m. in the Council Chambers, Victoria Hall, Cobourg with the following persons in attendance:

Members Present:	Deputy Mayor - John Henderson Councillor - Brian Darling Councillor - Forest Rowden Councillor - Debra McCarthy Councillor - Aaron Burchat Councillor - Suzanne Séguin
Absent:	Mayor Gil Brocanier
Staff Present:	Stephen Peacock, Chief Administrative Officer Ian Davey, Treasurer/Director of Corporate Services Glenn McGlashon, Director of Planning and Development Barry Thrasher, Director of Public Works Dean Hustwick, Director of Recreation and Culture Brent Larmer, Municipal Clerk

CALL TO ORDER

The meeting was called to order by Deputy Mayor Henderson.

MOMENT OF REFLECTION

The meeting was opened by Deputy Mayor Henderson with a Moment of Reflection.

CLOSED SESSION

Closed Session

Moved by Councillor Darling, Seconded by Councillor Burchat:

THAT Council meet in Closed Session prior to the Regular Council meeting at 3:00 P.M in accordance with Section 239 of the *Municipal Act S.O. 2001* regarding:

239(2)b) personal matters about an identifiable individual, including municipal or local board employees.
1. Council Remuneration Ad Hoc Committee Applications.

239(2)c) a proposed or pending acquisition or disposition of land by the municipality or local board.
1. Offer to Purchase Municipal Property.
2. Offer/Proposal to Purchase Municipal Property.

046-18 **Carried**

ADDITIONS TO THE AGENDA

DISCLOSURE OF PECUNIARY (FINANCIAL) INTEREST

No declarations of Pecuniary Interest declared by Members.

ADOPTION OF MINUTES OF THE PREVIOUS MEETING

Adoption of the Regular Council Minutes and Special Council Minutes.

Moved by Councillor Darling, seconded by Councillor Séguin:

THAT Council adopt the minutes of the Regular Council meeting held on February 5, 2018 and the minutes of the Special Council Meeting held on February 20, 2018.

047-18 **Carried**

PRESENTATIONS

Dean Hustwick, Director of Recreation and Culture and Hugh Brewster, regarding the Town of Cobourg 2018 Armistice Program to commemorate the 100th anniversary of the WWI Armistice.

After a question and answer period, D. Hustwick and H. Brewster were excused from the meeting. (4:30pm)

DELEGATIONS

DELEGATION ACTIONS

REPORTS

General Government Services

Committee of the Whole meeting notes.

Moved by Councillor Darling, Seconded by Councillor Burchat:

THAT Council receive the notes of the Committee of the Whole meeting held on February 20, 2018 for information purposes.

048-18 **Carried**

Public Works Services

Memo from the Director of Public Works regarding the agreement with Cycle Transitions to rent space at 390 King St W being the former Town of Cobourg Public Works Building.

Moved by Councillor Rowden, Seconded by Councillor Darling:

THAT Council receive the memo from the Direct or Public Works for information purposes.

049-18 **Carried**

Community Services

Memo from the Community Events Coordinator, regarding the Municipal Event Application 'The Great Waterfront Trail Adventure' in the Town of Cobourg.

Moved by Councillor Séguin, Seconded by Councillor Darling:

THAT Council receive the memo from the Community Events Coordinator for information purposes.

050-18 **Carried**

Memo from the Community Events Coordinator, regarding the Municipal Event Application 'Ontario Cycling Association Cobourg Grand Prix' in the Town of Cobourg.

Moved by Councillor Séguin, seconded by Councillor Burchat:

THAT Council receive the memo from the Community Events Coordinator for information purposes.

051-18 **Carried**

MOTIONS

General Government Services

Motion from the Committee of the Whole to grant the request from R. Washburn of the waiver of the fees associated with the Concert Hall to hold a public meeting regarding the state of local news in West Northumberland.

Moved by Councillor Darling, Seconded by Councillor Rowden:

WHEREAS the Committee of the Whole has considered a request from Robert Washburn regarding the waiver of the fees associated with the Concert Hall to hold a public meeting regarding the state of local news in West Northumberland.

NOW THEREFORE BE IT RESOLVED THAT Council grant the request to Robert Washburn for the waiver of the fees associated with the rental of the Concert Hall, including any security or set up fees to hold a public meeting regarding the state of local news in West Northumberland; and

FURTHER THAT Council request a report be brought back to Council by the user group outlining the success and outcome of the meeting, using the approved Municipal Community Grant Report Form.

052-18 **Carried**

Motion from the Committee of the Whole regarding the Cancellation, Reduction or Refund of Taxes, 2017 Final Report.

Moved by Councillor Darling, Seconded by Councillor Rowden:

WHEREAS the Committee of the Whole has considered a Memo from the Treasurer/Director of Corporate Services regarding the Cancellation, Reduction or Refund of Taxes, 2017 Final Report.

NOW THEREFORE BE IT RESOLVED THAT Council approve the reduction of property taxes in the amount of $44,703.72 and that the balance be shared with the County and School Boards on the following basis:

Town of Cobourg	$(19,992.65);
County of Northumberland	$(11,375.35);
Education	$(11,938.74);
DBIA	$(1,396.98).

053-18 **Carried**

Motion to proclaim 'Bowl for Kids Sake Day' (March 3, 2018) in the Town of Cobourg as requested by Big Brothers Big Sisters of Northumberland.

Moved by Councillor Darling, seconded by Councillor Rowden:

WHEREAS the Committee of the Whole has considered a letter from Louise Fradet-Clark, Event Coordinator, Big Brothers Big Sisters of Northumberland, requesting that Municipal Council proclaim Saturday March 3, 2018 as 'Bowl for Kids' Sake Day' in the Town of Cobourg.

NOW THEREFORE BE IT RESOLVED THAT Council proclaim Saturday March 3, 2018 as 'Bowl for Kids' Sake Day' in the Town of Cobourg at the request of Big Brothers Big Sisters of Northumberland.

054-18 **Carried**

Motion form the Committee of the Whole regarding the Advisory Committees of Council Policy and Procedure for the Town of Cobourg.

Moved by Councillor Darling, seconded by Councillor Séguin:

WHEREAS the Committee of the Whole has considered a Memo from the Municipal Clerk/Manager of Legislative Services regarding the Advisory Committees of Council Policy and Procedure for the Town of Cobourg.

NOW THEREFORE BE IT RESOLVED THAT Council adopt the 'Advisory Committees of Council Policy and Procedure' to outline the roles and responsibilities of Committee Members, Municipal Council and Staff based on a fair and equitable approach and process to establish and operate advisory committees in the Town of Cobourg as outlined in the policy attached hereto as Appendix "A".

055-18 **Carried**

Motion from the Committee of the Whole to grant the request from the Chair of the Downtown Business Improvement Board of Management for the waiver of rental fees for the Cobourg Market Building and Victoria Hall, Cobourg for DBIA Events.

Moved by Councillor Darling, seconded by Councillor Séguin:

WHEREAS the Committee of the Whole has considered a Letter from Adam Bureau, Chair of the Cobourg Downtown Business Improvement Area Board of Management, regarding a request for the waiver of rental fees for the Cobourg Market Building and Victoria Hall, Cobourg for DBIA public events.

NOW THEREFORE BE IT RESOLVED THAT Council receive the letter for information purposes; and
FURTHER THAT Council grant the request for the waiver of rental fees for the Cobourg Market Building and Victoria Hall as requested by the Cobourg DBIA, for the following 2018 DBIA Events:

1. Girls Night Out (May 11, 2018)
2. Busker and Art Festival (June 9, 2018)
3. Food and Music Festival (July 7, 2018)
4. Christmas Event (November 23 and 24, 2018)

056-18 **Carried**

Motion to appoint a Member to the Council Remuneration Ad Hoc Committee.

Moved by Councillor Darling , seconded by Councillor Séguin:

WHEREAS the Regular Council approved the creation of a Council Remuneration Ad Hoc Committee and the appointment of members from the current Town of Cobourg Committees with the addition of an appointment of a Town of Cobourg community member at large;

NOW THEREFORE BE IT RESOLVED THAT Council appoint Dilys Robertson to the Council Remuneration Ad Hoc Committee.

057-18 **Carried**

Parks and Recreation Services

Motion from the Committee of the Whole regarding the renaming of the Langevin Headlands/Pier and the naming of the East Pier in the Town of Cobourg.

Moved by Councillor Darling, seconded by Councillor Séguin:

WHEREAS the Committee of the Whole has considered a Memo from the Secretary of the Parks and Recreation Advisory Committee, regarding the renaming of the Langevin Headlands/Pier and the naming of the East Pier in the Town of Cobourg.

NOW THEREFORE BE IT RESOLVED THAT Council support the recommendation from the Parks and Recreation Advisory Committee that the Langevin Headland Pier follow the newly adopted Municipal Naming Policy process; and

FURTHER THAT the East Pier proceed through the Municipal Naming Policy application process; and

FURTHER THAT the renaming process and procedure be delayed until after the Waterfront Detailed Design Study is complete.

058-18 **Carried**

Public Works Services

Motion from the Regular Council to enter into an agreement with Cycle Transitions to rent space at 390 King Street West the former Town of Cobourg Public Works Building.

Moved by Councillor Rowden, seconded by Councillor Darling:

WHEREAS Regular Council considered a Memo from the Director of Public Works regarding the agreement with Cycle Transitions to rent space at 390 King Street West being the former Town of Cobourg Public Works Building.

NOW THEREFORE BE IT RESOLVED THAT Council authorize the rental of space in the former Public Works garage at 390 King Street West to Cycle Transitions for the purpose of establishing a bike repair shop, conditional upon all pertinent requirements being met including but not limited to building permits, fire inspection, insurance, gate security and environmental regulations.

059-18 **Carried**

Planning and Development Services

Motion from the Committee of the Whole to grant a Heritage Permit to construct a carport structure with solar panels to be installed on the carport at the rear of the Cobourg Police Station in the public parking lot for property located at 107 King Street West, Cobourg.

Moved by Councillor Burchat, seconded by Councillor Darling:

WHEREAS the Committee of the Whole has considered a Motion from the Secretary, Cobourg Heritage Advisory Committee regarding a Heritage Permit Application, 107 King Street West Cobourg (Khederzadeh, Sky Solar Holdings on behalf of the Town of Cobourg) (HP-2018-003).

NOW THEREFORE BE IT RESOLVED THAT Council endorse the recommendation of the Cobourg Heritage Advisory Committee and grant a Heritage Permit (#HP-2018-003) as submitted by Hannidreza Khederzadeh of Sky Solar Holdings on behalf of the Town of Cobourg in partnership with Cobourg Police Service and Lakefront Utilities for the following scope of work at the Cobourg Police Station located at 107 King Street West, Cobourg:

1. A carport structure with two parking spaces with solar panels on the roof of the carport;

2. Two EV charging stations for vehicle charging;

Subject to the finalization of details by staff.

060-18 **Carried**

Community Services

Motion from Regular Council to approve 'The Great Waterfront Trail Adventure' event in the Town of Cobourg.

Moved by Councillor Séguin, seconded by Councillor Darling:

WHEREAS Regular Council has considered a Memo from the Community Events Coordinator, regarding the Municipal Event Application 'The Great Waterfront Trail Adventure' in the Town of Cobourg.

NOW THEREFORE BE IT RESOLVED THAT Council approve The Great Waterfront Trail Adventure (GWTA) that will arrive in Cobourg on Sunday July 29, 2018 at 3:00 p.m. until Monday July 30, 2018 at 8:30 a.m. in Victoria Park, Cobourg.

061-18 **Carried**

Motion from Regular Council to approve the 'Ontario Cycling Association Cobourg Grand Prix' in the Town of Cobourg.

Moved by Councillor Séguin, seconded by Councillor Darling:

WHEREAS Regular Council has considered a Memo from the Community Events Coordinator, regarding the Municipal Event Application 'Ontario Cycling Association Cobourg Gran Prix' in the Town of Cobourg.

NOW THEREFORE BE IT RESOLVED THAT Council approve the Ontario Cycling Association Cobourg Grand Prix: Ontario Criterium Series to be held in Downtown Cobourg on Saturday August 11, 2018 or Sunday August 12, 2018 from 9am - 2pm, subject to requirements/approvals of Municipal Staff.

062-18 **Carried**

BY-LAWS

Public Works Services

By-law No.010-2018, being a by-law to assume municipal services and infrastructure in the Parkview Hills Subdivision, Stage 2 (North) Phases one and two.

Moved by Councillor Rowden, seconded by Councillor Darling:

THAT Council adopt By-law No.010-2018, a by-law to assume municipal services and infrastructure in the Parkview Hills Subdivision, Stage 2 (North) Phases one and two.

063-18 **Carried**

General Government Services

THAT the following By-law(s) be passed:

Moved by Councillor Darling, seconded by Councillor Burchat:

1. By-law No. 010-2018 a By-law to assume municipal services and infrastructure in the Parkview Hills Subdivision, Stage 2 (North) Phases one and two.

THAT leave be granted to introduce By-law # 010-2018 and to dispense with the reading of the by-law by the Municipal Clerk and that the same be considered read and passed and that the Mayor and the Municipal Clerk sign the same and the Seal of the Corporation be thereto affixed.

064-18 **Carried**

PETITIONS

CORRESPONDENCE

COUNCIL/COORDINATOR ANNOUNCEMENTS

Members of Council presented verbal reports on matters within their respective areas of responsibility:

- Deputy Mayor Henderson, General Government Services Coordinator
- Councillor Darling, Parks and Recreation Services Coordinator
- Councillor Rowden, Public Works Services Coordinator
- Councillor McCarthy, Protection Services Coordinator
- Councillor Burchat, Planning Services Coordinator
- Councillor Séguin, Community Services Coordinator

UNFINISHED BUSINESS

The items listed in the order of the topics set out in the agenda of prior meetings which have not been disposed of by Council and the date of their first appearance on the agenda shall be noted and repeated on each subsequent agenda until disposed of by Council, unless removed from the agenda by leave of Council - Council Procedural By-law No. 079-2017.

06-05-17 Sidewalk installations Policy/Priority list (Public Works)
08-21-17 Traffic Study Lower Division Street/Esplanade Area (Public Works)
08-21-17 MOU between YMCA Northumberland and the Town of Cobourg (Parks and Recreation)
10-02-17 West Pier Renaming (Parks and Recreation Committee)
10-10-17 Traffic/Parking Concerns Condo. Corp.#58- 148 Third Street (Public Works)
10-23-17 East Pier Renaming (Keeler) (Parks and Recreation Committee)
01-08-18 Barrier Free Parking Spaces Report (Public Works)
01-29-18 Lawn Bowling Request for Heritage Permit Permission (Planning)

CLOSED SESSION ACTION ITEM

ADJOURNMENT

Moved by Councillor Darling THAT the meeting adjourn (5:22 p.m.).
065-18 **Carried**

Deputy Mayor Municipal Clerk

Presentation Outline

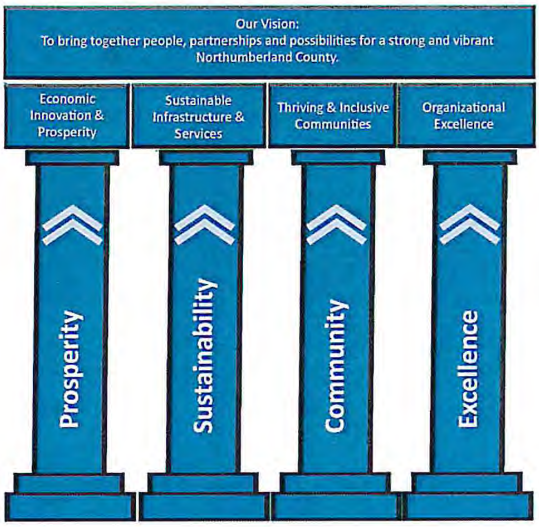
Northumberland county

- 2017 Accomplishments
- 2018 Priorities / Initiatives
- Budget and Long Term Financial Plan Summary
- Questions

2

Northumberland county

The Four Strategic Pillars for Action



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Northumberland county

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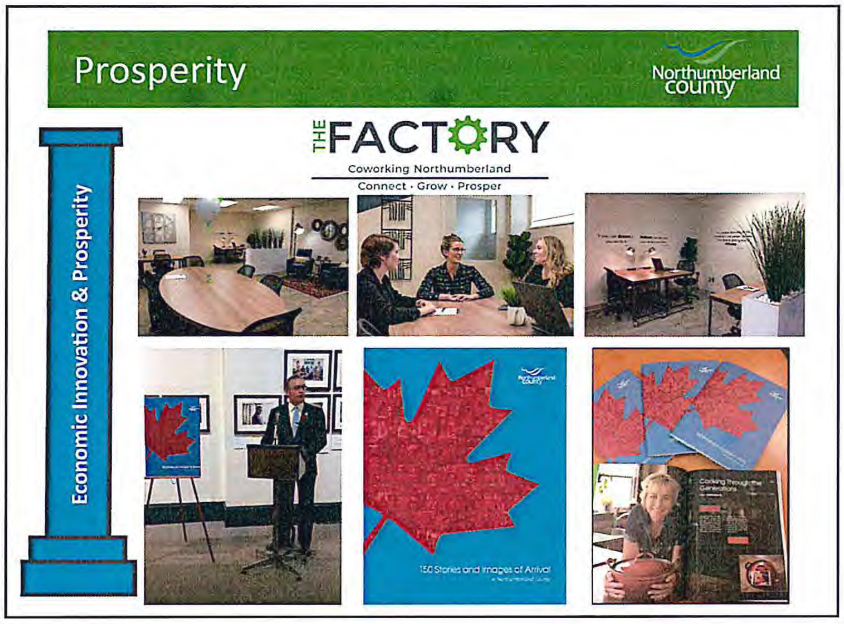
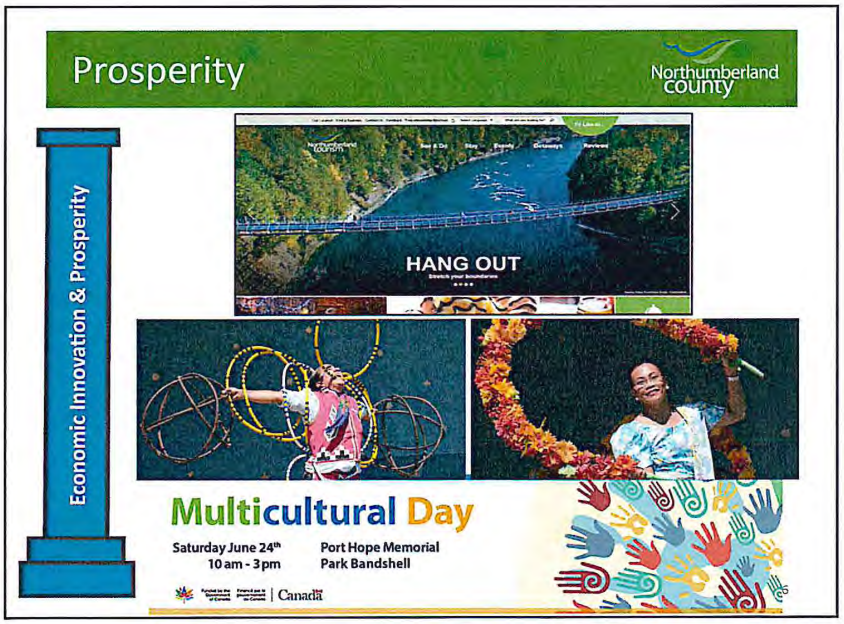

Prosperity
Northumberland county
Economic Innovation & Prosperity
THE FACTORY
Coworking Northumberland
Connect · Grow · Prosper
150 Stories and Images of Arrival


Prosperity
Northumberland county
Economic Innovation & Prosperity
HANG OUT
Multicultural Day
Saturday June 24th
10 am - 3 pm
Port Hope Memorial
Park Bandshell
Canada

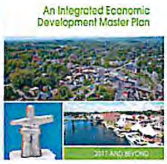
Prosperity

Northumberland county

Economic Innovation & Prosperity

Accomplishments

- Completed the Integrated Economic Development Master Plan
- Entrepreneurial initiatives; Summer Company trade show and launch of The Factory co-working space
- When We Came From Away exhibit in collaboration with the Art Gallery of Northumberland
- Advancement of employment land development plan



Prosperity

Northumberland county

Economic Innovation & Prosperity

Accomplishments

- Northumberland County hosted second Citizenship Ceremony, welcoming over 30 new Canadians
- Participated in Northumberland Multicultural Day
- Ontario Agri-Food Venture Centre supporting agri-food enterprises hosting numerous events
- Launch of a new Tourism website
- 'Bike and Win' social media cycling contest promoting cycling tourism

Sustainability

Northumberland county

Sustainable Infrastructure & Services

9

Sustainability

Northumberland county

Sustainable Infrastructure & Services

Accomplishments

- GPL Redevelopment
  - Concept drawings and draft site plan completed
  - Commenced Design and Architectural phase
- Roseneath Emergency Services Base
  - Site works underway
  - Completion 2018
- Trent Hills Emergency Services Base
  - Draft design plans approved

Roseneath

Campbellford

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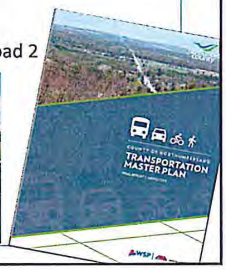
Sustainability

Northumberland county

Sustainable Infrastructure & Services

Accomplishments

- Transportation Master Plan adopted
  - Hamlet Entry Treatments in Cold Springs and Welcome
- Campbellford Bridge EA approved
- 126km of County and member municipality roads were surface treated (~$630K savings)
- Rehabilitation of 14 km of County roads
- Cycling Master Plan
  - Paved shoulders /bike lanes along County Road 2



Sustainability

Northumberland county

Sustainable Infrastructure & Services

Accomplishments

- Brighton Landfill expansion/cell lining
  - 340,000 cubic meters of waste relocated
- Alderville First Nation Waste Management Services
- Emerald Ash Borer Management Plan
- New accessible Heritage Trail in County Forest
- Forest recreation Trail Standard and Signage Standard

Community

Northumberland county

Thriving & Inclusive Communities

Collaborating to bring you ...

Cultural Competency Training

Northumberland county | Community & Social Services

Community

Northumberland county

Thriving & Inclusive Communities

Accomplishments

- Commenced New Affordable Housing Project
  - Partnership with Province and Private Sector Proponent
- Launched new Housing Allowance Program
- Renovate Northumberland Program
  - Collaboration with Habitat for Humanity
  - Assistance for low to moderate income homeowners
- Hosted Affordable Housing Symposium

Register NOW!

Affordable Housing Symposium

Building Housing Options in Northumberland:
20K Homes >> Promoting Affordable Housing Act >>
Community Collaboration >> Next Steps >>

Wed. May 31st, 2017

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Community

Thriving & Inclusive Communities

Accomplishments

- 20K Homes Campaign
  - Development of Coordinated Entry System
  - Developed service delivery solutions
- Developed a Homelessness Coordinated Response Team
- Developed an internal Housing Support Team

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Community

Thriving & Inclusive Communities

Accomplishments

- Ontario Early Years Child and Family Centres Plan approved
- Journey Together; Early Years Indigenous families culturally relevant licensed child care spaces

Community

Northumberland county

Thriving & Inclusive Communities

Accomplishments

- Food 4 All warehouse 1.4M pounds / ~$3.5M of food distributed in 2017
- Collaboration with Classic Rock 107.9 on 'Classic Rock Restock' for Food 4 All warehouse

Community

Northumberland county

Thriving & Inclusive Communities

Accomplishments

- Community residents, partner agencies, CEMCs and students participated in Trent Hills/County Emergency Exercise
- Youth engagement
  - Local Government Week 'Ways We Work Together' plow painting
  - Take our Kids to Work Day

Community

Thriving & Inclusive Communities

Accomplishments

- Community Municipal Partner First Aid and CPR training and re-certification
- Paramedics volunteer fundraising for Defib donations
- Hosted Survivor's Day honouring First Responders

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Excellence

Thriving & Inclusive Communities

20

Excellence

Northumberland county

Organizational Excellence

Accomplishments

- Continue to implement staff engagement strategies
- Published 2016 Annual Report
- Adopted an Occupational Health & Safety Strategic Plan

COLLABORATION & COMMUNICATION

We share ideas and experiences to enhance collective knowledge and effectiveness. Collaboration and communication define successful relationships.

WHAT'S IN A NUMBER?

Staff survey results are in... are we reading them right?

Join a group of your peers from across County departments to share your feedback about 3 lower-ranked ('organizational-level') items from the November staff survey.

What do you think contributed to the results – and what must change to improve scores in 2018 – for:
Leadership ethics | Professional development | Support for quality improvement

Focus group feedback will be used with survey results to create the organizational-level action plan for the County.

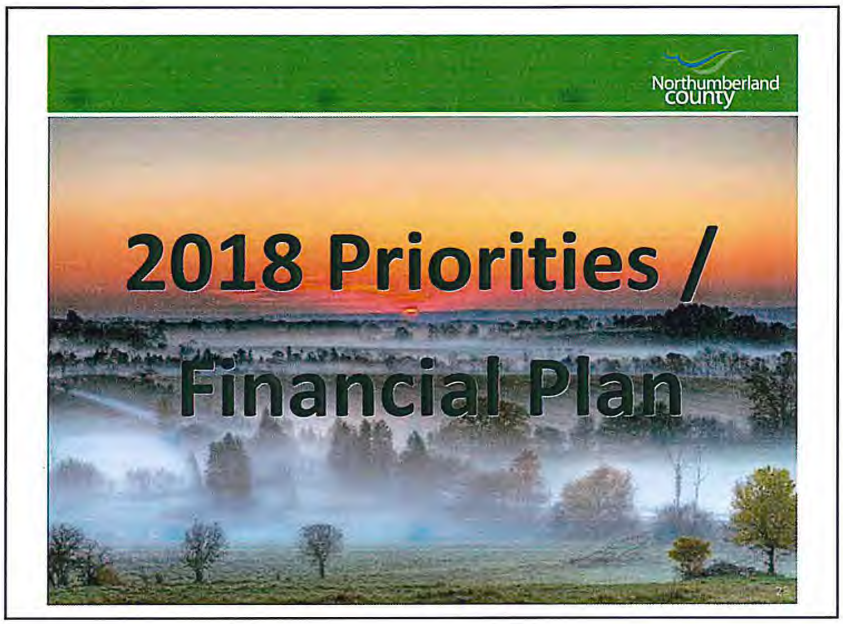
Excellence

Northumberland county

Organizational Excellence

Accomplishments

- Launched LEAN philosophy training and projects
- Paid out maturing high interest debt
- Procedural By-law revisions Bill 68
- Succession Planning initiatives
- Participation in Inter-municipal working groups and shared services initiatives
- Wellness Committee promoted a Healthy Workplace



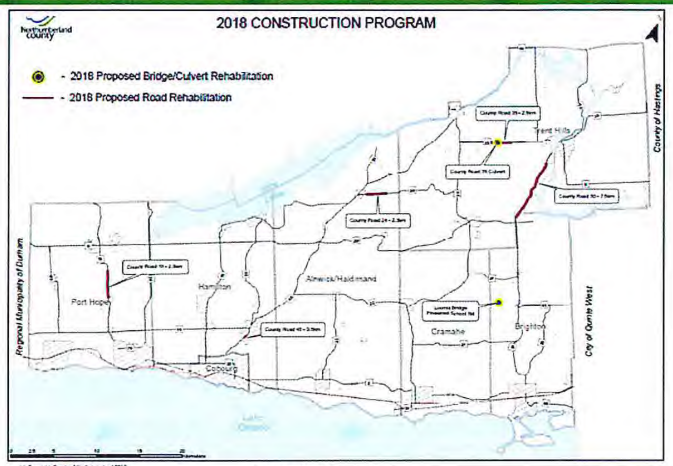
2018 Priorities/Initiatives

Northumberland county

- Key capital projects & purchases include:
  - Roads and Bridge work
  - Equipment in Transportation, Waste & Paramedic departments including power lift stretcher purchase
  - Roseneath and Trent Hills Shared Emergency Services Bases
  - Brighton Landfill Development
  - Organics Transfer Station
  - LHC and Corporate facilities projects
  - GPL Rebuild Design and Architectural Services
  - Homelessness Response plan
  - Early On implementation
  - Economic Development Initiatives

2018 Construction Program

Northumberland county

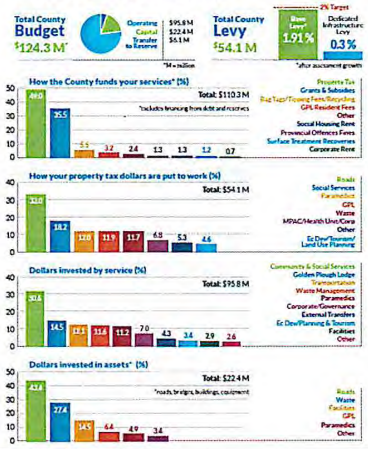


25

2018 Budget & Long Term Plan

Northumberland county

NORTHUMBERLAND COUNTY
2018 BUDGET OVERVIEW



10-YEAR LONG-TERM
FINANCIAL PLAN HIGHLIGHTS

Falling Behind
Infrastructure Deficit
Progress is being made with the Dedicated Infrastructure Levy, though maintenance required continues to outpace available funds

Northumberland county

13

Questions?
Northumberland County
27

PRESENTATION and PRESS RELEASE BY THE PHOENIX GENESIS GROUP

Most people are aware that the "Downtowns" of many North American cities have been decimated over the last decade by retail factors beyond their control.
This started with indoor shopping malls, these overtaken by big box stores, Walmart, Winners etc. Online shopping is vogue and who knows where this will lead.
Many indoor shopping centres may be repurposed for Residential and Commercial usage. The Northumberland Mall could someday be a little village totally self-contained, residential/commercial development.
Cobourg is no exception to this trend and we have seen a continued decline in retail establishments in the downtown core. From the slides now on the screen, you will see store after store have closed. Phoenix between 2004 and 2009 tried to revitalize an entire block, from 79 to 91.5 King Street West. This is the only substantial example of rebuilt Heritage Construction.
During this time, Phoenix has refurbished the Old Cobourg Jail into a restaurant & downtown hotel (with a museum) at no cost to the tax payer. We converted a Bell Canada Building on Ontario Street into a French fry plant and built 31 Condominiums in the King George Mews and 35 in the first part of development at the old Gillbard School.
The latter has been stalled by problems beyond our control but we intend to finish this project as Mansions on James with 36 more units in the near future with the help of Council.
We have been doing our part, without outside financial support but the council has been slow to forge ahead with other revitalization as they have continually promised.
A few Building Owners have sporadic efforts in the Downtown and finally the CIP is having an effect with a long overdue Loan and Grant Program.
In the 20 years that we have been investing in this town, there have been various Economic Development Officers in Cobourg, but there has been little lasting effect.
We need to put more effort into making downtown Cobourg, a shopping experience to attract locals & tourist visitors from far and wide
We need an attractive downtown core, restaurants, boutiques and unique stores, not offered elsewhere.
No small shop owner can compete with Walmart. Downtown Cobourg needs a variety of eclectic or speciality stores and it needs them now; not in 2028. It also needs a mid-sized downtown grocery store.
Unfortunately council allowed the liquor store to move to help the struggling Northumberland Mall, which was a huge negative for the downtown.
In the medium-term, the existing liquor store at Albert/3rd will close. Cobourg had a fully enforceable, by-law requiring the LCBO to stay downtown which was not enforced. Supposedly the LCBO threatened to completely move out of Cobourg if they could not build at the Northumberland Mall. Now the old downtown store has limited hours is under stocked and clearly in long term decline. The LCBO was the downtown anchor and it is slipping away.

Presently we have a downtown which has made some progress but has a long way to go, with a strange mixture of heritage and other concepts.
As designed, the Shoppers Drug Mart, right out of suburban GTA, should never have been allowed. Heritage By-Laws must be enforced.
To be a heritage town, we MUST be consistent. Heritage is after all our big advantage.
We could start the heritage theme at the Downtown gateways on Division and William Streets.
Heritage architecture could be gradually evolved south from Elgin with a gradual progression to the Lake.
In the core it makes no sense to give grants to buildings to improve their street level facades and allow the upper windows to be painted white & boarded up like the Chessler building. Clearly windows on King St. need to be replaced to improve the appeal of King Street all the way from Durham Street to Victoria Park.
We need to bring all the areas south of King to the lake into a heritage district. Surprisingly, east of the jail and south on Albert including the harbour is NOT Heritage.
Moving north of the harbour we need to urgently improve the look of buildings and streets, particularly Albert and Covert Streets both of which need to be revamped.
Parking in Cobourg is controversial but if we want the downtown to boom we need more. Frankly the parking meters were a mistake especially on weekends and counterproductive for revitalizaton.
We need to think about more parking. The first obvious spot is to move ahead with the Covert street lot, possibly on a multi-level basis and also behind King on Orange.
We need more people living downtown by kick starting more residential development. Cut red tape to build out the vacant lots as the town did to encourage the harbour developments.
All the vacant land in the downtown core must be filled in to bring hundreds of new condo owners to patronize and revitalize the downtown stores.
We need to encourage the downtown merchants to extend their opening hours, particularly on Sundays, just as they do in Port Hope. We need our Economic Development officers to get out of Cobourg and visit other successful towns, to see if they can entice successful businesses to Cobourg, much like Kingston, St. Jacobs and Niagara on the Lake have already done. None of those towns have the same advantages that Cobourg already has. Kingston has the architecture and the harbour, neither St. Jacobs nor Niagara on the Lake has these advantages.
What truly sets us apart are our transportation links. We have the 407 opening up to Highway 35/115 and the Go-Train coming to Bowmanville. Presumably Go-Buses will soon spread east. We already have the VIA Rail and highway 401. We have advantages over other towns.
Cobourg has the opportunity to leap ahead. We will need a substantial amount of money to make Cobourg the premiere tourist 4 season town in Ontario, which we have talked about for many years. Actions speak louder than words. We need big thinking, and businesslike action to

fulfill the promise of Cobourg. **If the town really wants economic development and new JOBS we need to use our natural and financial assets.** Here are some answers:

- The Mayor has stated that the debt free Northam Industrial Park is worth $30,000,000. This should be sold to private enterprise.
- Cobourg is one of the small towns that retained its hydro company when most were sold off. If Lakefront Utilities was sold this could be worth $70,000,000+ to the town. We do not need financial Investments: **we need Economic Development and Jobs.**
- The more attractive we are the better the lifestyle and greater likelihood of businesses of ALL KINDS locating here.

Between the sales of these two INVESTMENTS we could potentially raise $120,000,000.
The CCC loses $1,000,000 a year for the Cobourg tax payers, this could be sold to private enterprise to stop the drain on the public purse and reduce Property Taxes.
Cobourg may have to accept a small loss on a sale of the CCC but this could come from the sale of Lakefront and Northam Industrial still leaving $120,000,000 in the Town Bank Accounts.

Let's take at least, 20 million dollars from the pot, and invest it quickly and wisely to re-vamp the downtown. THIS IS BOLD THINKING.
Two other no cost suggestions to revitalize the downtown would be to extend the DBIA to all businesses in Cobourg. In essence, create a larger business improvement area, increasing the funding but reducing the levy on the downtown merchants themselves. The BIA Tax could be reduced to an acceptable amount for all of Cobourg merchants. A thriving downtown is a benefit to us all. **BIA's of this nature have been applied to other towns in Ontario. Why not Cobourg?**

We must also be mindful that Cobourg is a small town and we must urgently **put a stop to the SUMMER Ribfest which is draining profits from Cobourg's restaurants by monopolising one of the few weekends of summer.** When Carpet Merchants came several years ago and set up shop in Victoria Hall, this was rapidly halted by other Cobourg businesses. Cobourg business owners pay taxes and employ people on a year round basis. The RIBBERS are a travelling carnival. Most are from the US and do little for Cobourg, except destroy the restaurant industry on that August weekend. A Ribfest may well be fine in larger Cities & towns but they suck the life blood out of small towns like ours. **THIS GOES AGAINST REVITALIZATION!**
I realize the RIBBERS are sponsored by Rotary who have a powerful voice in town but if they insist that Ribfest be continued let it be September/October so that our own merchants can enjoy the full benefit of summer. Are the monies from this event not already sent abroad? Charity begins at home.

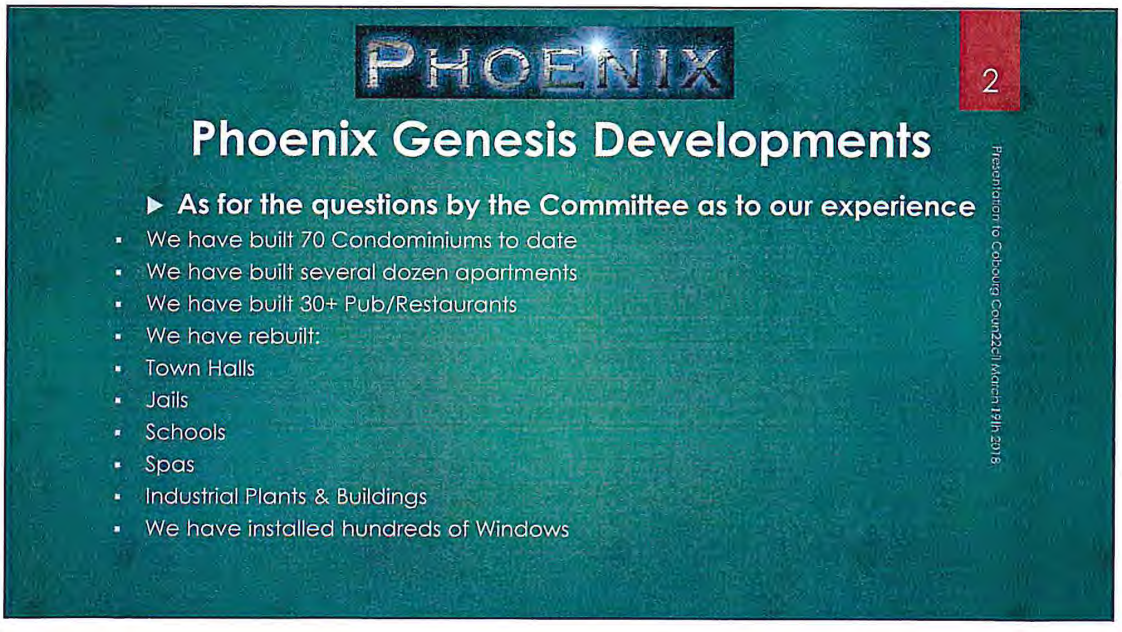
In closing, I will leave you with the above few points and we have many, many more.
If council is serious about creating JOBS we have great opportunities to do this and put Cobourg on the map.
Cobourg Council is now almost a lame duck and it may be difficult to make "long term" decisions, but these proposals can be explored and presented as options to the incoming council to take early initiatives in fully revitalizing one of the jewels of Ontario.

Thank you and we are now willing to answer any questions you might have.

PHOENIX

Phoenix Genesis Developments

COBOURG TOWN COUNCIL
PRESENTATION MARCH 19 2018



PHOENIX

3

PHOENIX GENESIS DEVELOPMENTS

The Following Presentation shows a collection of our Cobourg Downtown Developments.

- The Cat & Fiddle Pub
- The Cobourg Jail including
  - The King George Inn
  - The Jailhouse Restaurant
  - The Jail Museum
- Marias Quay Townhome Condominiums
- The King George Mews Condominiums
- Mansions on George Condominiums
- Mansions on James Condominiums (underway)
- Heritage Harbour Townhouse Condominiums (underway)
- Proposed New developments on Cobourg Jail lands through to Hibernia Street.

Presentation to Cobourg Coun22cil March 19th 2018

PHOENIX

4

Marias Quay Townhomes

under construction

First Floor - Foundations

Partly Finished

Presentation to Cobourg Coun22cil March 19th 2018

PHOENIX

5

Marias Quay Townhomes
Circa 2006

Finished from West

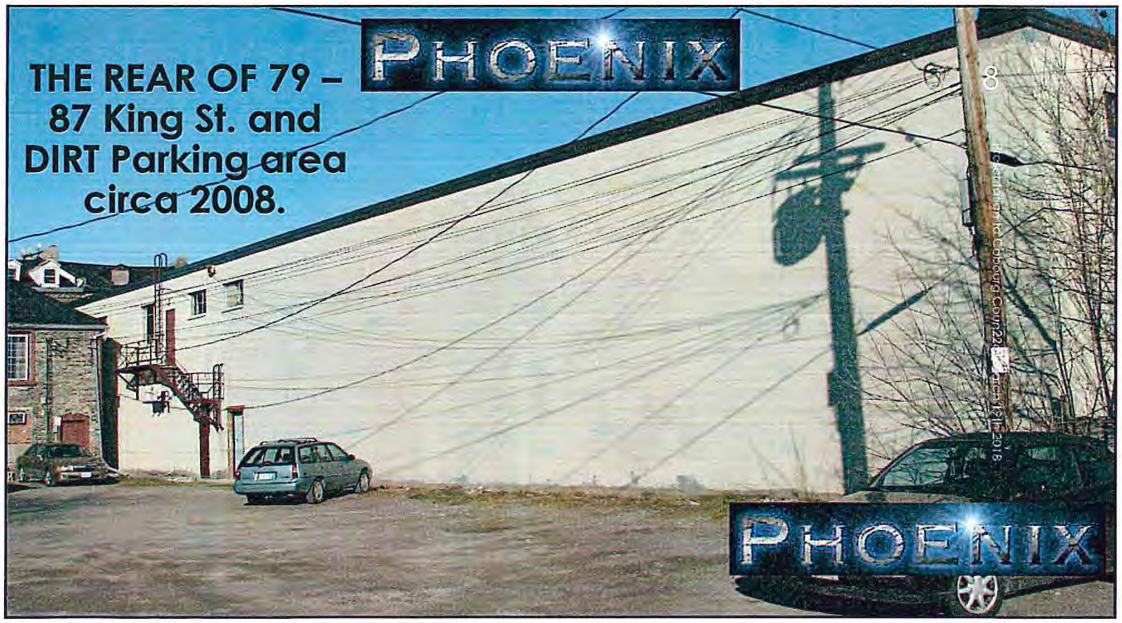
Finished from East

Presentation to Cobourg Council March 19th 2018

Rear EXIT from 79 -91 King/Albert Sts. 2008 before KING GEORGE MEWS 31 unit CONDO was built.

PHOENIX

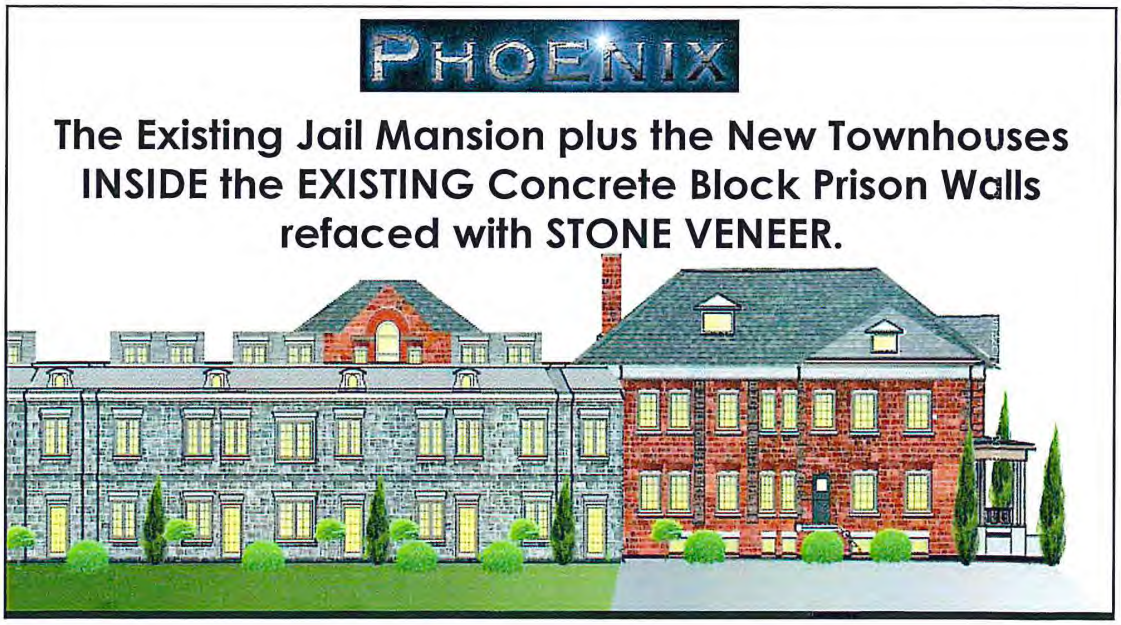
FORMERLY 20,000 Sq. Ft. CHERNEY Furniture store.
TEN RESIDENTIAL & 5 COMMERCIAL CONDOS BY 2009.
Approximately Property Taxes then in 2009 $25,884 based on 2018 Valuations.
Now $171,518.
PHOENIX

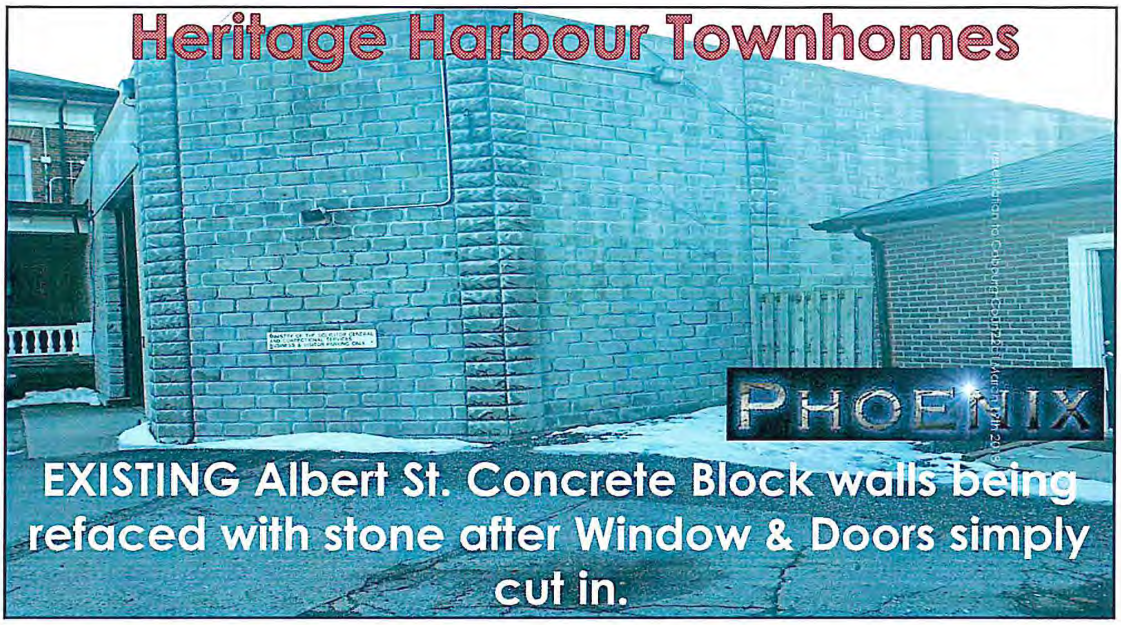

THE REAR OF 79 – 87 King St. and DIRT Parking area circa 2008.
PHOENIX
PHOENIX

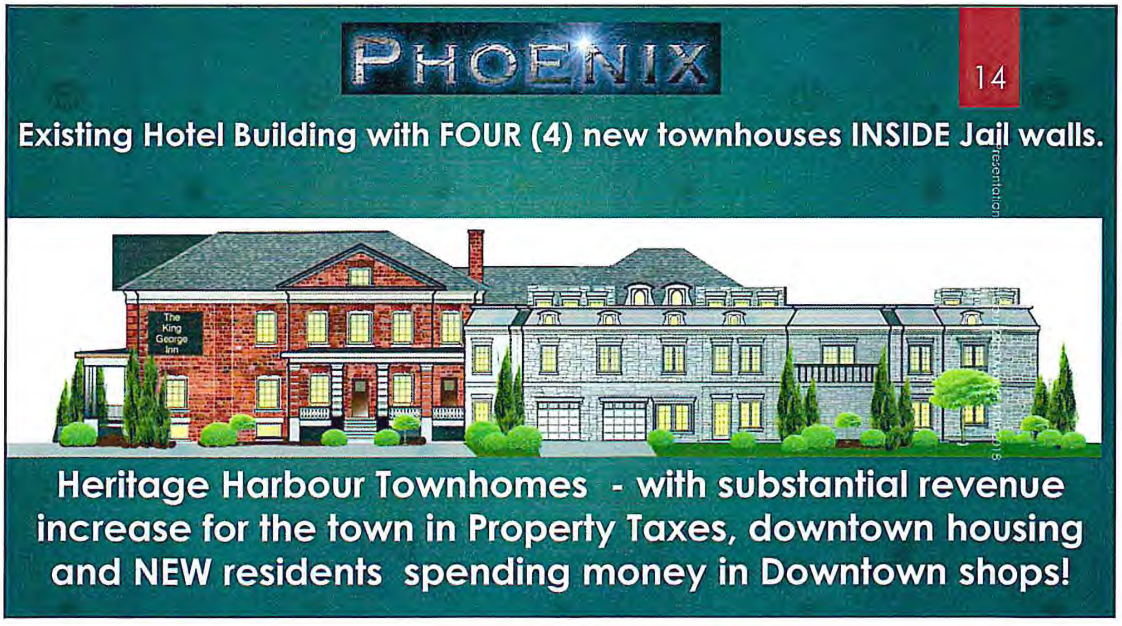
Looking North circa 2007.
The widened entrance from Albert St.
showing 83 – 89 King & 86 Albert Streets.
PHOENIX
08/24/2007

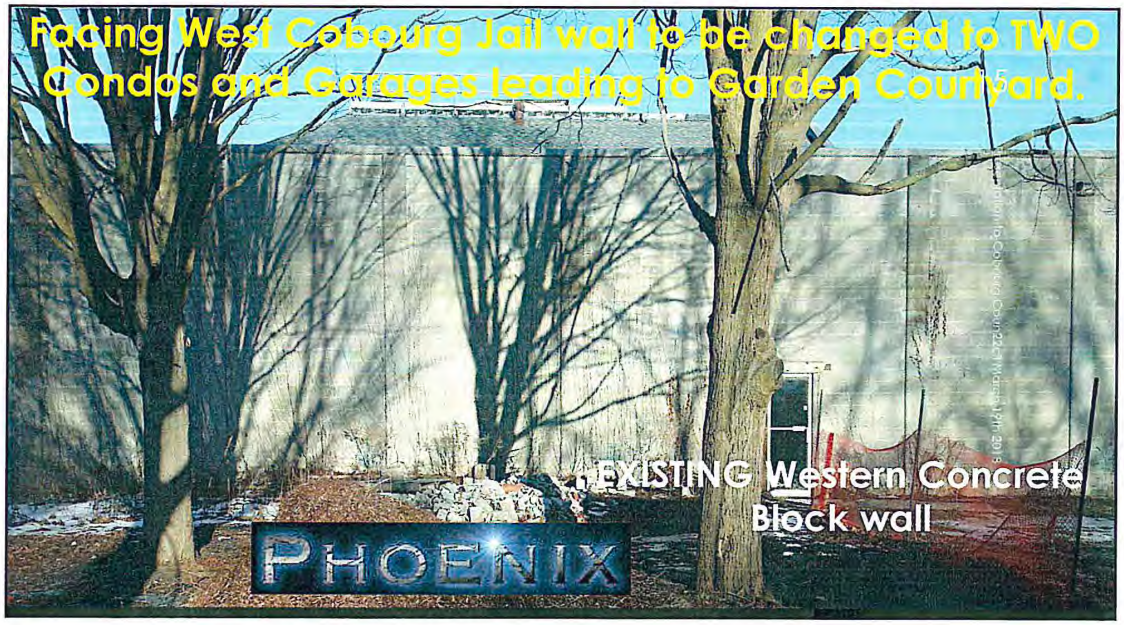
PHOENIX
King George Mews circa 2017 - KGM brings approximately $171,000
PER ANNUM in Property Taxes based on 2018 Valuations

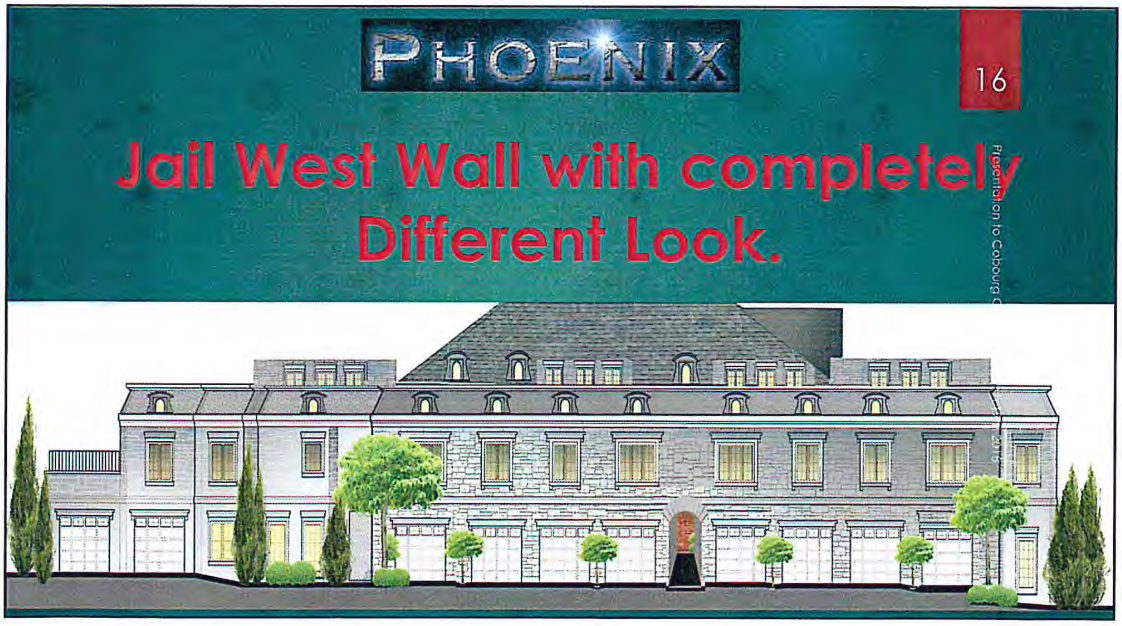
EXISTING Concrete Block Southern Jail walls facing Harbourwalk Condominiums being refaced with stone after Window & Doors simply cut in.
PHOENIX


PHOENIX
The Existing Jail Mansion plus the New Townhouses INSIDE the EXISTING Concrete Block Prison Walls refaced with STONE VENEER.


Heritage Harbour Townhomes
PHOENIX
EXISTING Albert St. Concrete Block walls being refaced with stone after Window & Doors simply cut in.


PHOENIX
14
Existing Hotel Building with FOUR (4) new townhouses INSIDE Jail walls.
The King George Inn
Heritage Harbour Townhomes - with substantial revenue increase for the town in Property Taxes, downtown housing and NEW residents spending money in Downtown shops!


Facing West Cobourg Jail wall to be changed to TWO Condos and Garages leading to Garden Courtyard.
EXISTING Western Concrete Block wall
PHOENIX


PHOENIX
16
Jail West Wall with completely Different Look.

PHOENIX

17

Heritage Harbour Townhomes
already built Inner Garden Courtyard

Facing North

Facing South

Presentation to Cobourg Council March 19th 2018

PHOENIX

18

MANSIONS ON GEORGE
The Gillbard School would have been demolished if not for Phoenix Genesis intervention.

Front – Circa 2003

Rear – Circa 2003

Presentation to Cobourg Council March 19th 2018

PHOENIX

19

MANSIONS ON GEORGE
under construction

Installing Fourth Floor

Installing Roof

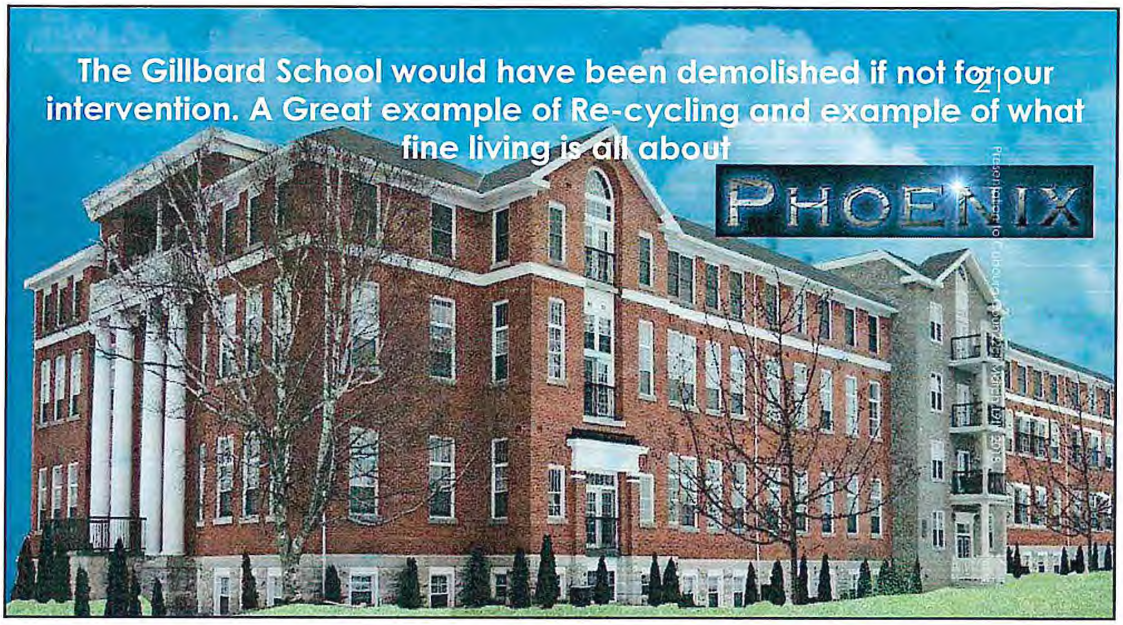
Presentation to Cobourg Council March 19th 2018

PHOENIX

20

MANSIONS ON GEORGE
Circa 2009

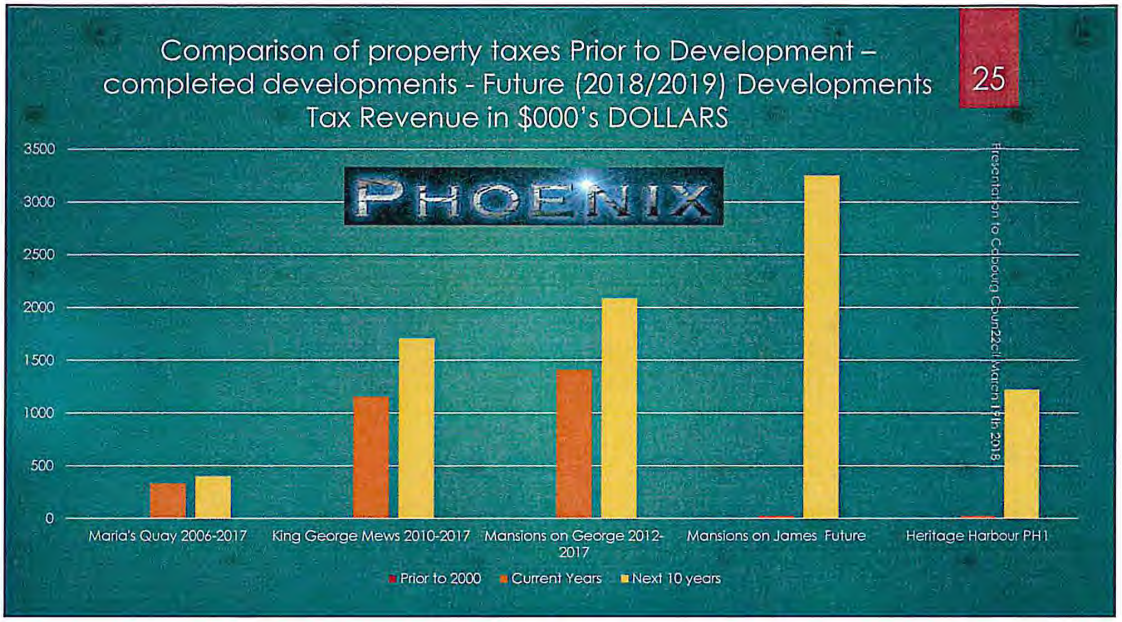
Presentation to Cobourg Council March 19th 2018


The Gillbard School would have been demolished if not for our intervention. A Great example of Re-cycling and example of what fine living is all about
PHOENIX

SOLD
REAL ESTATE
They don't last long on the market
PHOENIX

23
PHOENIX
Just listed for $549,000 –
150 k profit in 3 years.

24
PHOENIX


Comparison of property taxes Prior to Development – completed developments - Future (2018/2019) Developments
Tax Revenue in $000's DOLLARS
25
PHOENIX
3500
3000
2500
2000
1500
1000
500
0
Maria's Quay 2006-2017
King George Mews 2010-2017
Mansions on George 2012-2017
Mansions on James Future
Heritage Harbour PH1
Prior to 2000
Current Years
Next 10 years
Presentation to Cobourg Coun22cil March 19th 2018

PHOENIX
26
Heritage Harbour has been our vision since 1999
THE TOWNHOMES ARE INFILL and easy to build. Why is there so much red tape compared to other projects?
The Remainder of a further 100 unit Condo complex COULD follow
Presentation to Cobourg Coun22cil March 19th 2018

PHOENIX

27

We are the ONLY developers and builders that are currently putting people DOWNTOWN !!
Other developers have bought land, rezoned it and then marketed the re-zoned land for Sale. The Old Curling Club, Old Hardware Store lands and others.
WE PLAN & THEN BUILD.

Between Marias Quay, King George Mews, the finalization of 323 George and the first part of Heritage Harbour there will be over 200 additional residents in DOWNTOWN Cobourg.
+
South & West of Jail we have outline plans for another 80 – 100 dwellings.

Presentation to Cobourg Council March 19th 2018

PHOENIX

28

WHY NO CHIA REQUIRED HERE?

TOWN OWNED MARKET SQUARE

Market Mode

Event Mode

Presentation to Cobourg Council March 19th 2018

PHOENIX

29

WHY NO CHIA REQUIRED HERE?

Police Station existing

Police Station as proposed

Presentation to Cobourg Coun22cil March 19th 2018

PHOENIX

30

WHY NO CHIA REQUIRED HERE? POLICE STATION PARKING LOT

Presentation to Cobourg Coun22cil March 19th 2018

PHOENIX

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List of requirements for 15 UNIT Heritage Harbour Townhomes Pt. II

- **Landscape Plan** prepared by a qualified Landscape Architect (O.A.L.A.) is required to depict landscape elements, location/distribution, plant lists and details, construction requirements, decorative landscape features and site furniture;
- **Development/Condominium Phasing Plan** is required to accurately illustrate the staging of development and condominiums approvals. It is highly unlikely that the condominium would be approved with the phasing configuration as shown;
- **Architectural Elevation/3D Massing/Perspective Drawings** (in black and white and colour) are required to accurately illustrate all existing and proposed buildings and structures, including building materials, dimensions, colours, profiles, specifications, grades, etc. Additional information associated with the re-development of the existing residences along Albert Street is required;
- **Tree Inventory & Assessment (Arborist Report)** by a qualified arborist is required to assess existing vegetation resources on the site and within 6.0m of the property lines and recommend protection and/or re-planting measures. The development area contains existing tree resources which need to be identified and evaluated;

Presentation to Cobourg Council March 19th 2018

PHOENIX

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List of requirements for 15 UNIT Heritage Harbour Townhomes Pt. I

- **Architectural Site Plan** prepared by a qualified architect/designer illustrating all buildings/accessory structures, parking areas, driveways, loading/service facilities, fire routes, setbacks, full dimensions, etc. complete with detailed Ontario Building Code (O.B.C.) and zoning By-Law Compliance Matrices. The site plan we have on file would be best characterized as a "basic" plan and requires more detail, including additional dimensions on parking spaces, setbacks, an O.B.C. Matrix, and a Zoning By-Law Compliance Matrix;
- **Servicing and Grading Plans** and supporting technical report documentation (i.e. geo-tech, storm water management brief, servicing brief) prepared by a qualified engineer are required to meet the Municipality's engineering design standards and G.R.C.A. storm water management specifications. The Grading Plan that you supplied following our meeting does not illustrate any method accommodating storm water, other than via a drainage spillway, nor are there any supporting materials to demonstrate compliance with the G.R.C.A.'s standards or accepted storm water management practices. Contact should be made with Public Works and G.R.C.A. staff to obtain information on the scale and scope of information required;

Presentation to Cobourg Council March 19th 2018

PHOENIX

33

List of requirements for 15 Unit Heritage Harbour Townhomes Pt. III

- **Traffic Impact Brief** by a qualified transportation engineer or similar qualified professional is required to assess potential impacts of the development on the Town's transportation system. Contact should be made with Heritage Planning staff to obtain information on the scale and scope of information required;
- **Cultural Heritage Impact Assessment (CHIA)** by a qualified heritage professional to identify and assess potential impacts of development on the existing on-site heritage resources and adjacent designated heritage properties and demonstrate that the heritage attributes of the protected heritage resources will be conserved in accordance with the Provincial Policy Statement, 2014 and Council's direction. Contact should be made with Heritage Planning staff to obtain information on the scale and scope of information required;
- **Environmental Impact Studies and Record of Site Condition (RSC)** by a qualified environmental professional may be required for the Phase 2 lands to confirm that the site meets Provincial criteria for soils, based on its proximity to former industrial uses to the south and the future intended residential use on the Subject Land;

Presentation to Cobourg Council March 17th 2018

PHOENIX

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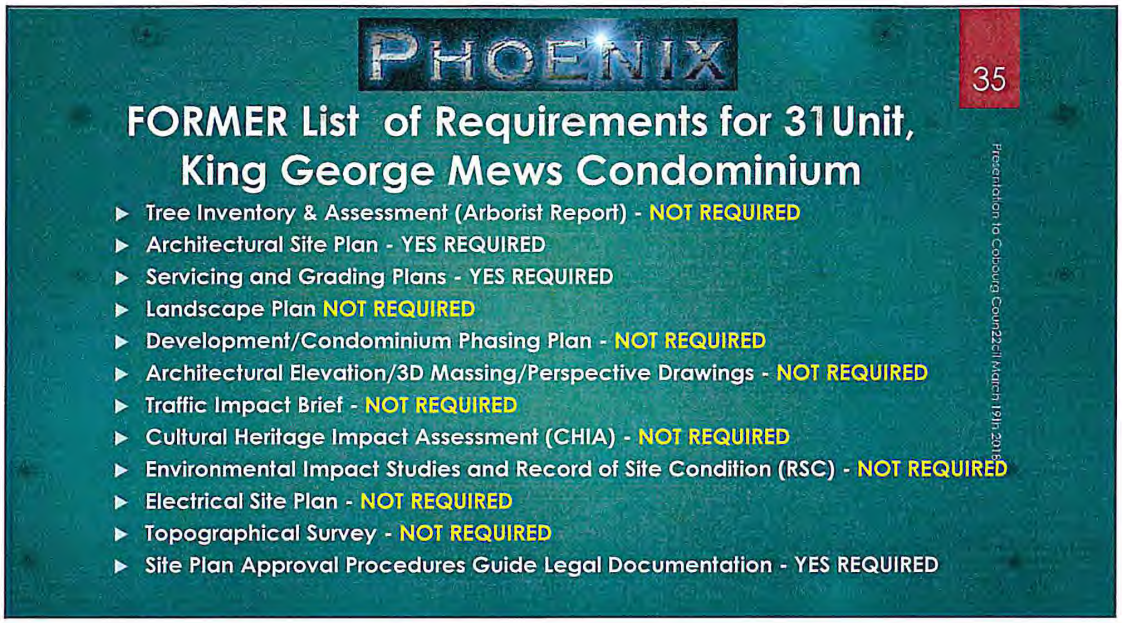
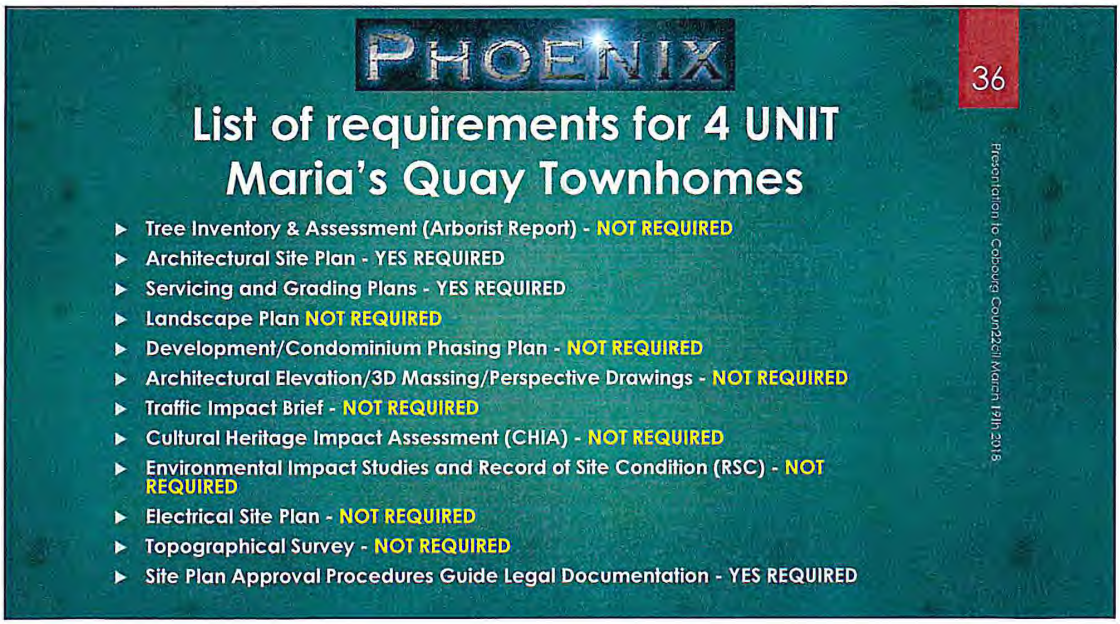
List of requirements for 15 Unit Heritage Harbour Townhomes Pt. IV

- **Electrical Site Plan** by a qualified electrical consultant is required which identifies electrical site servicing, transformation and site lighting (including a technical assessment that the proposed lighting will not negatively impact adjacent properties);
- **Topographical Survey** illustrating existing grades and site features of the subject site and adjacent lands is recommended to provide baseline data;
- **Site Plan Approval Procedures Guide** is available on the municipal website (http://www.cobourg.ca/en/resources/Devanne/Guide-for-Applicats---Site-Plan-Approval FULL.pdf) and should be referenced for other complete application submission requirements and the municipal approval process;
- **Legal Documentation** from a solicitor including but not limited to: a letter confirming title, ownership and encumbrances for all of the landholding, a legal description and survey for the Subject Lands and registration particulars.

Presentation to Cobourg Council March 17th 2018


PHOENIX
35
FORMER List of Requirements for 31 Unit, King George Mews Condominium
Tree Inventory & Assessment (Arborist Report) - NOT REQUIRED
Architectural Site Plan - YES REQUIRED
Servicing and Grading Plans - YES REQUIRED
Landscape Plan NOT REQUIRED
Development/Condominium Phasing Plan - NOT REQUIRED
Architectural Elevation/3D Massing/Perspective Drawings - NOT REQUIRED
Traffic Impact Brief - NOT REQUIRED
Cultural Heritage Impact Assessment (CHIA) - NOT REQUIRED
Environmental Impact Studies and Record of Site Condition (RSC) - NOT REQUIRED
Electrical Site Plan - NOT REQUIRED
Topographical Survey - NOT REQUIRED
Site Plan Approval Procedures Guide Legal Documentation - YES REQUIRED
Presentation to Cobourg Coun22cil March 19th 2018


PHOENIX
36
List of requirements for 4 UNIT Maria's Quay Townhomes
Tree Inventory & Assessment (Arborist Report) - NOT REQUIRED
Architectural Site Plan - YES REQUIRED
Servicing and Grading Plans - YES REQUIRED
Landscape Plan NOT REQUIRED
Development/Condominium Phasing Plan - NOT REQUIRED
Architectural Elevation/3D Massing/Perspective Drawings - NOT REQUIRED
Traffic Impact Brief - NOT REQUIRED
Cultural Heritage Impact Assessment (CHIA) - NOT REQUIRED
Environmental Impact Studies and Record of Site Condition (RSC) - NOT REQUIRED
Electrical Site Plan - NOT REQUIRED
Topographical Survey - NOT REQUIRED
Site Plan Approval Procedures Guide Legal Documentation - YES REQUIRED
Presentation to Cobourg Coun22cil March 19th 2018

PHOENIX

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List of requirements for 15 UNIT Heritage Harbour Townhomes Pt. I

- **Tree Inventory & Assessment (Arborist Report)** by a qualified arborist is required. **LANDSCAPING ALREADY EXISTS SEE FOLLOWING SLIDE**
- **Architectural Site Plan** prepared by a qualified architect/designer **AGREED NOT DISPUTED.**
- **Servicing and Grading Plans ADVISED BY TOWN STAFF AT OUTSET NOT REQUIRED FOR THIS PROJECT**
- **Traffic Impact Brief** by a qualified transportation engineer or similar qualified professional . 87 & 93 Albert existing since 1850. **JAIL WALLS CURENTLY PART OF RESTAURANT/INN & LICENSED FOR 180 PEOPLE! IN OTHER WORDS LESS TRAFFIC!**
- **Cultural Heritage Impact Assessment (CHIA)** by a qualified heritage professional to identify and assess potential impacts of development on the existing on-site heritage resources and adjacent designated heritage properties **NOT REQUIRED BY TOWN OFFICIAL PLAN WHEN THIS PROJECT PROPOSED IN 2016. OFFICIAL PLAN SINCE CHANGED IN 2017.**
- **Environmental Impact Studies and Record of Site Condition (RSC) ADVISED BY TOWN STAFF AT OUTSET NOT REQUIRED FOR THIS PROJECT**
- **Electrical Site Plan NOT REQUIRED FOR KING GEORGE MEWS PROJECT**

Presentation to Cobourg Council March 19th 2018

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Heritage Harbour Townhomes

LANDSCAPE already built Inner Garden Courtyard

Facing North

Facing South

Presentation to Cobourg Council March 19th 2018

PHOENIX

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List of requirements for 15 Unit Heritage Harbour Townhomes Pt. IV

- **Topographical Survey** illustrating existing grades and site features of the subject site and adjacent lands is recommended to provide baseline data; **STRUCTURES ALREADY BUILT GRADES ESTABLISHED.**
- **Legal Documentation** from a solicitor **AGREED**

PLEASE BEAR IN MIND THAT THE PHYSICAL BUILDINGS, APART FROM GARAGES, ARE IN PLACE AS THEY WERE AT KING GEORGE MEWS & MORE RECENTLY 394 COLLEGE ST. COBOURG.
394 College St. has 5 units in conversion. Heritage Harbour has 10 more & King George Mews had 26 more.
NONE OF THESE ARE BIG PROJECTS.

Presentation to Cobourg Council March 19th 2018

PHOENIX

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Our office is directly across the street from Victoria Hall.
We are very accessible and available for questions and answers.

~

The various merchants and their stores would undoubtedly be quite happy to have some new customers.

~

The Town of Cobourg undoubtedly has many projects that could be funded with increased tax revenue.

~

WE would be happy in 2018/2019 to finish 323 George with the Mansions on James portion of that building as well as Heritage Harbour!

Presentation to Cobourg Council March 19th 2018

PHOENIX

41

$900,000 dollars in projected ANNUAL Tax revenue from our Groups existing projects for the local Municipalities.

Will 400 new residents in the downtown make a difference.

Why have Neither the Mayors office nor any of the town councillors EVER asked us a question about these projects.
The Mayor twice in 2016 promised "to hold our feet to the fire". Why? And what did that mean?

Why are we bogged down continuously with red tape more than other projects(Including our own previous developments).

We need support & less RED TAPE from the town or should we "get out" and leave Cobourg as instructed in 2013 by a Town Economic Development Officer.

Presentation to Cobourg Council March 19th 2018

PHOENIX

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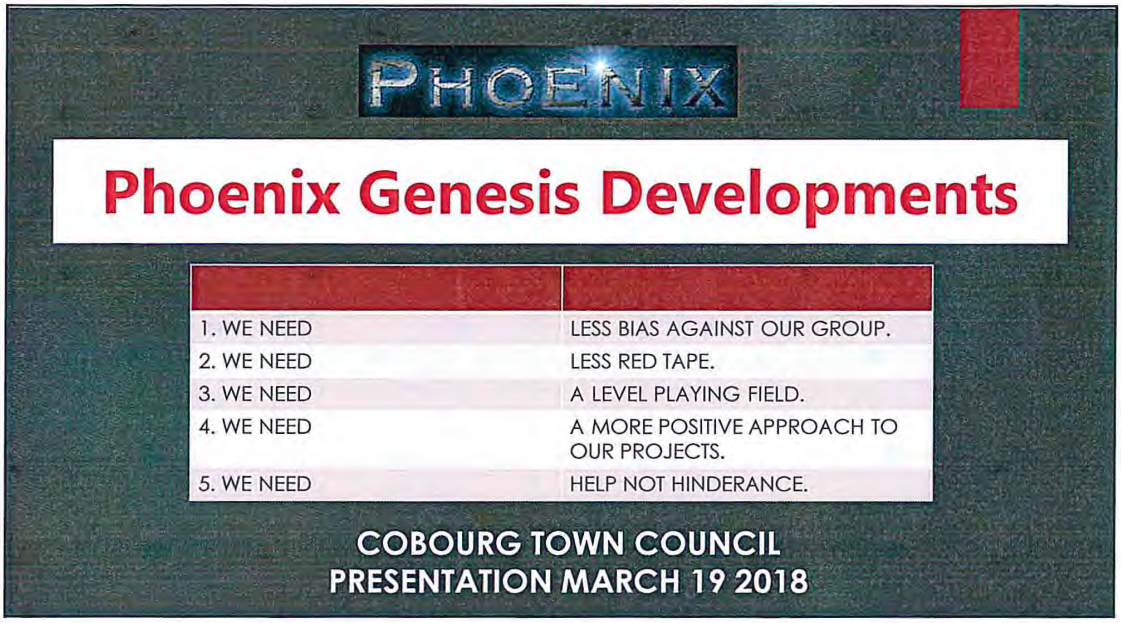
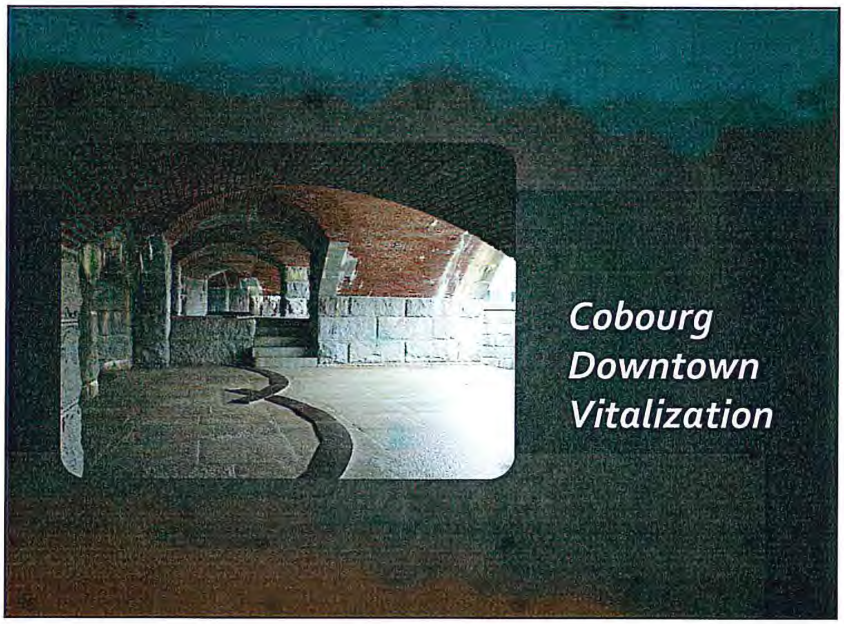
The town loves the tourist aspect of the warmer seasons but....

The Downtown Merchants NEED sustainable YEAR ROUND customers.
A FOUR SEASON TOWN WITH MORE JOBS.
Cobourg NEEDS a revitalised downtown. More residents will help this a reality.
Is some one else clamouring to make this happen?

PHOENIX **WE WILL!** PHOENIX

Presentation to Cobourg Council March 19th 2018

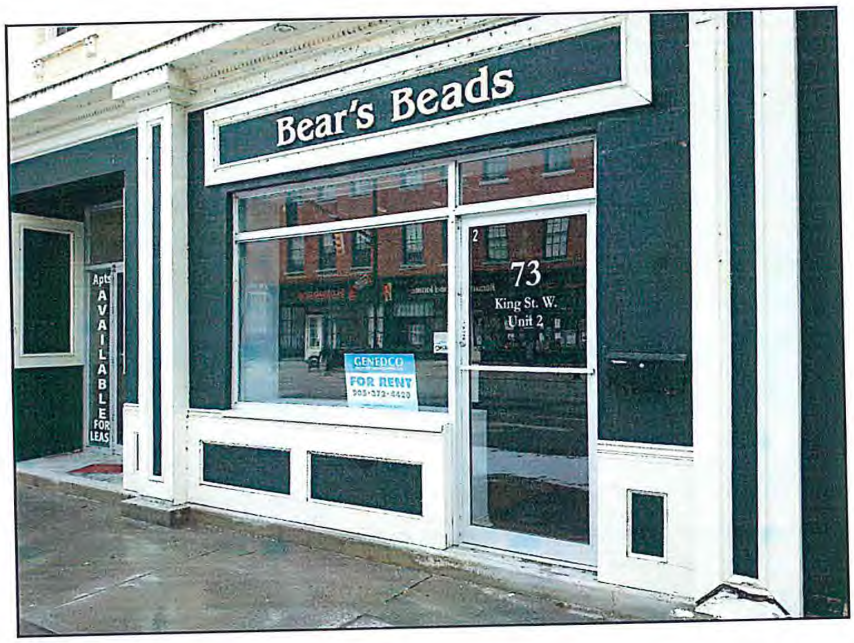

PHOENIX
Phoenix Genesis Developments
1. WE NEED
LESS BIAS AGAINST OUR GROUP.
2. WE NEED
LESS RED TAPE.
3. WE NEED
A LEVEL PLAYING FIELD.
4. WE NEED
A MORE POSITIVE APPROACH TO OUR PROJECTS.
5. WE NEED
HELP NOT HINDERANCE.
COBOURG TOWN COUNCIL
PRESENTATION MARCH 19 2018


Cobourg
Downtown
Vitalization

Northumberland Today.com

99
NOW
LEASING
marketing@macdane.com
TOLL FREE
1-888-225-0771 EXT. 4

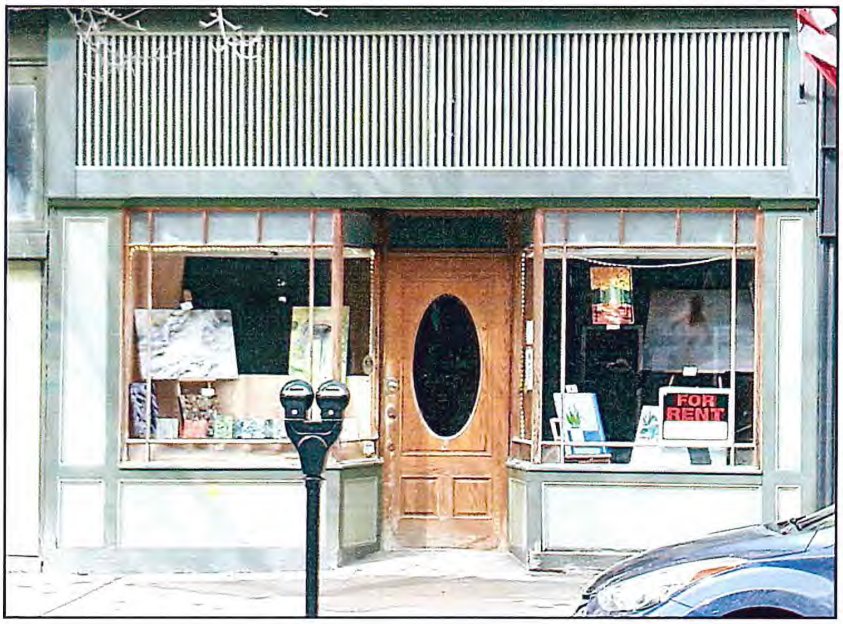
92 KING

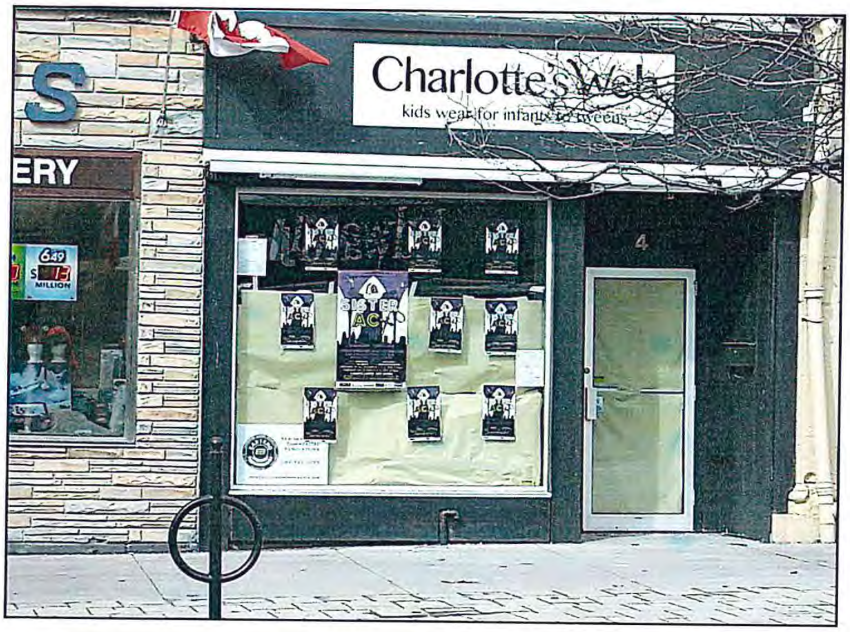

Bear's Beads
73
King St. W.
Unit 2
GENEDCO
FOR RENT
Apts
AVAILABLE FOR LEAS

DEPARTMENT
ENTER
ENTER
FOR SALE
FOR SALE

MIDTOWN
MIDTOWN
RESTAURANT
KATHERINE
O'MALLY
GREEN

Coffee Shop
COLBORNE
ART GALLERY
Buy and Sell
Video Game
CITY


FOR
RENT


Charlotte's Web
kids wear for infants to tweens
ERY
4

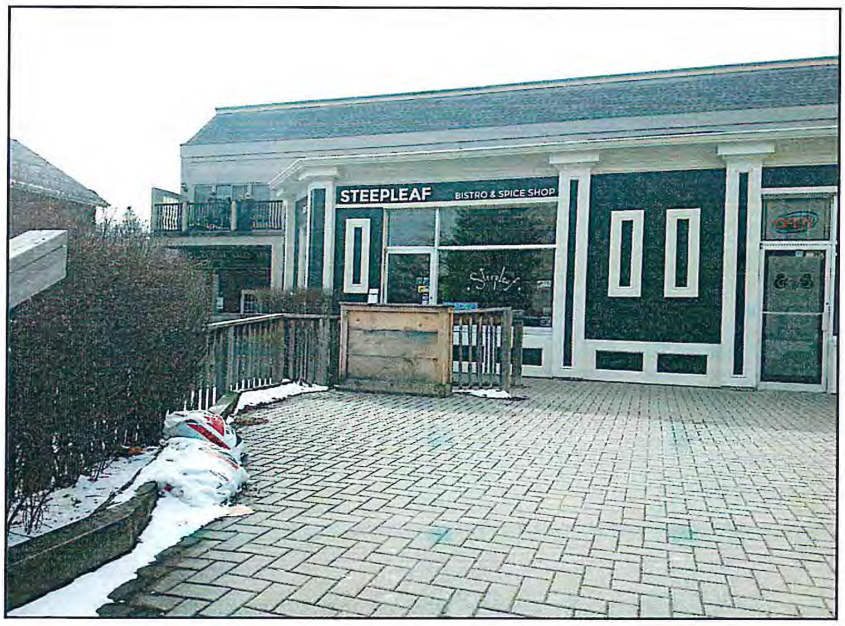
KING ST E

A Matter of Taste

FOR RENT

FOR
LEASE
TONY PULLA
905.373.1980
905-374-7653

FOR LEASE


STEEPLEAF
BISTRO & SPICE SHOP

The
King George
INN

2004/01/01
00:17:59

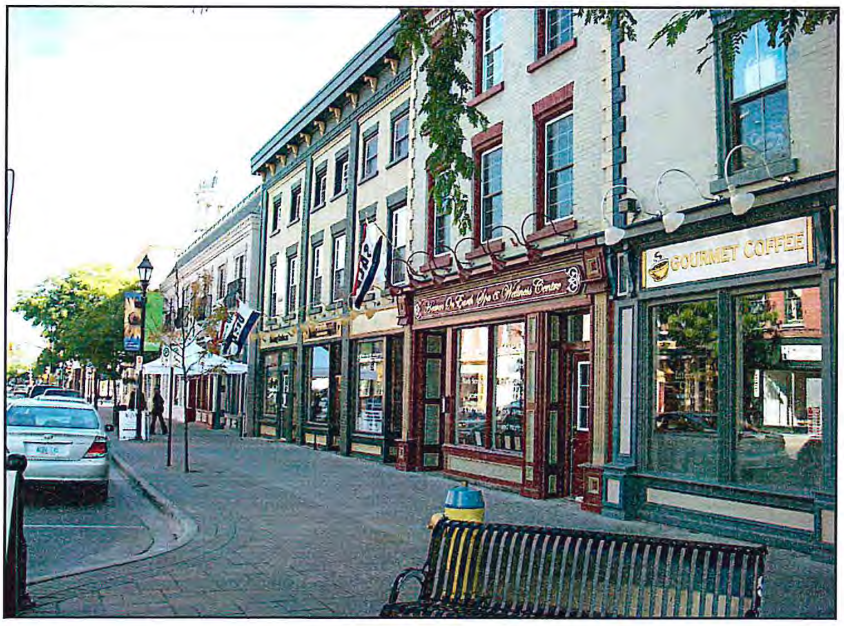
BARBERSHOP
CHEQUE CASHING

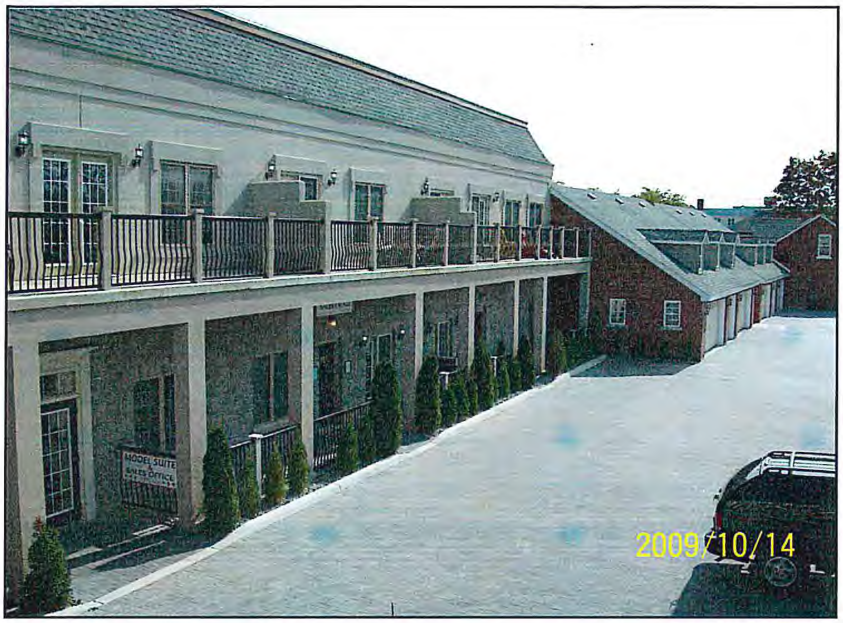
FURNITURE

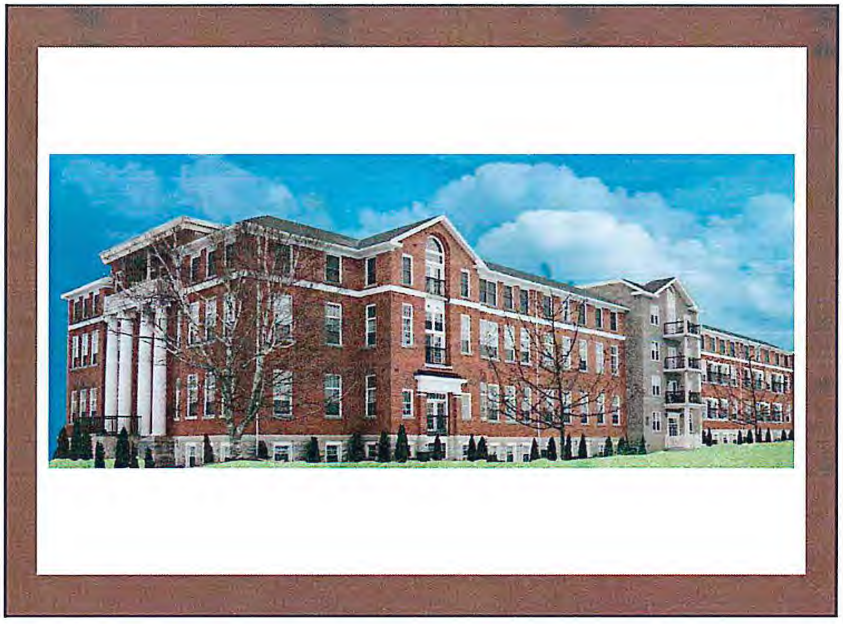
FISHCUT
ENTERPRISE
COMPUTER & ROLEPLAYING
SOFTWARE & GAMES
CHEQUE CASHING

2nd mom 2 mom
Boutique &
consignment
For Sale
Century 21
905 372.335
Denise Liboiron

Sauces
Condiments & so much more...
83
FOR RENT


GOURMET COFFEE


MODEL SUITE
SALES OFFICE
2009/10/14



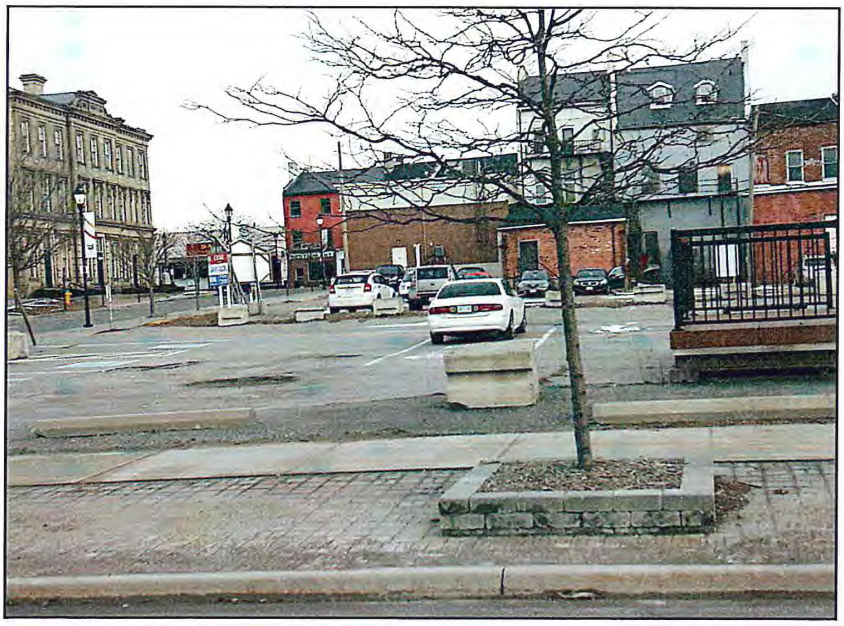
LCBO
WINE SPIRITS BEER

SHOPPERS
DRUG MART

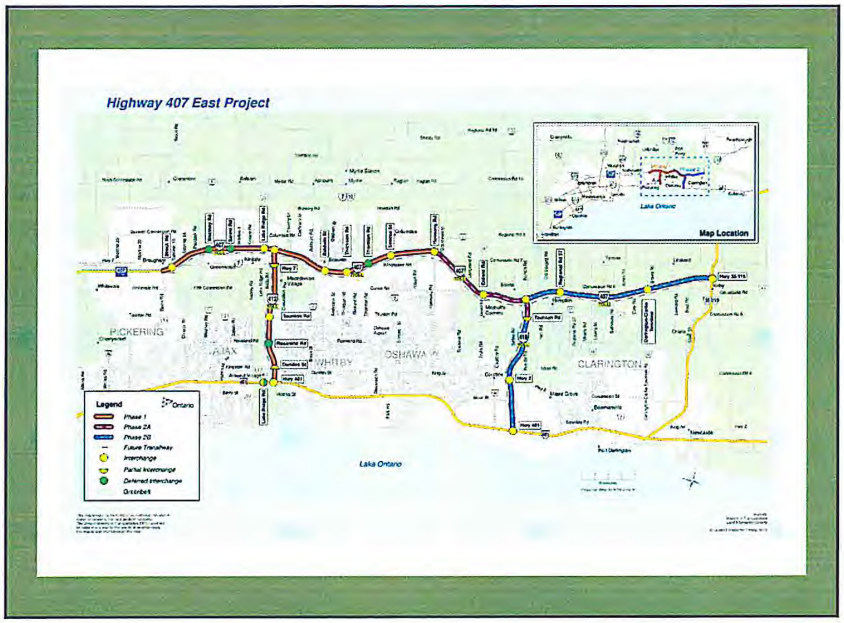
SHOPPERS DRUG MART
VILLAGE DE

BRITTANY'S BROS.

FOR SALE
GRANT GIBSON



STOP


Highway 407 East Project
Map Location
Lake Ontario
PICKERING
AJAX
WHITBY
OSHAWA
CLARINGTON
Legend
Phase 1
Phase 2A
Phase 2B
Future Transitway
Interchange
Partial Interchange
Deferred Interchange
Greenbelt
Lake Ontario

THANK YOU
FOR
YOUR SUPPORT

PHOENIX

Phoenix Genesis Developments

COBOURG TOWN COUNCIL
PRESENTATION MARCH 19 2018

PHOENIX 2

Phoenix Genesis Developments

► As for the questions by the Committee as to our experience

- We have built 70 Condominiums to date
- We have built several dozen apartments
- We have built 30+ Pub/Restaurants
- We have rebuilt:
- Town Halls
- Jails
- Schools
- Spas
- Industrial Plants & Buildings
- We have installed hundreds of Windows

PHOENIX 3

PHOENIX GENESIS DEVELOPMENTS

The Following Presentation shows a collection of our Cobourg Downtown Developments.

The Cat & Fiddle Pub
The Cobourg Jail including
The King George Inn
The Jailhouse Restaurant
The Jail Museum
Marias Quay Townhome Condominiums
The King George Mews Condominiums
Mansions on George Condominiums
Mansions on James Condominiums (underway)
Heritage Harbour Townhouse Condominiums (underway)
Proposed New developments on Cobourg Jail lands through to Hibernia Street.

PHOENIX 4

Marias Quay Townhomes

under construction

First Floor - Foundations Partly Finished

PHOENIX 5

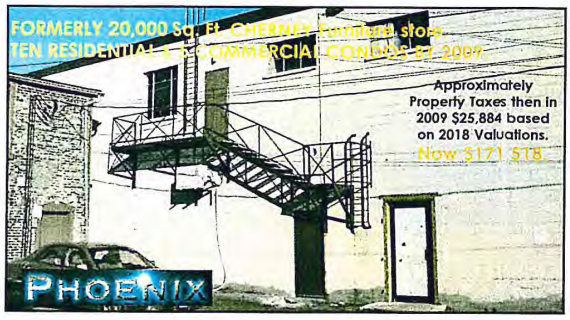
Marias Quay Townhomes

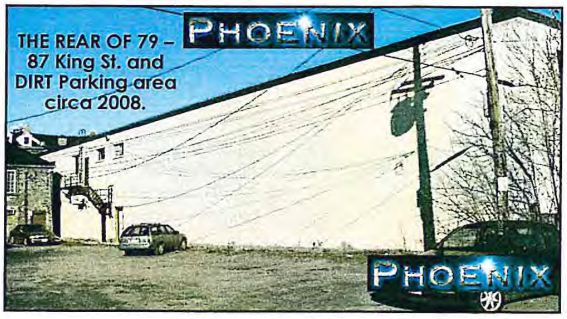
Circa 2006

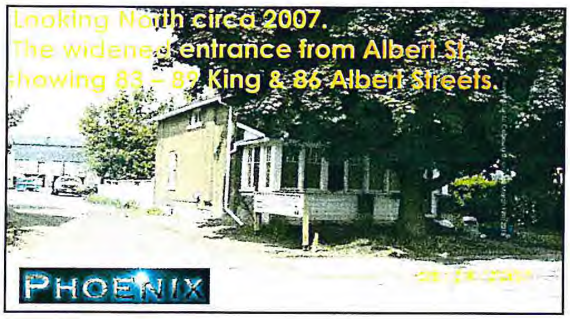
Finished from West Finished from East

Rear EXIT from 79 -91 King/Albert Sts. 2008 before KING GEORGE MEWS 31 unit CONDO was built

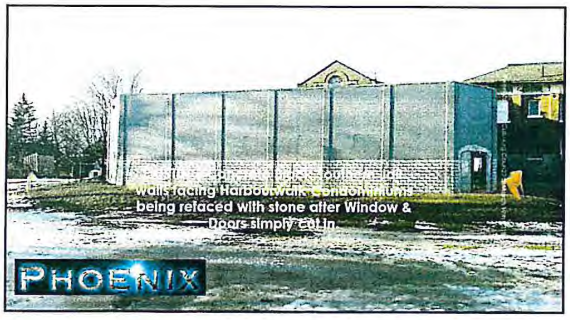
PHOENIX

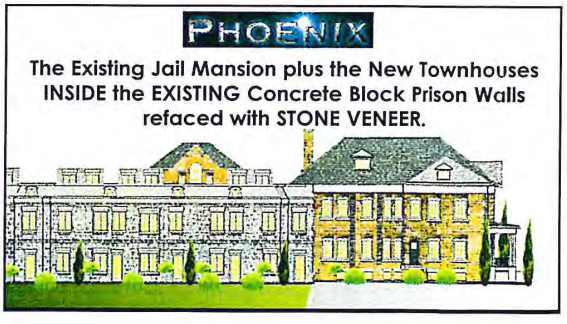

FORMERLY 20,000 Sq. Ft. CHERNIN Furniture store
TEN RESIDENTIAL & TWO COMMERCIAL CONDOS 87, 2009
Approximately
Property Taxes then in
2009 $25,884 based
on 2018 Valuations.
Now $171,518
PHOENIX

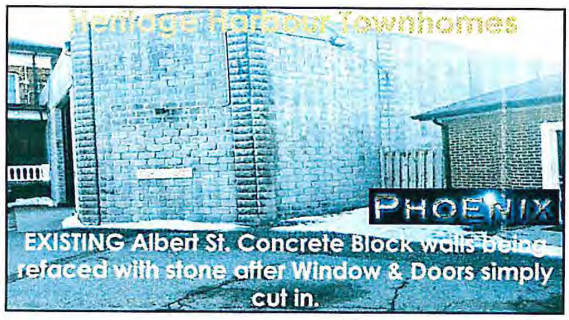

THE REAR OF 79 –
87 King St. and
DIRT Parking area
circa 2008.
PHOENIX
PHOENIX

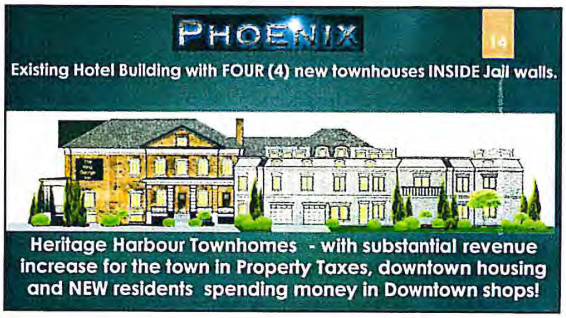

Looking North circa 2007.
The widened entrance from Albert St.
showing 83 – 89 King & 86 Albert Streets.
PHOENIX

PHOENIX

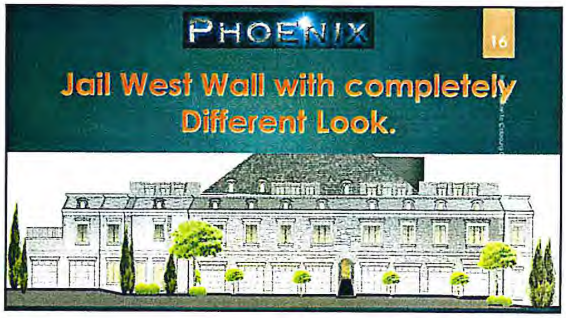

being refaced with stone after Window &
Doors simply cut in
PHOENIX

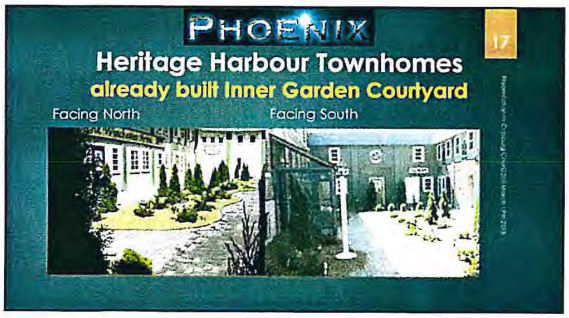

PHOENIX
The Existing Jail Mansion plus the New Townhouses
INSIDE the EXISTING Concrete Block Prison Walls
refaced with STONE VENEER.

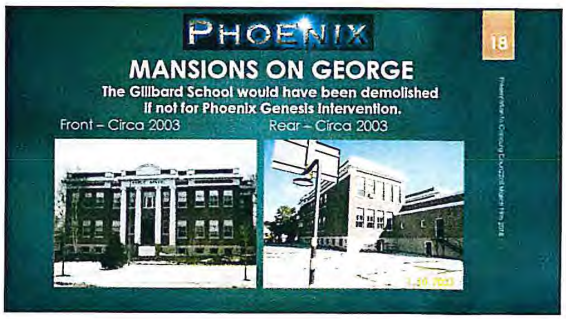

Heritage Harbour Townhomes
PHOENIX
EXISTING Albert St. Concrete Block walls being refaced with stone after Window & Doors simply cut in.

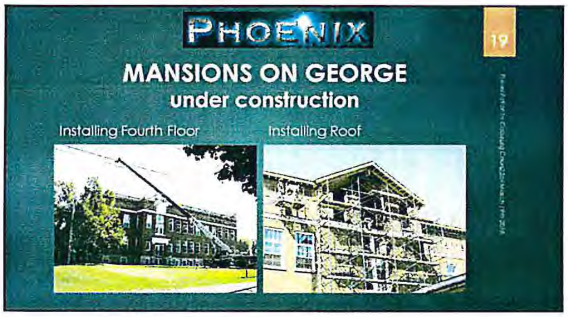

PHOENIX
14
Existing Hotel Building with FOUR (4) new townhouses INSIDE Jail walls.
Heritage Harbour Townhomes - with substantial revenue increase for the town in Property Taxes, downtown housing and NEW residents spending money in Downtown shops!

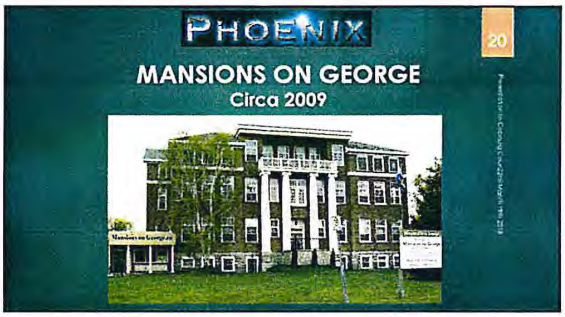
Facing West Cobourg Jail wall to be changed to TWO Condos and Garages leading to Garden Courtyard.
PHOENIX

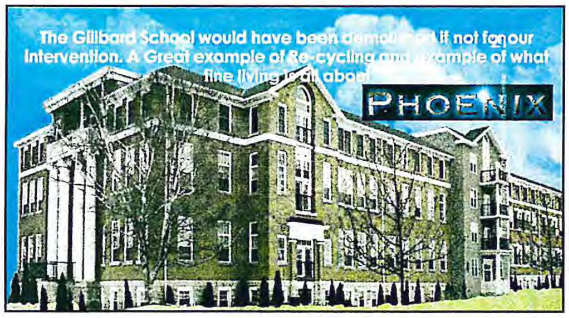

PHOENIX
16
Jail West Wall with completely Different Look.


PHOENIX
17
Heritage Harbour Townhomes
already built Inner Garden Courtyard
Facing North
Facing South


PHOENIX
18
MANSIONS ON GEORGE
The Gillbard School would have been demolished if not for Phoenix Genesis Intervention.
Front – Circa 2003
Rear – Circa 2003


PHOENIX
19
MANSIONS ON GEORGE
under construction
Installing Fourth Floor
Installing Roof


PHOENIX
20
MANSIONS ON GEORGE
Circa 2009


PHOENIX

SOLD
REAL ESTATE
They don't last long
on the market
PHOENIX

23
PHOENIX
Just listed for $549,000 -
150 k profit in 3 years.

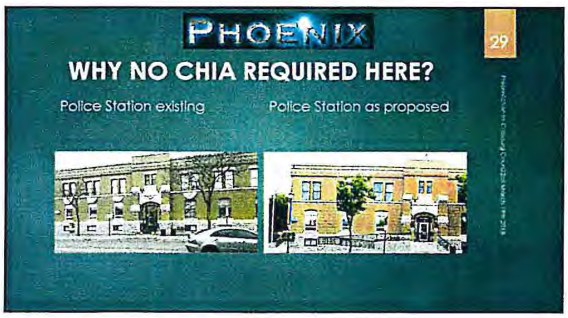
PHOENIX

Comparison of property taxes Prior to Development – completed developments - Future (2018/2019) Developments
Tax Revenue in $000's DOLLARS
25
PHOENIX
3500
3000
2500
2000
1500
1000
500
0
Marlas Quay 2006-2017
King George Mews 2010-2017
Mansions on George 2012-2017
Mansions on James Future
Heritage Harbour PH1
Prior to 2000
Current Years
Next 10 years

PHOENIX
26
Heritage Harbour has been our vision since 1999
THE TOWNHOMES ARE INFILL and easy to build. Why is there so much red tape compared to other projects?
The Remainder of a further 100 unit Condo complex COULD follow

PHOENIX
27
We are the ONLY developers and builders that are currently putting people DOWNTOWN !!
Other developers have bought land, rezoned it and then marketed the re-zoned land for Sale. The Old Curling Club, Old Hardware Store lands and others.
WE PLAN & THEN BUILD.
Between Marlas Quay, King George Mews, the finalization of 323 George and the first part of Heritage Harbour there will be over 200 additional residents in DOWNTOWN Cobourg.
+
South & West of Jail we have outline plans for another 80 – 100 dwellings.

PHOENIX
28
WHY NO CHIA REQUIRED HERE?
TOWN OWNED
MARKET SQUARE
Market Mode
Event Mode


PHOENIX
29
WHY NO CHIA REQUIRED HERE?
Police Station existing
Police Station as proposed

PHOENIX
30
WHY NO CHIA REQUIRED HERE?
POLICE STATION PARKING LOT

PHOENIX 31

List of requirements for 15 UNIT Heritage Harbour Townhomes Pt. II

- **Landscape Plan** prepared by a qualified Landscape Architect (O.A.L.A.) is required to depict landscape elements, location/distribution, plant lists and details, construction requirements, decorative landscape features and site furniture;
- **Development/Condominium Phasing Plan** is required to accurately illustrate the staging of development and condominiums approvals. It is highly unlikely that the condominium would be approved with the phasing configuration as shown;
- **Architectural Elevation/3D Massing/Perspective Drawings** (in black and white and colour) are required to accurately illustrate all existing and proposed buildings and structures, including building materials, dimensions, colours, profiles, specifications, grades, etc. Additional information associated with the re-development of the existing residences along Albert Street is required;
- **Tree Inventory & Assessment (Arborist Report)** by a qualified arborist is required to assess existing vegetation resources on the site and within 6.0m of the property lines and recommend protection and/or re-planting measures. The development area contains existing tree resources which need to be identified and evaluated;

PHOENIX 32

List of requirements for 15 UNIT Heritage Harbour Townhomes Pt. I

- **Architectural Site Plan** prepared by a qualified architect/designer illustrating all buildings/accessory structures, parking areas, driveways, loading/service facilities, fire routes, setbacks, full dimensions, etc. complete with detailed Ontario Building Code (O.B.C.) and zoning By-Law Compliance Matrices. The site plan we have on file would be best characterized as a "basic" plan and requires more detail, including additional dimensions on parking spaces, setbacks, an O.B.C. Matrix, and a Zoning By-Law Compliance Matrix;
- **Servicing and Grading Plans** and supporting technical report documentation (i.e. geo-tech, storm water management brief, servicing brief) prepared by a qualified engineer are required to meet the Municipality's engineering design standards and G.R.C.A. storm water management specifications. The Grading Plan that you supplied following our meeting does not illustrate any method accommodating storm water, other than via a drainage spillway, nor are there any supporting materials to demonstrate compliance with the G.R.C.A.'s standards or accepted storm water management practices. Contact should be made with Public Works and G.R.C.A. staff to obtain information on the scale and scope of information required;

PHOENIX 33

List of requirements for 15 Unit Heritage Harbour Townhomes Pt. III

- **Traffic Impact Brief** by a qualified transportation engineer or similar qualified professional is required to assess potential impacts of the development on the Town's transportation system. Contact should be made with Heritage Planning staff to obtain information on the scale and scope of information required;
- **Cultural Heritage Impact Assessment (CHIA)** by a qualified heritage professional to identify and assess potential impacts of development on the existing on-site heritage resources and adjacent designated heritage properties and demonstrate that the heritage attributes of the protected heritage resources will be conserved in accordance with the Provincial Policy Statement, 2014 and Council's direction. Contact should be made with Heritage Planning staff to obtain information on the scale and scope of information required;
- **Environmental Impact Studies and Record of Site Condition (RSC)** by a qualified environmental professional may be required for the Phase 2 lands to confirm that the site meets Provincial criteria for soils, based on its proximity to former industrial uses to the south and the future intended residential use on the Subject Land;

PHOENIX 34

List of requirements for 15 Unit Heritage Harbour Townhomes Pt. IV

- **Electrical Site Plan** by a qualified electrical consultant is required which identifies electrical site servicing, transformation and site lighting (including a technical assessment that the proposed lighting will not negatively impact adjacent properties);
- **Topographical Survey** illustrating existing grades and site features of the subject site and adjacent lands is recommended to provide baseline data;
- **Site Plan Approval Procedures Guide** is available on the municipal website (http://www.cobourg.ca/en/resources/Devanne/Guide-for-Applicats—Site-Plan-Approval FULL.pdf) and should be referenced for other complete application submission requirements and the municipal approval process;
- **Legal Documentation** from a solicitor including but not limited to: a letter confirming title, ownership and encumbrances for all of the landholding, a legal description and survey for the Subject Lands and registration particulars.

PHOENIX 35

FORMER List of Requirements for 31Unit, King George Mews Condominium

- Tree Inventory & Assessment (Arborist Report) - NOT REQUIRED
- Architectural Site Plan - YES REQUIRED
- Servicing and Grading Plans - YES REQUIRED
- Landscape Plan NOT REQUIRED
- Development/Condominium Phasing Plan - NOT REQUIRED
- Architectural Elevation/3D Massing/Perspective Drawings - NOT REQUIRED
- Traffic Impact Brief - NOT REQUIRED
- Cultural Heritage Impact Assessment (CHIA) - NOT REQUIRED
- Environmental Impact Studies and Record of Site Condition (RSC) - NOT REQUIRED
- Electrical Site Plan - NOT REQUIRED
- Topographical Survey - NOT REQUIRED
- Site Plan Approval Procedures Guide Legal Documentation - YES REQUIRED

PHOENIX 36

List of requirements for 4 UNIT Maria's Quay Townhomes

- Tree Inventory & Assessment (Arborist Report) - NOT REQUIRED
- Architectural Site Plan - YES REQUIRED
- Servicing and Grading Plans - YES REQUIRED
- Landscape Plan NOT REQUIRED
- Development/Condominium Phasing Plan - NOT REQUIRED
- Architectural Elevation/3D Massing/Perspective Drawings - NOT REQUIRED
- Traffic Impact Brief - NOT REQUIRED
- Cultural Heritage Impact Assessment (CHIA) - NOT REQUIRED
- Environmental Impact Studies and Record of Site Condition (RSC) - NOT REQUIRED
- Electrical Site Plan - NOT REQUIRED
- Topographical Survey - NOT REQUIRED
- Site Plan Approval Procedures Guide Legal Documentation - YES REQUIRED

PHOENIX 37

List of requirements for 15 UNIT Heritage Harbour Townhomes Pt. I

- **Tree Inventory & Assessment (Arborist Report)** by a qualified arborist is required. **LANDSCAPING ALREADY EXISTS SEE FOLLOWING SLIDE**
- **Architectural Site Plan** prepared by a qualified architect/designer **AGREED NOT DISPUTED.**
- **Servicing and Grading Plans ADVISED BY TOWN STAFF AT OUTSET NOT REQUIRED FOR THIS PROJECT**
- **Traffic Impact Brief** by a qualified transportation engineer or similar qualified professional. 87 & 93 Albert existing since 1850. **JAIL WALLS CURENTLY PART OF RESTAURANT/INN & LICENSED FOR 180 PEOPLE IN OTHER WORDS LESS TRAFFIC!**
- **Cultural Heritage Impact Assessment (CHIA)** by a qualified heritage professional to identify and assess potential impacts of development on the existing on-site heritage resources and adjacent designated heritage properties **NOT REQUIRED BY TOWN OFFICIAL PLAN WHEN THIS PROJECT PROPOSED IN 2016. OFFICIAL PLAN SINCE CHANGED IN 2017.**
- **Environmental Impact Studies and Record of Site Condition (RSC) ADVISED BY TOWN STAFF AT OUTSET NOT REQUIRED FOR THIS PROJECT**
- **Electrical Site Plan NOT REQUIRED FOR KING GEORGE MEWS PROJECT**

Heritage Harbour Townhomes 38

LANDSCAPE already built Inner Garden Courtyard

Facing North Facing South

PHOENIX 39

List of requirements for 15 Unit Heritage Harbour Townhomes Pt. IV

- **Topographical Survey** illustrating existing grades and site features of the subject site and adjacent lands is recommended to provide baseline data: **STRUCTURES ALREADY BUILT GRADES ESTABLISHED.**
- **Legal Documentation** from a solicitor **AGREED**

[redacted] NONE OF THESE ARE BIG PROJECTS.

PHOENIX 40

Our office is directly across the street from Victoria Hall.
We are very accessible and available for questions and answers.

~

The various merchants and their stores would undoubtedly be quite happy to have some new customers.

~

The Town of Cobourg undoubtedly has many projects that could be funded with increased tax revenue.

~

WE would be happy in 2018/2019 to finish 323 George with the Mansions on James portion of that building as well as Heritage Harbour!

PHOENIX 41

$900.000 dollars in projected ANNUAL Tax revenue from our Groups existing projects for the local Municipalities.

Will 400 new residents in the downtown make a difference.

Why have Neither the Mayors office nor any of the town councillors EVER asked us a question about these projects.
The Mayor twice in 2016 promised "to hold our feet to the fire". Why? And what did that mean?

Why are we bogged down continuously with red tape more than other projects(including our own previous developments).

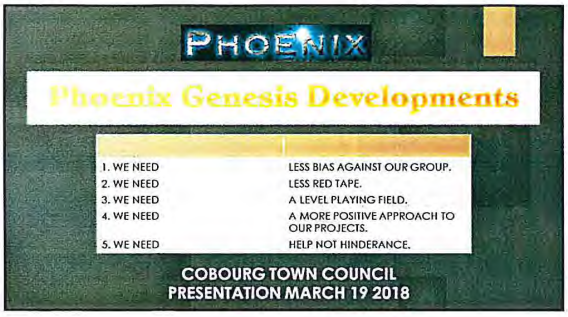
We need support **& less RED TAPE** from the town or should we "get out" and leave Cobourg as instructed in 2013 by a Town Economic Development Officer.

PHOENIX 42

The town loves the tourist aspect of the warmer seasons but....

The Downtown Merchants NEED sustainable YEAR ROUND customers.
A FOUR SEASON TOWN WITH MORE JOBS.
Cobourg NEEDS a revitalised downtown. More residents will help this a reality.
Is some one else clamouring to make this happen?

PHOENIX **WE WILL!** PHOENIX


PHOENIX
Phoenix Genesis Developments
1. WE NEED
LESS BIAS AGAINST OUR GROUP.
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LESS RED TAPE.
3. WE NEED
A LEVEL PLAYING FIELD.
4. WE NEED
A MORE POSITIVE APPROACH TO OUR PROJECTS.
5. WE NEED
HELP NOT HINDERANCE.
COBOURG TOWN COUNCIL
PRESENTATION MARCH 19 2018

PRESENTATION and PRESS RELEASE BY THE PHOENIX GENESIS GROUP

Most people are aware that the "Downtowns" of many North American cities have been decimated over the last decade by retail factors beyond their control.
This started with indoor shopping malls, these overtaken by big box stores, Walmart, Winners etc. Online shopping is vogue and who knows where this will lead.
Many indoor shopping centres may be repurposed for Residential and Commercial usage. The Northumberland Mall could someday be a little village totally self-contained, residential/commercial development.
Cobourg is no exception to this trend and we have seen a continued decline in retail establishments in the downtown core. From the slides now on the screen, you will see store after store have closed. Phoenix between 2004 and 2009 tried to revitalize an entire block, from 79 to 91.5 King Street West. This is the only substantial example of rebuilt Heritage Construction.
During this time, Phoenix has refurbished the Old Cobourg Jail into a restaurant & downtown hotel (with a museum) at no cost to the tax payer. We converted a Bell Canada Building on Ontario Street into a French fry plant and built 31 Condominiums in the King George Mews and 35 in the first part of development at the old Gillbard School.
The latter has been stalled by problems beyond our control but we intend to finish this project as Mansions on James with 36 more units in the near future with the help of Council.
We have been doing our part, without outside financial support but the council has been slow to forge ahead with other revitalization as they have continually promised.
A few Building Owners have sporadic efforts in the Downtown and finally the CIP is having an effect with a long overdue Loan and Grant Program.
In the 20 years that we have been investing in this town, there have been various Economic Development Officers in Cobourg, but there has been little lasting effect.
We need to put more effort into making downtown Cobourg, a shopping experience to attract locals & tourist visitors from far and wide
We need an attractive downtown core, restaurants, boutiques and unique stores, not offered elsewhere.
No small shop owner can compete with Walmart. Downtown Cobourg needs a variety of eclectic or speciality stores and it needs them now; not in 2028. It also needs a mid-sized downtown grocery store.
Unfortunately council allowed the liquor store to move to help the struggling Northumberland Mall, which was a huge negative for the downtown.
In the medium-term, the existing liquor store at Albert/3rd will close. Cobourg had a fully enforceable, by-law requiring the LCBO to stay downtown which was not enforced. Supposedly the LCBO threatened to completely move out of Cobourg if they could not build at the Northumberland Mall. Now the old downtown store has limited hours is under stocked and clearly in long term decline. The LCBO was the downtown anchor and it is slipping away.

Presently we have a downtown which has made some progress but has a long way to go, with a strange mixture of heritage and other concepts.
As designed, the Shoppers Drug Mart, right out of suburban GTA, should never have been allowed. Heritage By-Laws must be enforced.
To be a heritage town, we MUST be consistent. Heritage is after all our big advantage.
We could start the heritage theme at the Downtown gateways on Division and William Streets.
Heritage architecture could be gradually evolved south from Elgin with a gradual progression to the Lake.
In the core it makes no sense to give grants to buildings to improve their street level facades and allow the upper windows to be painted white & boarded up like the Chessler building. Clearly windows on King St. need to be replaced to improve the appeal of King Street all the way from Durham Street to Victoria Park.
We need to bring all the areas south of King to the lake into a heritage district. Surprisingly, east of the jail and south on Albert including the harbour is NOT Heritage.
Moving north of the harbour we need to urgently improve the look of buildings and streets, particularly Albert and Covert Streets both of which need to be revamped.
Parking in Cobourg is controversial but if we want the downtown to boom we need more. Frankly the parking meters were a mistake especially on weekends and counterproductive for revitalizaton.
We need to think about more parking. The first obvious spot is to move ahead with the Covert street lot, possibly on a multi-level basis and also behind King on Orange.
We need more people living downtown by kick starting more residential development. Cut red tape to build out the vacant lots as the town did to encourage the harbour developments.
All the vacant land in the downtown core must be filled in to bring hundreds of new condo owners to patronize and revitalize the downtown stores.
We need to encourage the downtown merchants to extend their opening hours, particularly on Sundays, just as they do in Port Hope. We need our Economic Development officers to get out of Cobourg and visit other successful towns, to see if they can entice successful businesses to Cobourg, much like Kingston, St. Jacobs and Niagara on the Lake have already done. None of those towns have the same advantages that Cobourg already has. Kingston has the architecture and the harbour, neither St. Jacobs nor Niagara on the Lake has these advantages.
What truly sets us apart are our transportation links. We have the 407 opening up to Highway 35/115 and the Go-Train coming to Bowmanville. Presumably Go-Buses will soon spread east. We already have the VIA Rail and highway 401. We have advantages over other towns.
Cobourg has the opportunity to leap ahead. We will need a substantial amount of money to make Cobourg the premiere tourist 4 season town in Ontario, which we have talked about for many years. Actions speak louder than words. We need big thinking, and businesslike action to

fulfill the promise of Cobourg. **If the town really wants economic development and new JOBS we need to use our natural and financial assets.** Here are some answers:

- The Mayor has stated that the debt free Northam Industrial Park is worth $30,000,000. This should be sold to private enterprise.
- Cobourg is one of the small towns that retained its hydro company when most were sold off. If Lakefront Utilities was sold this could be worth $70,000,000+ to the town. We do not need financial Investments: **we need Economic Development and Jobs.**
- The more attractive we are the better the lifestyle and greater likelihood of businesses of ALL KINDS locating here.

Between the sales of these two INVESTMENTS we could potentially raise $120,000,000.
The CCC loses $1,000,000 a year for the Cobourg tax payers, this could be sold to private enterprise to stop the drain on the public purse and reduce Property Taxes.
Cobourg may have to accept a small loss on a sale of the CCC but this could come from the sale of Lakefront and Northam Industrial still leaving $120,000,000 in the Town Bank Accounts.

Let's take at least, 20 million dollars from the pot, and invest it quickly and wisely to re-vamp the downtown. THIS IS BOLD THINKING.
Two other no cost suggestions to revitalize the downtown would be to extend the DBIA to all businesses in Cobourg. In essence, create a larger business improvement area, increasing the funding but reducing the levy on the downtown merchants themselves. The BIA Tax could be reduced to an acceptable amount for all of Cobourg merchants. A thriving downtown is a benefit to us all. **BIA's of this nature have been applied to other towns in Ontario. Why not Cobourg?**

We must also be mindful that Cobourg is a small town and we must urgently **put a stop to the SUMMER Ribfest which is draining profits from Cobourg's restaurants by monopolising one of the few weekends of summer.** When Carpet Merchants came several years ago and set up shop in Victoria Hall, this was rapidly halted by other Cobourg businesses. Cobourg business owners pay taxes and employ people on a year round basis. The RIBBERS are a travelling carnival. Most are from the US and do little for Cobourg, except destroy the restaurant industry on that August weekend. A Ribfest may well be fine in larger Cities & towns but they suck the life blood out of small towns like ours. **THIS GOES AGAINST REVITALIZATION!**
I realize the RIBBERS are sponsored by Rotary who have a powerful voice in town but if they insist that Ribfest be continued let it be September/October so that our own merchants can enjoy the full benefit of summer. Are the monies from this event not already sent abroad? Charity begins at home.

In closing, I will leave you with the above few points and we have many, many more.
If council is serious about creating JOBS we have great opportunities to do this and put Cobourg on the map.
Cobourg Council is now almost a lame duck and it may be difficult to make "long term" decisions, but these proposals can be explored and presented as options to the incoming council to take early initiatives in fully revitalizing one of the jewels of Ontario.

Thank you and we are now willing to answer any questions you might have.

	THE CORPORATION OF THE TOWN OF COBOURG
	COMMITTEE OF THE WHOLE MEETING REPORT
	Monday March 12, 2018 Council Chambers, Victoria Hall, Cobourg

The Cobourg Municipal Council's Committee of the Whole met this evening at 4:00 p.m. in the Council Chambers, Victoria Hall, Cobourg with the following persons in attendance:

Members Present:	Mayor - Gil Brocanier Deputy Mayor - John Henderson Councillor - Brian Darling Councillor - Debra McCarthy Councillor - Aaron Burchat Councillor - Suzanne Séguin
Absent:	Councillor - Forrest Rowden
Staff Present:	Stephen Peacock, Chief Administrative Officer Ian Davey, Treasurer/Director of Corporate Services Glenn McGlashon, Director of Planning and Development Barry Thrasher, Director of Public Works Dean Hustwick, Director of Recreation and Culture Brent Larmer, Municipal Clerk

CALL TO ORDER

Mayor Gil Brocanier called the meeting to order.

AGENDA ADDITIONS

DISCLOSURE OF PECUNIARY INTEREST

There were no Declarations of Pecuniary Interest declared by Members of Council.

PRESENTATIONS

DELEGATIONS

Jocelyn Blazey, Homelessness System Resource Coordinator, Fourcast, and Rebecca Carman, Housing Services Manager, Northumberland County regarding the upcoming 20,000 Home Campaign and Registry Week Enumeration, happening April 16 to April 20, 2018 in Northumberland County.

Jocelyn Blazey and Rebecca Carman attended the meeting to discuss the upcoming 20,000 Home Campaign and Registry Week Enumeration attached hereto as Appendix "A", "AA".

After a question and answer period, J. Blazey and R. Carman were excused from the meeting (4:20 p.m.).

Diane Chin, President of the East Northumberland Architectural Conservatory Ontario Branch, regarding R4 and R5 Zoning in Heritage Districts and adjacent residential districts.

Diane Chin attended the meeting to discuss the Zoning in Heritage Districts R4 and R5 as well as adjacent residential districts attached hereto as Appendix "B", "BB".

After a question and answer period, D. Chin was excused from the meeting (4:38 p.m.).

John Lee, Patrick Bonneville and Laurel Clarry, Phoenix Genesis representatives of the Heritage Harbour Condominium Project, regarding the details of the project and the effects on the Town of Cobourg.

Patrick Bonneville attended the meeting to discuss Downtown Heritage Vitalization and the Cultural Heritage Impact Assessment.

After a question and answer period, P. Bonneville was excused from the meeting (4:46 p.m.).

DELEGATION ACTIONS

D. Chin, President of the East Northumberland Architectural Conservatory Ontario Branch, regarding R4 and R5 Zoning in Heritage Districts and adjacent residential districts.

Moved by Councillor Burchat: THAT Council receive the delegation from D. Chin President of the East Northumberland Architectural Conservatory Ontario Branch for information purposes; and

FURTHER THAT the matter be referred to the Planning Department Comprehensive Zoning By-law review process.

Carried

P. Bonneville, Phoenix Genesis delegation regarding Downtown Heritage Vitalization and the Cultural Heritage Impact Assessment.

Moved by Councillor Burchat: THAT Council receive the delegation from P. Bonneville for information purposes; and

FURTHER THAT a copy of the presentation be distributed to all Members of Council.

Carried

ECONOMIC DEVELOPMENT SERVICES

Chair, Mayor Brocanier - Economic Development Services Coordinator

GENERAL GOVERNMENT SERVICES

Chair, Deputy Mayor Henderson - General Government Services Coordinator

PARKS AND RECREATION SERVICES

Chair, Councillor Darling - Parks and Recreation Services Coordinator

Memo from the Manager of Parks, regarding the approval of a service truck including articulated crane, hook lift system with optional equipment (RFP #CO-18-04).

Councillor Darling presented and explained the memo from the Manager of Parks attached hereto as Appendix "D".

Moved by Councillor Darling: THAT Council approve the awarding of the proposal for the purchase of a service truck including articulated crane, hook lift system with optional equipment as submitted by Tri Truck Centre Inc. in the amount of $120,035,00 plus HST to be funded from the approved 2018 Parks Equipment Reserve Budget.

Carried

PUBLIC WORKS SERVICES

Chair, Councillor Rowden - Public Works Services Coordinator

Memo from the Director of Public Works, regarding the 2018 Public Works Capital Budget re-allocation of funds for the Henry Street Construction Project.

Councillor McCarthy presented and explained the memo from the Director of Public Works attached hereto as Appendix "E".

Moved by Councillor McCarthy: THAT Council approve the re-allocation of funds in the amount of $85,000.00 from the approved 2018 Public Works Capital Pavement Resurfacing Budget in order to fund storm sewer and pavement reconstruction on Henry Street, Cobourg.

Carried

Memo from the Deputy Director of Public Works, regarding the approval of the Midtown Creek Ponding Area and Kerr Street Extension Tree Clearing Contract. (CO-18-06 PW)

Councillor McCarthy presented and explained the memo from the Deputy Director of Public Works attached hereto as Appendix "F".

Moved by Councillor McCarthy: THAT Council approve the awarding of the proposal for Tree Clearing Services as submitted by Cressman Landscaping and Tree Services Inc. to provide tree clearing services for the Midtown Creek Ponding Area and Kerr Street Extension in the amount of $89,197.00 + HST to be funded by the approved 2018 Public Works Capital Budget and approved funding under the Small Communities Fund (SCF).

Carried

Memo from the Secretary, Environmental Active Transportation Advisory Committee, regarding the Annual Curbside Treasure Hunt in the Town of Cobourg.

Councillor McCarthy presented and explained the memo from the Secretary of the Environmental Active Transportation Committee attached hereto as Appendix "G".

Moved by Councillor McCarthy: THAT Council proclaim Saturday, July 28, 2018 as Cobourg's Curbside Treasure Hunt Day; and

FURTHER THAT Council declare the Curbside Treasure Hunt Day as an annual event in the Town of Cobourg to be held on the last Saturday in July for future years.

Carried

Memo from the Secretary, Environment/Active Transportation Advisory Committee, regarding "Pitch-in Canada Event".

Councillor McCarthy presented and explained a memo from the Secretary of the Environmental Active Transportation Advisory Committee attached hereto as Appendix "H".

Moved by Councillor McCarthy: THAT Council endorse the recommendations of the Environment/Active Transportation Advisory Committee and proclaim the week April 22-29, 2018 as Pitch-in Canada Week in the Town of Cobourg; and

FURTHER THAT Council encourage citizens to participate in the local Pitch-in event to be held on Saturday April 28, 2018, in the Town of Cobourg.

Carried

PROTECTION SERVICES

Chair, Councillor McCarthy- Protection Services Coordinator

Memo from the Secretary of the Accessibility Advisory Committee, regarding the recommendation of the Cobourg Accessibility Advisory Committee requesting the creation of an accessible parking space and 'drop-off zone' on the west side of Division Street in front of 169 Division Street, Cobourg.

Councillor McCarthy presented and explained a memo from the Secretary of the Accessibility Advisory Committee attached hereto as Appendix "I".

Moved by Councillor McCarthy: THAT Council refer the recommendation to Public Works Staff for a report.

Carried

Letter from Kathleen Bradshaw, Cobourg Business Owner, requesting an exemption to the Town of Cobourg Sign By-law No.008-2009, allowing for an additional Sandwich Board Sign to located at 101-259 Division Street, Cobourg.

Councillor McCarthy presented a letter from Kathleen Bradshaw attached hereto as Appendix "J".

Moved by Councillor McCarthy: THAT Council refer the matter to staff for a report.

Carried

Memo from the Municipal Clerk/Manager of Legislative Services regarding the draft Ministry of Community Safety and Correctional Services FPPA Regulations on Mandatory Certification and Training, Community Risk Assessments and Public Reports.

Councillor McCarthy presented and explained the Staff Report from the Municipal Clerk/Manager of Legislative Services attached hereto as Appendix "K".

Moved by Councillor McCarthy: THAT Council receive the report for information purposes; and

FURTHER THAT Municipal Council of the Town of Cobourg support the Association of Municipalities of Ontario (AMO) response and comments on the Draft Fire regulations to the *Fire Protection and Prevention Act, 1997* (FPPA) and the proposed Public Reports regulation not go forward at this time; and

FURTHER THAT the following key amendments or provincial commitments, prior to the proposed Firefighter Certification and the Community Risk Assessment regulations, be approved:

- Provincial commitment to fund new firefighter certification costs so that it is not an unfunded mandate for municipal governments;
- the Province provide, in legislation, liability indemnification for all municipal governments who certify their firefighters to the standards in the Firefighter Certification regulation and that this is done at least 12 months before this regulation comes into force;
- the proposed Firefighter Certification regulation does not come into force any earlier than January 1, 2020;
- technical amendments to the draft Firefighter Certification Community Risk Assessment occur as per the attached appendix as well as those provided in the OAFC submission;
- the draft Public Reports regulation be held and not approved until Ontario's Standard Incident Response (SIR) framework, system improvements, and implementation strategies are discussed and consensus is achieved at the Table; and
- Medical responses are not included in any future reporting requirements for municipal funded fire services.

Carried

PLANNING AND DEVELOPMENT SERVICES

Chair, Councillor Burchat - Planning and Development Services Coordinator

Memo from Planner I - Development regarding an Application to Amend Zoning By-law No.85-2003, Cobourg East Village Subdivision Phase 3 & 4, Cobourg (RFA Planning Consultant/1141897 Ontario Ltd. (Stalwood Homes).

Councillor Burchat presented and explained a memo from Planner I - Development attached hereto as Appendix "L".

Moved by Councillor Burchat: THAT Council approve following actions:
a) That the application be received by Council and referred to the Planning Department for a report; and
b) That the notice requirements of the Planning Act, RSO 1990, as amended, be implemented, including the scheduling of a Public Meeting.

Carried

Motion from the Secretary, Cobourg Heritage Advisory Committee regarding a Heritage Permit Application, 179 Church Street, Cobourg at Victoria Park, (M. Wardman on behalf of the Town of Cobourg) (HP-2018-004).

Councillor Burchat presented and explained a memo from the Secretary of the Cobourg Heritage Advisory Committee attached hereto as Appendix "M".

Moved by Councillor Burchat: THAT Council endorse the recommendation of the Cobourg Heritage Advisory Committee and grant a Heritage Permit (#HP-2018-004) as submitted by Malcolm Wardman on behalf of the Town of Cobourg for the following scope of work located at 179 Church Street, Cobourg:

1. Demolish a small existing shed;
2. Construct a new 12' x 20' storage shed; and
3. Exterior siding to be of wood or a wood composite material;

Subject to the finalization of details by Staff.

Carried

COMMUNITY SERVICES

Chair, Councillor Séguin- Community Services Coordinator

UNFINISHED BUSINESS

The items listed in the order of the topics set out in the agenda of prior meetings which have not been disposed of by Council and the date of their first appearance on the agenda shall be noted and repeated on each subsequent agenda until disposed of by Council, unless removed from the agenda by leave of Council. - Council Procedural By-law No. 079-2017.

06-05-17 Sidewalk installations Policy/Priority list (Public Works)
08-21-17 Traffic Study Lower Division Street/Esplanade Area (Public Works)
08-21-17 MOU between YMCA Northumberland and the Town of Cobourg (Parks and Recreation)
10-10-17 Traffic/Parking Concerns Condo. Corp.#58- 148 Third Street (Public Works)
01-08-18 Barrier Free Parking Spaces Report (Public Works)

CLOSED SESSION

Moved by Deputy Mayor Henderson: THAT Council meet in Closed Session in accordance with Section 239 of the *Municipal Act S.O. 2001* regarding:

239(2)a) the security of the property of the municipality or local board
1. Request for extension of Municipal Services.

ADJOURNMENT

Moved by Councillor Séguin:

THAT the meeting adjourn (5:26 p.m.).

Carried

_____

Municipal Clerk

LAKEFRONT
UTILITY
SERVICES
INC.

Member:
(EDA) Electric Distributors Association
(OMWA) Ontario Municipal Water Association

207 Division St., P.O. Box 577, Cobourg, ON. K9A 4L3 • www.lusi.on.ca • Tel: (905) 372-2193 • Fax: (905) 372-2581

March 09th, 2018

The Mayor and Council
Town of Cobourg
55 King Street West
Cobourg, Ont.
K9A 2M2

Dear Mayor Brocanier:

Re: Cobourg Water Treatment Plant
2017 Summary Report

We are pleased to provide the 2017 Summary Report. The report is required under the terms of Ontario Regulation 170/03, Schedule 22 and replaces the old "Compliance Report" that was required under the terms of the Certificate of Approval.
This report includes the "Annual Report", which is the short report with essential information that has already been advertised and made available for public viewing at Victoria Hall and at our office. It has also been posted on the Town website, which is a requirement for all municipalities with a water system serving more than 10,000 people.
The Annual Report, prepared and distributed by February 28th, was also previously submitted to the Ministry of Environment electronically. In 2006, the requirement for submission to the MOE was deleted.
This Summary Report is intended for presentation to Council and I would recommend that it be formally accepted as you have in the past, once Council members have had an opportunity to review the report.
I have provided an appendix for a resolution at the end of the report and I would suggest that a copy of the resolution be added to each copy of the report. A copy of the resolution would also be appreciated for our records.

I trust that the report meets with your satisfaction and we would appreciate any comments that you may have in order to tailor the report to your requirements.
If you would like any additional information, please feel free to contact us at your convenience.

Respectfully submitted,

Larry Spyrka
Manager of Water Services

MEMO

Date: March 09th, 2018

To: Mayor Brocanier and Council

From: Larry Spyrka, Manager of Water Systems

Subject: Cobourg Water Treatment Plant- 2017 Summary Report

Background:

As part of Ontario Regulation 170/03 under Schedule 22, I'm pleased to submit to Mayor and Council the 2017 Summary Report for the Cobourg Water Treatment Plant.

Discussion:

We have included four (4) bound copies and one (1) digital copy of the 2017 Summary Report for Council to review and we would recommend that it be formally accepted by Council with a resolution, as it has in the past. Once passed by Council, please attach a copy of the resolution to the last page in the document and forward a copy to Lakefront Utility Services Inc. for our records.

Recommendation:

Recommendation that: WHEREAS Council has received the Cobourg Water Treatment Plant 2017 Summary Report dated March 09th, 2018 from the Manager of Water Services, Lakefront Utility Services Inc.

Larry Spyrka
Manager of Water Services
Lakefront Utility Services Inc.

THE CORPORATION OF THE TOWN OF COBOURG

WATER TREATMENT PLANT

DWS No. 220000825

2017

SUMMARY REPORT

MUNICIPAL DRINKING WATER LICENCE

Licence Number: 137-101

DRINKING WATER WORKS PERMIT

Permit Number: 137-201

PREPARED BY

Lakefront Utility Services Inc.

TOWN OF COBOURG
DRINKING WATER SYSTEM
2017 SUMMARY REPORT

Contents

1.	SUMMARY REPORT	Page 1-8
2.	APPENDIX "A"	Cobourg: Municipal Drinking Water Licence 137-101 Cobourg: Drinking Water Works Permit 137-201 Hamilton Township: Municipal Drinking Water Licence 139-101 Hamilton Township: Drinking Water Works Permit 139-101
3.	APPENDIX "B"	Cobourg DWS: 2017 MOECC Compliance Inspection Report Hamilton Township DS: 2017 MOECC Compliance Inspection Report
3.	APPENDIX "C"	2017 Annual Report
4.	APPENDIX "D"	NSF Audit Report
5.	APPENDIX "E"	Permit to Take Water No. 6423-8X8HF2
6.	APPENDIX "F"	2017 Water and Chemical Consumption
7.	APPENDIX "G"	2017 Bacteriological Sampling Data
8.	APPENDIX "H"	2017 Chemical Sampling Data
9.	APPENDIX "I"	ANSI/NSF 60 Certification
10.	APPENDIX "J"	2017 Flow Meter Calibration Reports
11.	APPENDIX "K"	Resolution of Council

Period of Operation

This report covers the operating period from January 1st, 2017 to December 31st, 2017.

Introduction

The Cobourg Water Treatment Plant takes water from Lake Ontario through an 856 metre long, 1050 mm. intake pipe. The raw water is pre-chlorinated and travels through a full treatment process including coagulation, flocculation, sedimentation and granular activated carbon filtration. The water is then chlorinated and after an appropriate detention time, it goes to a 6244 cu.m. in-ground reservoir, from where it is pumped to the distribution system. As the water is leaving the plant, the chlorine residual is rechecked and topped up to ensure a good residual in the distribution system.

The distribution system contains two pressure zones, each with its own elevated water storage tank. The Water Treatment Plant supplies water to the lower 1332 cu.m. Zone 1 tower, while a booster pumping station located between the two zones supplies water to the higher 3734 cu.m. Zone 2 tower. The booster station also has re-chlorination facilities, as does the Zone 1 and Zone 2 storage tanks.

In December of 2005, The Clean Water Act was introduced to promote water conservation and source water protection, while 2006 was to bring regulations to initiate a quality management system for all operating authorities. The Drinking Water Quality Management System (DWQMS) was finally implemented in 2007.

System Operation and Upgrades

Throughout 2017, the Cobourg Water System performed well, producing high quality water for our customers, as well as an ample supply for fire fighting requirements and new development within the municipality.

Water Treatment Plant

The Cobourg Water Treatment Plant operated very well in 2017. We continually worked on improving the processes at the Water Treatment Plant in 2017. There were many upgrades to the online analyzers and the SCADA (Supervisory Control and Data Acquisition) system. Staff replaced 5 on-line Turbidity analyzers (Raw Water, Clarifier Effluent, 2 Filter Effluent and Treated Finished Water), as well as a Suspended Solids meter for the filter backwash effluent. Both Filter Effluent Flow Mag Meters were replaced and new actuator valves were installed, this completes all the up-grades to the filtration process. The raw water Low Lift Pumps 1 & 2 had VFD (variable frequency drive) units installed for better efficiency and power consumption. As part of our energy conservation program we have replaced all the lighting at the Water Treatment Plant with LED lighting. General Diving completed another inspection of the clarifier

in 2017, there is some minor work needed that will be done in the spring of 2018, General Diving will also be completing minor repairs to the intake cribbing.

Water Distribution System

In 2017 the valve exercising program was challenged by failing equipment. This equipment was well past it's useful life expectancy. A replacement truck mounted valve exercising machine and truck have been ordered to replace the old unit. Staff are diligently working to get the program back on track. The contract for fire hydrant flow testing and painting with Skelly Engineering has been successfully completed. All hydrants in the system have been coated and colour coded in accordance with NFPA and AWWA standards. There were 6 watermain breaks and 3 service leaks in 2017. The deterioration of aging watermains continue to be a challenge to mitigate. In an attempt to improve water quality throughout the system, a more aggressive flushing program began in the fall of 2017. The flushing program will continue to attempt to improve water quality issues, with a focus on the downtown core. Harnden St., Matthew St., Blake St., Burke St., Victoria St., Henry St. and Perry St., all have a history of failures, water quality complaints, and flow restriction. Many of these streets are include in the 5 year capital plan.

The watermain on James St E, between Division and College was replaced in 2017 as part of the reconstruction project. In preparation for the Strathy water tower to be taken out of service in 2019, distribution static pressure tests and fire hydrant flow tests were performed while the Strathy water tower was isolated. Test results were positive and found two issues that will be addressed before the project commences. One of the booster pumps was operated solely by the back up generator, the pump has been set up to run in conjunction with the others based on the tower level in Zone 2. The system also has the ability to operate based on pressure and flow demands in the system. Installation of a flow meter is required to properly monitor flows through the booster station during the period when Tower 2 is out of commission.

In collaboration with the Town of Cobourg, ARC GIS software and remote apps are currently being developed and implemented for asset management and operational efficiency. In the upcoming years the program will continue to grow and change as required to place LUSI in a leadership role in asset management.

Capital Work

James Street (College to Division)

We work with Cobourg Public Works on joint project replacing water main and sewer main on James Street between Division going east towards College, this was completed during the summer construction season.

Residential Water Meter Replacement Project

A multi-year joint project with Neptune to replace the Residential meters was initiated in 2017. LUSI staff started changing out older meters in late 2015 with the newer RF (Radio Frequency) meters. Neptune has replaced just over 2000 meter in 2017 and staff have replaced about 680 meters from 2015 to end of 2017. There are about 9000 residential in the Cobourg DWS, with the long-term goal is to replace them all. LUSI has budgeted to have Neptune replace 1000 meters in 2018.

Commercial Water Meter Replacement

This is another joint project that we have teamed up with Neptune, this project deals with the larger meters in the ICI (Industrial- Commercial- Institutional) sector, these meter sizes range from 1 inch to 6 inches to in size. An ICI meter audit was completed in 2015- 2016, this gave us a starting point to review what larger meters need to be inspected and serviced or replaced. We started replacing a few larger meters in 2017, while looking at our top 200 ICI customers through a field validation assessment program to compare the meter accuracy along with future recommendations for upgrades and to have an ongoing maintenance program for our ICI customers.

Cobourg WTP Workshop

We started construction of a new workshop/garage at the WTP in the fall of 2017, construction will be completed by September 2018 when the parking lot will be paved. This workshop gives staff a place to repair pumps, work on projects, and will move the water department inventory from the Ewart Street Facility.

DWQMS & Compliance

From a compliance standpoint, the Cobourg Drinking Water System met all regulatory requirements while continuing to provide safe clean drinking water. In 2017, Lakefront Utility Services Inc. successfully underwent an onsite, 3rd party re-accreditation audit of the Cobourg Drinking Water Quality Management System by NSF. Audits are completed annually to confirm conformance with the Drinking Water Quality Management Standard (DWQMS). The accreditation is valid for the next three years, at which point the system will be subject to another on-site audit. The final audit report identified six minor Corrective Actions, all of which have been addressed. See Appendix "D" – NSF Audit Report.

The Ministry of Environment and Climate Change conducted an announced compliance inspection of the Cobourg DWS on June 29, 2017. The Cobourg Water System received a final inspection rating of 100%. We continue to build a positive working relationship with the MOECC, and local health officials, while continually improving the water systems we manage.

Quantity of Water Provided

The volume of water allowed to be taken is regulated by Permit To Take Water (PTTW) No. 6423-8X8HF2. (See Appendix "E"). The permit allows water to be taken from Lake Ontario at a rate of 31,117 litres per minute, with a maximum taking of 31,822,000 litres (31,822 cu.m.) per day.

The summary of water consumption for 2017 (see Appendix "D") indicates our average daily raw water flow for the year was 9,880 cubic metres/day, this is about 31% of the volume allowed in the Permit To Take Water. The highest daily flow was 12,521 cubic metres, which represents 39% of the allowable withdrawal volume. The average monthly flow for 2017 was down 2.4% from last year. There were no flow rate exceedances during 2017.

As indicated by these flows, the water system is operating well within the limits set out in the permit. We do not anticipate any problems with water supply in the near future.

The following table shows that the water demand on the system has not increased substantially over the last several years. Given the current water consumption trend for the Cobourg Water System, the plant will continue to meet the demands of the system in the upcoming years.

DATE	2013	2014	2015	2016	2017
January	240,140	274,266	264,470	301,359	304,529
February	212,242	241,731	244,420	274,440	272,057
March	241,345	261,434	274,795	286,473	298,148
April	244,364	260,912	266,895	282,317	280,242
May	273,605	286,293	309,858	314,471	307,533
June	270,975	300,966	295,289	339,209	305,781
July	304,658	316,342	329,294	357,698	310,174
August	323,862	298,688	305,275	347,471	320,726
September	273,049	296,882	289,269	313,133	310,503
October	276,987	280,323	271,640	295,147	303,636
November	249,306	262,177	282,876	281,808	291,155
December	258,078	262,944	295,188	300,199	301,999
Total Flow	3,168,611	3,342,957	3,429,267	3,693,726	3,606,484
Monthly Avg.	264,051	278,580	285,772	307,810	300,540
Monthly Max.	323,862	316,342	329,294	357,698	320,726
Monthly Min.	212,242	241,731	244,420	274,440	272,057
Average Daily Flow	8,681	9,157	9,391	10,089	9,880
Max. Daily	15,339	11,843	14,039	13,406	12,521
Rated Capacity	31,822	31,822	31,822	31,822	31,822

Sampling and Analysis

All water quality testing for 2017 was conducted in accordance with the Safe Drinking Water Act, 2002 and Ontario Regulation 170/03. All analysis is done by SGS Lakefield Research Ltd., an accredited laboratory.

The bacteriological test results table lists all bacteriological sampling performed on the raw, treated, and distribution water during 2017. (See Appendix "G")

Positive bacteriological analysis results in the raw water are normal for surface water sources. The treated water sample results, indicate that the water treatment plant is effectively removing all undesired bacteria from the raw water.

Chemical test results, contained in Appendix "H", indicate that the water supplied to our customers does not contain elevated levels of any chemicals known to have effects on human health, many of the test results are well below the Maximum Acceptable Concentration (MAC) for the associated parameter. In most cases, the results are below the Method Detection Limit (MDL), as indicated by the (<) symbol beside the recorded number. This means that our water contains no traces of the chemical, or a smaller concentration than can be detected by current laboratory testing. It should also be noted, that the arsenic and uranium levels continued fall well below the provincial standards in the raw water and are further reduced through the treatment process.

Testing over the past year has been conducted based on the reduced lead sample schedule after there were some inconsistencies found in previous years' sample data. Tests continue to show no evidence of elevated lead levels in the Cobourg Drinking Water system. In accordance with the lead testing regulations, another 30 residential, 3 commercial and 4 distribution samples will be analyzed. Based on the results of these samples, the Cobourg DWS will once again be eligible for the plumbing exemption sample schedule.

In 2017 there were no adverse water quality test results. There was one incident in which an observation of adverse conditions was reported to the MOECC and MOH. The incident occurred during the re-construction of James St., when a new length of watermain exceeding 6 metres was tied in to the existing water infrastructure. A boil water advisory (BWA) was issued to the affected residents as a precaution. Bacteriological samples were taken from three points on the isolated main, all of which indicated there were no contaminants in the system. The BWA was lifted under direction of the medical officer of health.

Treatment Chemical Usage

The Cobourg Water Treatment Plant uses chlorine gas as a disinfectant. During 2017, 9,768 kilograms of chlorine was used in the water treatment process.

Aluminium sulphate (alum) is used to assist in the removal of particulate matter (turbidity) in the water. During 2017, 122,155 litres of liquid alum was used in the treatment process, 14% less than 2016.

All chemicals used in water treatment must meet the current AWWA and ANSI/NSF 60 requirements. Appendix "G" documents our compliance with these standards.

Monitoring and Recording

Flow measuring devices that allow LUSI to record the volumes of water taken from Lake Ontario and the flows delivered to the distribution system are in place. These meters are calibrated annually and the results of the 2017 calibrations are included in Appendix "J".

The other instrumentation (chlorine analyzers and turbidimeters) are calibrated by the operations staff, as required by operating conditions, manufacturers recommendations and by comparison with the results from daily testing.

Regulatory Compliance

As indicated in this report, to the best of our knowledge we have operated the Drinking Water System in compliance with the terms and conditions of the Drinking Water Works Permit, Municipal Drinking Water Licence, Certificate of Approval and the Permit to Take Water and all applicable regulations.

We are confident that the water system is in good operating condition and will provide good quality drinking water to our customers for the foreseeable future.

As per the terms and conditions of Ontario Regulation 170/03, Schedule 22, this 2017 Summary Report is duly signed and submitted to the Mayor and Council of the Town of Cobourg.

Larry Spyrka

Manager of Water Systems

Lakefront Utility Services Inc.

The Corporation of the Town of Cobourg

MOTION

Date: March 19, 2018 **No. _____**

Moved by: _____ Seconded by: _____

WHEREAS the Committee of the Whole has considered a Memo from the Manager of Parks, regarding the approval of a service truck including articulated crane, hook lift system with optional equipment, (RFP #CO-18-04).

NOW THEREFORE BE IT RESOLVED THAT Council approve the awarding of the proposal for the purchase of a service truck including articulated crane, hook lift system with optional equipment as submitted by Tri Truck Centre Inc. in the amount of $120,035.00 plus HST to be funded from the approved 2018 Parks Equipment Reserve Budget.

The Corporation of the Town of Cobourg

MOTION

Date: March 19, 2018 **No. _____**

Moved by: _____ Seconded by: _____

WHEREAS the Committee of the Whole has considered a Memo from the Director of Public Works, regarding the 2018 Public Works Capital Budget re-allocation of funds for the Henry Street Construction Project.

NOW THEREFORE BE IT RESOLVED THAT Council approve the re-allocation of funds in the amount of $85,000.00 from the approved 2018 Public Works Capital Pavement Resurfacing Budget in order to fund storm sewer and pavement reconstruction on Henry Street, Cobourg.

The Corporation of the Town of Cobourg

MOTION

Date: March 19, 2018 **No. _____**

Moved by: _____ Seconded by: _____

WHEREAS the Committee of the Whole has considered a Memo from the Deputy Director of Public Works, regarding the approval of the Midtown Creek Ponding Area and Kerr Street Extension Tree Clearing Contract, (CO-18-06 PW).

NOW THEREFORE BE IT RESOLVED THAT Council approve the awarding of the proposal for Tree Clearing Services as submitted by Cressman Landscaping and Tree Services Inc. to provide tree clearing services for the Midtown Creek Ponding Area and Kerr Street Extension in the amount of $89,197.00 plus HST to be funded by the approved 2018 Public Works Capital Budget and approved funding under the Small Communities Fund (SCF).

The Corporation of the Town of Cobourg

MOTION

Date: March 19, 2018 **No. _____**

Moved by: _____ Seconded by: _____

WHEREAS the Committee of the Whole has considered a Memo from the Secretary. Environmental Active Transportation Advisory Committee, regarding the Annual Curbside Treasure Hunt in the Town of Cobourg.

NOW THEREFORE BE IT RESOLVED THAT Council proclaim Saturday, July 28, 2018 as Cobourg's Curbside Treasure Hunt Day; and

FURTHER THAT Council declare 'Curbside Treasure Hunt Day' as an annual event in the Town of Cobourg to be held on the last Saturday in July for future years.

The Corporation of the Town of Cobourg

MOTION

Date: March 19, 2018 **No. _____**

Moved by: _____ Seconded by: _____

WHEREAS the Committee of the Whole has considered a Memo from the Secretary, Environment/Active Transportation Advisory Committee, regarding "Pitch-in Canada Event".

NOW THEREFORE BE IT RESOLVED THAT Council endorse the recommendations of the Environment/Active Transportation Advisory Committee and proclaim the week April 22-29, 2018 as Pitch-in Canada Week in the Town of Cobourg; and

FURTHER THAT Council encourage citizens to participate in the local Pitch-in event to be held on Saturday April 28, 2018, in the Town of Cobourg.

The Corporation of the Town of Cobourg

MOTION

Date: March 19, 2018 **No. _____**

Moved by: _____ Seconded by: _____

WHEREAS Council has considered a report from the Manager of Water Services, Lakefront Utility Inc., regarding the 2017 Cobourg Water Treatment Plant Summary Report;

NOW THEREFORE BE IT RESOLVED THAT Council receive the 2017 Town of Cobourg Water System Plant Summary Report for information purposes, noting that the Cobourg Water System received a Final Inspection Rating of 100%.

The Corporation of the Town of Cobourg

MOTION

Date: March 19, 2018 **No. _____**

Moved by: _____ Seconded by: _____

WHEREAS the Committee of the Whole has considered a Memo from the Municipal Clerk/Manager of Legislative Services regarding the draft Ministry of Community Safety and Correctional Services *Fire Protection and Prevention Act, 1997* (FPPA) Regulations on Mandatory Certification and Training, Community Risk Assessments and Public Reports.

NOW THEREFORE BE IT RESOLVED THAT Council receive the report for information purposes; and

FURTHER THAT Municipal Council of the Town of Cobourg support the Association of Municipalities of Ontario (AMO) response and comments on the Draft Fire regulations to the *Fire Protection and Prevention Act, 1997* (FPPA) and the proposed Public Reports regulation not go forward at this time; and

FURTHER THAT the following key amendments or provincial commitments, prior to the proposed Firefighter Certification and the Community Risk Assessment regulations be approved:

- Provincial commitment to fund new firefighter certification costs so that it is not an unfunded mandate for municipal governments;
- the Province provide, in legislation, liability indemnification for all municipal governments who certify their firefighters to the standards in the Firefighter Certification regulation and that this is done at least 12 months before this regulation comes into force; the proposed Firefighter Certification regulation does not come into force
- Action Recommended: THAT Council
- any earlier than January 1, 2020;
- technical amendments to the draft Firefighter Certification Community Risk Assessment occur as per the AMO attached as Appendix "A", as well as those provided in the Ontario Association of Fire Chiefs (OAFC) submission;
- the draft Public Reports regulation be held and not approved until Ontario's Standard Incident Response (SIR) framework, system improvements, and implementation strategies are discussed and consensus is achieved at the Table; and
- Medical responses are not included in any future reporting requirements for municipal funded fire services.

The Corporation of the Town of Cobourg

MOTION

Date: March 19, 2018 **No. _____**

Moved by: _____ Seconded by: _____

WHEREAS the Committee of the Whole has considered a Motion from the Secretary, Cobourg Heritage Advisory Committee regarding a Heritage Permit Application, 179 Church Street, Cobourg at Victoria Park, (M. Wardman on behalf of the Town of Cobourg) (HP-2018-004).

NOW THEREFORE BE IT RESOLVED THAT Council endorse the recommendation of the Cobourg Heritage Advisory Committee and grant a Heritage Permit (#HP-2018-004) as submitted by Malcolm Wardman on behalf of the Town of Cobourg for the following scope of work located at 179 Church Street, Cobourg:

1. Demolish a small existing shed;

2. Construct a new 12' x 20' storage shed; and

3. Exterior siding to be of wood or a wood composite material.

*Subject to the finalization of details by Staff.

THE CORPORATION OF THE TOWN OF COBOURG

BY-LAW NUMBER 011-2018

A BY-LAW TO DEDICATE THE LANDS PARTS 2 AND 3, PLAN 39R-10966 (FORMALLY KNOWN AS "UNIVERSITY AVENUE AND ONTARIO STREET") AS A PUBLIC HIGHWAY WITHIN THE TOWN OF COBOURG.

WHEREAS pursuant to section 11(3) *Municipal Act, 2001* S.O. 25 as amended, authorizes municipalities to pass by-laws respecting jurisdiction over highways.

AND WHEREAS pursuant to section 27(1) a municipality may enact by-laws regarding highways it has jurisdiction over;

AND WHEREAS pursuant to Section 31 (2) of *the Municipal Act, R.S.O. 2001*, which provides that a municipality may pass a by-law to establish and lay out a highway;

AND WHEREAS the Municipal Council of the Corporation of the Town of Cobourg desires to accept and dedicate certain portions of land as a public highway;

NOW THEREFORE the Municipal Council of the Corporation of the Town of Cobourg enacts as follows:

1. THAT the Town of Cobourg dedicate the following Parts 2 and 3, Plan 39R-10966 (to be formally known as "University Avenue and Ontario Street") as a public highway within the Town of Cobourg.

2. THAT Parts 2 and 3, Plan 39R-10966 as noted on Schedule "A", in the Town of Cobourg, County of Northumberland is hereby established as a public highway; and

3. THAT this By-law shall be registered on title in the Registry Office of the Land Registry Division of the County of Northumberland (No. 39).

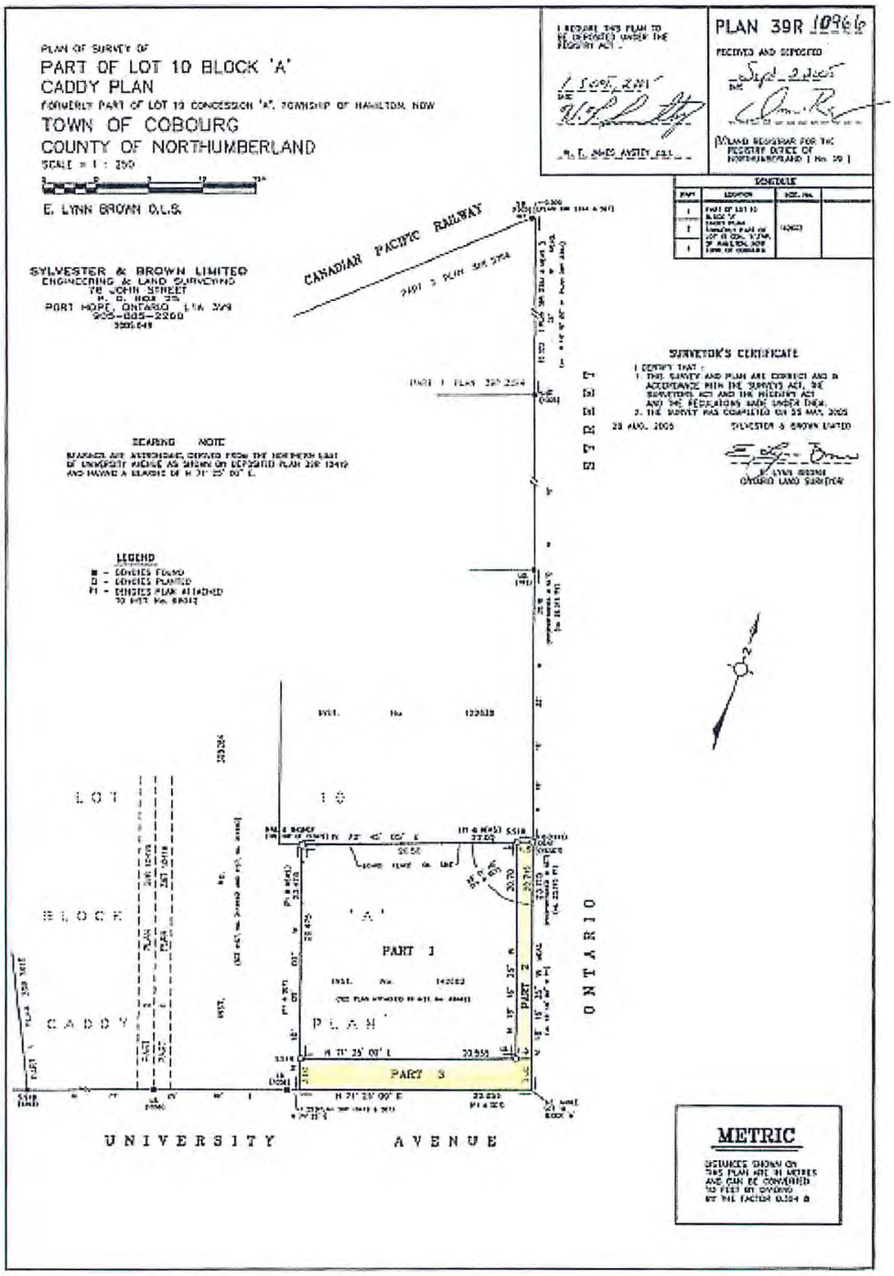
By-law read and passed in Open Council this 19th day of March 2018.

MAYOR

MUNICIPAL CLERK

BY-LAW NUMBER 00-2018

SCHEDULE "A"



Brent Larmer

From: County of Northumberland <campbellk@northumberlandcounty.ca>
Sent: Thursday, February 22, 2018 4:51 PM
To: Brent Larmer
Subject: Council News - Updates from Northumberland County Council

Having trouble viewing this email? Click here

Next Meeting of County Council

March 21, 2018

Plans move forward for new emergency shelter system

Northumberland County continues to move forward with plans to implement a new emergency shelter system for the community, based on a 2017 review of County-funded homeless and re-housing services. The new system will be based on the Housing First model, with community partners focusing first and foremost on housing stabilization strategies for those in need to best ensure people never end up requiring emergency shelter services. In so doing, shelter services will be reserved for the most vulnerable individuals who are not able to independently resolve their own homelessness. Intensive supports will then be provided to these individuals with the goal of rapid rehousing. The County will be issuing a formal request for proposals from service providers within the coming weeks for the delivery of innovative shelter services for the community.

Read the report to Council
Review the Homelessness System Review presentation

Council approves annual tax policy recommendations for Northumberland County

In 2017, municipalities faced several key considerations related to local tax policy. This included outcomes of property reassessments by MPAC, and legislative changes by the province that increased flexibility for municipalities in setting tax policy. In light of this, Council directed County staff to conduct a formal property tax policy review before recommending property taxation policies for 2018, to ensure that the impacts to property owners in all tax classes resulting from any policy changes were fully understood. Based on this review, staff has made several tax policy recommendations to Council, which were adopted at the February 21st meeting. For the average single detached property, the estimated impact of these updated policies to the County portion of property taxes is approximately $4.00, for a total of a $23 increase for 2018.

Read the report to Council

County partners with Port Hope and Cobourg to seek Development Charges Rebate funding

In April 2017, the provincial government announced its Fair Housing Plan to address housing affordability, demand, and supply of housing. The Development Charges Rebate Program is one measure to increase the supply of purpose-built market rental development by offering rebates to developers on municipal development charges. 83 municipalities have been invited to submit Expressions of Interest (EOI) in administering this program, for which a total of $125 million over five years is available from the province. The Town of Cobourg and the Municipality of Port Hope are the only municipalities in Northumberland eligible for this program. Should their applications be successful, the County - as the service manager for housing systems planning for Northumberland - will support these member municipalities in the administration of the program.

Read the report to Council

Notes

Loyalist College updates Council on plans for the future

Loyalist College President and CEO Dr. Ann Marie Vaughan presented an update to Council on the college's plans for the future, including ongoing presence in Northumberland through collaboration with the County and member municipalities on training and education programs.

Review the presentation to Council

Overview of the Eastern Ontario Leadership Council

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County Economic Development & Tourism Director Dan Borowec discussed the focus of the Eastern Ontario Leadership Council as coordinating strategic, regional economic development in Eastern Ontario.

Review the presentation to Council

Brighton renews Archival Services agreement with County

Northumberland County has provided Archival Services to the Municipality of Brighton since July 1, 2014. County Council has authorized the renewal of this agreement for a further period of one year.

Municipal Class Environmental Assessments process review encouraged

Council has supported a resolution encouraging the Minister of Environment and Climate Change to review and implement recommendations from the Auditor General that would streamline the Municipal Class Environmental Assessment process. Recommended changes would benefit communities by expediting infrastructure projects; removing redundancies from the EA process and enabling municipalities to better capitalize on available funding.

Read the report to Council

County encourages province to act on protections for municipalities related to Fire-Medic Pilots and Programs

Council has supported a resolution calling on the Government of Ontario to place amendments into upcoming legislation that would protect unwilling municipalities from being forced by arbitrators to have a fire medic pilot or program.

Read the resolution

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Ministry of Transportation

Planning and Design Section
1355 John Counter Boulevard
Postal Bag 4000
Kingston, Ontario K7L 5A3
Tel.: 613 544-2220
Fax: 613-540-5106

Ministère des Transports

Section de la planification et de la conception
1355, boulevard John Counter
CP/Service de sacs 4000
Kingston (Ontario) K7L 5A3
Tél.: 613 544-2220
Téléc. 613 540-5106

Ontario

March 7, 2018

Stephen Peacock, CAO
Town of Cobourg
55 King Street West
Cobourg, ON K9A 2M2

Ref: **Detail Design Study and Environmental Assessment**
Culvert and Pavement Rehabilitations
Highway 401- County Road 28 to Burnham Street/County Road 18
Ministry of Transportation – Work Project Number 4131-14-00

Dear Mr. Peacock:

The Ministry of Transportation of Ontario (MTO) is completing the detail design of several culvert rehabilitations and pavement rehabilitation of Highway 401 from the County Road 28 interchange in the Municipality of Port Hope easterly to the Burnham Street/County Road 18 interchange in the Municipality of Cobourg and Township of Hamilton, all in the County of Northumberland. The interchange ramps at County Road 28 will be paved as part of this project as well as the eastbound on and off interchange ramps at Burnham Street/County Road 18. A key map is shown below. The work is anticipated to commence in the fall of 2018 and be completed in the summer of 2019.

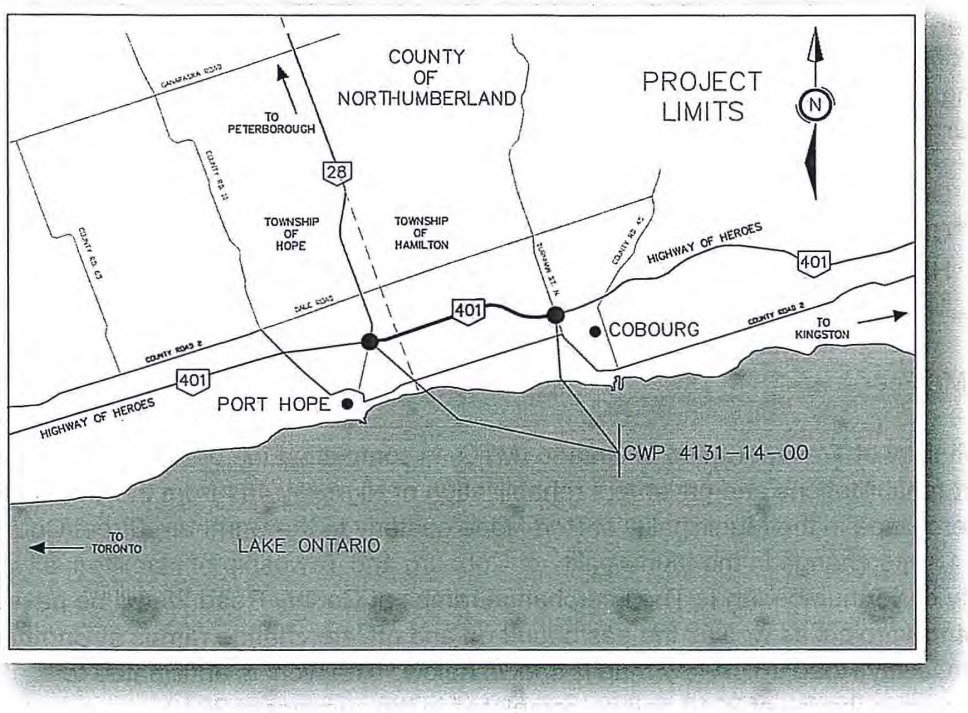
The culverts provide function for roadside drainage network within the project limits. There are no anticipated impacts to fisheries habitat as a result of the proposed undertaking.

Single lane closures will be required on Highway 401 to facilitate the proposed undertaking which may result in temporary traffic delays. It is anticipated that resurfacing the interchange ramps will require three (3) 12-hour temporary overnight ramp closures, up to 36 hours total for each ramp. There will be no designated detour routes during the closures. Advanced signing will be placed in strategic locations on the highway and municipal roads advising traffic when these ramps will be closed. Specific contract provisions will require the contractor to provide the municipalities, including emergency services, and public and student transportation agencies two (2) weeks' notice of any

upcoming lane reductions and ramp closures. No closures will take place over long weekends or holidays.

Night-time operations are anticipated to be necessary for the culvert and pavement rehabilitations. The contractor will be required to adhere to the respective municipal noise by-laws and any associated noise by-law exemptions.

Key Map



The Process

This project is following an approved planning process for a Group 'C' undertaking in accordance with the *Class Environmental Assessment for Provincial Transportation Facilities* (2000). The study will include an assessment of the impacts of the undertaking on the study area environment. Upon completion of the study, an Environmental Screening Memorandum will be prepared for internal use documenting the existing natural and socio-economic environment, summary of design features, potential impacts as a result of the undertaking, and required mitigation measures.

Comments

We would appreciate receiving any comments or questions you may have regarding the projects by **Friday, March 30, 2018**. If you have no concerns, please advise us promptly as this information is important to us as well.

Your comments should be directed to:

Ron Witjes, Senior Project Manager
Planning and Design
Ministry of Transportation, Eastern Region
1355 John Counter Blvd., Postal Bag 4000
Kingston, Ontario
K7L 5A3
Telephone: (613) 545-4746
Fax: (613) 540-5106
Email: Ron.Witjes@Ontario.ca

Laura Skoblenick, Environmental Planner
Environmental Unit
Ministry of Transportation, Eastern Region
1355 John Counter Blvd., Postal Bag 4000
Kingston, Ontario
K7L 5A3
Telephone: (613) 545-4878
Fax: (613) 540-5106
Email: Laura.Skoblenick@Ontario.ca

We encourage you to contact the MTO project staff at any time if you have questions or concerns with this project.

Information will be collected in accordance with the *Freedom of Information and Protection of Privacy Act.* With the exception of personal information, all comments will become part of the public record.

If you have any accessibility requirements in order to participate in this project please contact one of the project team members listed above.

Sincerely,

Ron Witjes
Senior Project Manager

cc. Laura Skoblenick, Environmental Planner
File