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Background

About the Waterfront User Needs Assessment and Detailed Design Plan
Cobourg’s waterfront is a defining part of the town. Previously an industrial port, community and political will has transformed the waterfront into an important community destination focused on recreation, cultural, tourism and the environment. However, this transformation is ongoing. While the industrial past is well hidden, there is still work to be done to address the needs of the community now and in the future.

The Waterfront User Needs Assessment and Detailed Design Plan (Waterfront Plan), which was adopted by Council in 2018, provides the community with a roadmap for creating a beautiful, accessible and sustainable waterfront. The Plan recommends 83 initiatives in 24 projects to enhance Cobourg’s waterfront over a 24-year period. Each project requires Council’s approval, and the repair and enhancement of the East Pier is one of the first projects under consideration.

Project #1: Waterfront Plan - East Pier
The East Pier is a popular, year-round destination for residents and tourists. Situated on the east side of the harbour, the main trunk of the pier is 400 metres long and 30 metres wide at its widest point. It is largely unobstructed and features a toe rail along the edge and several seating nodes. The coast guard building and dock are at the north end. At the south end, the pier ends and connects to the breakwater which leads to the lighthouse. However, the pier is showing its age. Having been modified and expanded since 1832, the pier now has structural issues and requires ongoing maintenance and repair to fix sinkholes.

In 2018, the East Pier was closed to vehicular traffic due to health and safety concerns following a period of high water levels (Award of East Pier Condition Assessment and Reallocation of Funds). In 2018, Shoreplan conducted an engineering assessment of the pier and provided four options for addressing its structural integrity. Once the East Pier is structurally repaired, enhancements will be made to improve its functionality (nine enhancements are recommended by the Waterfront User Needs Assessment and Detailed Design Plan).

Project #2: Waterfront Plan - Campground
The Victoria Park Campground is a 3.8-acre parcel, bordered by Division Street to the west, Cobourg Beach to the south, Victoria Park to the east, and mixed-use residential and commercial development and Centennial Pool to the north. The park consists of 71 serviced R/V sites and 5 unserviced tent sites. There is an on-site sanitary disposal station.

While there is strong support for the campground to remain in operation in its current location due to both the amenity and revenue it provides, there is also strong opposition by those who feel it is an eyesore. While there is very little support to use the land for a waterfront hotel as was proposed in a tourism asset study in 2015, many support the idea of phasing out the campground and integrating it with the larger waterfront.

The Waterfront User Needs Assessment and Detailed Design Plan recommends leaving the campground in its current location, and making a number of improvements to help reduce its visual and operational impact on the waterfront.
The objectives of the public engagement for the Waterfront Plan: East Pier and Campground strategy were to inform, consult, and involve the citizens of Cobourg regarding the future use of the East Pier and Campground.

The public engagement objective for the East Pier was to:
1. Identify the best option for the structural repair of the East Pier
2. Provide commentary on the nine enhancement initiatives proposed for the East Pier
3. Brainstorm ideas and develop a vision for the future of the East Pier

The public engagement objective for the Campground was to:
1. Provide commentary on the eight initiatives identified for the Campground
2. Brainstorm ideas and develop a vision for the future of the Campground

The goal was to solicit feedback, create awareness, and create a shared understanding.
Engagement Strategy & Approach

The engagement approach for the Waterfront Plan: East Pier and Campground projects was comprised of the following public engagement tools on Engage Cobourg (www.engagecobourg.ca), the Town of Cobourg’s new online engagement platform.

A comprehensive survey  Open-ended forums

The survey reviewed four options for the East Pier giving alternatives for retaining all or some of its functions. Multiple choice and long answer survey questions focused on asking citizens to express their preference towards one of the four repair options for the East Pier including cost.

A series of online forums were also provided giving citizens an opportunity to go into more detail in some areas, and to allow participants to provide more focused feedback on enhancement initiatives and their vision for each project.

Those forum questions included:

1. What East Pier structural repair option did you select, and why?

2. The Waterfront User Needs Assessment and Detailed Design identified nine initiatives pertaining to the enhancement of the East Pier. Let us know your thoughts on any of them.

3. The Waterfront Plan identified eight initiatives pertaining to the Campground. Let us know your thoughts on any of them.

4. Do you have another idea for the Campground? What’s your vision?

To enhance the success and reach the greatest audience, the Communications Department developed a brand and clear messaging, and launched the survey and forums during a combined Committee of the Whole/Regular Municipal Council Meeting which was broadcast live through the Town of Cobourg’s YouTube channel.

A social media campaign was launched simultaneously to support the online engagement, further raising awareness of the outreach process and garnering interest across a wide range of citizens.
Engagement Process

The Waterfront Plan: East Pier and Campground public engagement process was launched in tandem with the launch of the Town of Cobourg’s new online engagement platform, Engage Cobourg. Powered by Bang the Table, a complete end-to-end online platform driving inclusive, transparent and measurable community engagement that empowers collaborative learning, discussion, and debate.

Interested members of the public were encouraged to complete the online survey and numerous forums. Background information was provided to offer context where needed for the Waterfront Plan and input. The Communications Department provided hands-on assistance to the community to ensure their onboarding and registration experience was successful.

A second public engagement event was held: Waterfront Plan: East Pier & Campground Open House on September 12, 2019 at the Cobourg Community Centre from 6-8 p.m. where over 100 citizens attended. The Community Services Division had poster size easels created with key pieces of information on the enhancement initiatives being recommended for the campground and East Pier as well as a diagram showcasing the four different repair options for the East Pier. Town Staff from across the Community Services Division and Public Works Division were stationed at each easel to provide background and answer questions to enquiring citizens.

Both the online engagement and Open House engagement processes were advertised by inviting citizens to either the online platform to participate or in-person at the Open House. The timing of the Open House was scheduled from 6-8 p.m. in an effort to provide the best range of time for potential attendees.

Public notice to both the online engagement platform and Open House were managed by the Communications Department through a variety of communication vehicles and tactics, including:

- Media Release
- Print advertisement in local newspaper Northumberland News
- Online posts through social media including Facebook, Twitter and Instagram
- Website notices on the municipal homepage
- Poster distribution across municipal buildings (Victoria Hall, Cobourg Community Centre, Tourism Desk, DBIA Office, Cobourg Public Library, etc.)
- Print 5x7 Handouts distributed at Victoria Hall, Cobourg Marina, Victoria Park Campground and the Waterfront Plan Open House
Key Values of the Engagement Process

The Engagement Spectrum that the Town of Cobourg follows is a globally recognized standard for identifying levels of participation, which has been adopted from the International Association of Public Participation.

The spectrum outlines the Town of Cobourg’s objectives for each type of engagement process delivered. As the Waterfront Plan projects progress through the engagement spectrum, the Town of Cobourg can ensure citizens understand their role in the decision-making process.

<table>
<thead>
<tr>
<th>Inform</th>
<th>Consult</th>
<th>Involve</th>
<th>Collaborate</th>
<th>Empower</th>
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<tbody>
<tr>
<td><strong>Public Participation Goal:</strong></td>
<td><strong>Public Participation Goal:</strong></td>
<td><strong>Public Participation Goal:</strong></td>
<td><strong>Public Participation Goal:</strong></td>
<td><strong>Public Participation Goal:</strong></td>
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<tr>
<td>To provide the public with balance and objective information to assist them in understanding the problems, alternatives and/or solutions.</td>
<td>To obtain public feedback on analysis, alternatives and/or decisions.</td>
<td>To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.</td>
<td>To partner with the public in each aspect of the decision, including the development of alternatives and the identification of preferred solution.</td>
<td>To place final decision-making in the hands of the public.</td>
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<tr>
<th>Promise to Public:</th>
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<tr>
<td>We will keep you informed.</td>
<td>We will keep you informed, listen to and acknowledge concerns and provide feedback on how public input influenced the decision.</td>
<td>We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.</td>
<td>We will look to you for direct advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.</td>
<td>We will implement what you decide.</td>
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<tr>
<th>Example Tools:</th>
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<tbody>
<tr>
<td>• Fact Sheets</td>
<td>• Public comment</td>
<td>• Workshops</td>
<td>• Citizen Advisory Committees</td>
<td>• Citizen Juries</td>
</tr>
<tr>
<td>• Web Sites</td>
<td>• Focus Groups</td>
<td>• Deliberate Polling</td>
<td>• Consensus-building</td>
<td>• Ballots</td>
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<td>• Open Houses</td>
<td>• Surveys</td>
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<td>• Participatory decision-making</td>
<td>• Delegated Decisions</td>
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Communication and Marketing Materials

The Communications Department designed a distinct brand and visual identity for the Waterfront Plan: East Pier and Campground projects that was used across all marketing collateral. The collateral were branded with the ‘Engage Cobourg’ badge, Town of Cobourg brand colours (blue and green gradients) to create a unique and friendly identity for surveying. This identity further helped enhance the concise messaging for the public engagement process.
Waterfront Plan Open House
Cobourg Community Centre
September 12, 2019, 6 - 8 p.m.

100+ in attendance
WATERFRONT PLAN: EAST PIER

Engagement Results
Summary of Project Engagement

This section presents a summary of the public engagement received for the Waterfront Plan – East Pier project through the Town of Cobourg’s online public engagement platform, Engage Cobourg, outreach results.

**Engagement Tools Utilized:**

- **3 FORUM TOPICS**
- **1 SURVEY**

**Participant Summary**

The engagement for the project was measured in three distinct variables:

- **Engaged:** Unique visitors who have actively participated in completing a survey or providing feedback in a forum, etc.
- **Informed:** Unique visitors who have visited the site and opened a document, looked at an image, read the project page but have not actively participated in an engagement tool (survey, forum, etc.).
- **Aware:** Unique visitors who have visited the site page but have not opened a document or participated in an engagement tool.

- **681** AWARE VISITORS
- **503** INFORMED VISITORS
- **250** ENGAGED CITIZENS

**Visitors Summary**

<table>
<thead>
<tr>
<th>Visitors Summary</th>
<th>Engage Cobourg from 02 Aug'19 to 30 Sep'19</th>
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<td></td>
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<td>31 Aug’19</td>
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<tr>
<td>02 Aug’19</td>
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**TOTAL PROJECT VISITS**

1,060

*including multiple user visits*

**TOTAL PROJECT CONTRIBUTIONS**

518

*including multiple user comments, replies and votes*
Citizens were asked to select the repair option they thought was best for the East Pier. Here are the results:

**Question options**
- Option 1 - Pedestrian only. Closed to Traffic
- Option 2 - Predominantly Light Vehicle Use
- Option 3 - Limited Heavy Use, Along with Pedestrian and Light Vehicle
- Option 4 – Predominantly Pedestrian with Light Vehicle Use

(245 responses, 0 skipped)

**Options for repair of the East Pier including cost:**

**Option 1 - Pedestrian only. Closed to Traffic.** This option involves naturalization of the pier for use as a pedestrian space and closes the pier to all vehicular traffic. In choosing this option the only permitted use would be pedestrian traffic. Estimated Cost: $440,220.00 (plus design fees & taxes)

**Option 2 - Predominantly Light Vehicle Use.** This option retains the current look and use of the pier while addressing settlement issues. Access will be restricted to pedestrians & light vehicles only. Heavy trucks, lifting operations and carnival rides would be prohibited. Estimated Cost: $1,091,420.00 (plus design fees & taxes)

**Option 3- Limited Heavy Use, Along with Pedestrian and Light Vehicle.** This option creates a stable concrete deck within the existing footprint for heavier use along a 10-metre wide concrete deck that could allow movement of boats in/out of the marina. The remaining footprint of the pier could be naturalized for pedestrian access. Estimated Cost: $3,795,660.00 (plus design fees & taxes)

**Option 4 – Predominantly Pedestrian with Light Vehicle Use.** This option involves a combination of Options 1 & 2 and allows for light vehicle use on the west side of the pier and pedestrian use only on the remaining portion of the pier. Estimated Cost: $719,180.00 (plus design fees & taxes).
Survey Engagement Summary

According to the analytical data provided by HQ Engagement the East Pier survey had 245 citizens actively participate.
Summary of Forum Responses

Citizens were asked to provide open dialogue and feedback on the following Forum questions:

1. What East Pier structural repair option did you select, and why?
2. The Waterfront Plan identified nine initiatives pertaining to the enhancement of the East Pier. Let us know your thoughts on any one of them.
3. Do you have another idea for the East Pier? What’s your vision?

Forum Question #1

```
What East Pier structural repair option did you select, and why?
about 2 months ago

CLOSED: This discussion has concluded. Thank you for your input!

Please let us know your thoughts on the option for repair and enhancement you selected and why that was the best choice.

Go to discussion
```

Forum Engagement Summary

According to the analytical data provided by HQ Engagement the East Pier forum question #1 had 95 registered Cobourg citizens visit the forum with 39 unique contributions and 159 contributions (comments, likes and replies) participate.

<table>
<thead>
<tr>
<th>PROJECT</th>
<th>FORUM TOPIC</th>
<th>VISITORS</th>
<th>CONTRIBUTORS</th>
<th>COMMENTS</th>
<th>VOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td>East Pier</td>
<td>What East Pier structural repair option did you select, and why?</td>
<td>95</td>
<td>39</td>
<td>27</td>
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**Visitors:** Total number of citizens who visited the forum page.

**Contributors:** Total number of citizens who provided a comment or comment vote (agree or disagree).

**Comments:** Total number of comments within this forum topic.

**Votes:** Total number of votes within this forum topic (agree or disagree thumbs up/down)
What We Heard

Respondents were given the opportunity to provide further feedback on why they chose the repair option they did. The top reoccurring responses categorized by Options included:

Option 1 - Pedestrian only. Closed to Traffic.
Themes included: tranquility, financially viable, environmentally friendly.

- “The pier should be a tranquil place where one can escape vehicular noise and fumes.”
- “Keep the cost down and minimize impact on taxpayers.”
- “The waterfront has become more peaceful and pedestrian friendly since the pier was closed to vehicular traffic.”
- “It’s a pier and not meant to be a road/driveway. It’s a focal point for Cobourg so keep it visually appealing. A place where people can sit and enjoy the view.”
- “To enhance the waterfront and pier closing it to vehicular traffic is the most financially viable option. While restricting to pedestrians only this will encourage more citizens and tourists to enjoy the pier with worrying about moving vehicles.”
- “More environmentally friendly.”
- “Less people using the Town garbage cans to dump residential waste in. Lessen our carbon footprint. Encourage exercise.”
- “Consistent with Active Transportation goals.”
- “Enjoying increased space with vehicles not allowed on pier now. Would like to see more pedestrian amenities included such as benches, covered seating areas, etc.”
- “I love walking the pier on a warm summer evening, but what spoils it for me is the loud music coming from vehicles on the pier. Also the revving of engines is really annoying.”

Option 2 - Predominantly Light Vehicle Use.

- “The only option that allows for the disabled as well as pedestrians is that which includes light vehicles. Otherwise I would support pedestrian only.”

Option 3 - Limited Heavy Use, Along with Pedestrian and Light Vehicle.
Themes included: most flexible, future forward, accessible to all.

- “This option provides the most flexibility for today and for the future should needs or desires change. It would meet the wishes of everyone to a large extent. Limiting it to pedestrians only would deny access to a number of people with mobility issues.”
- “When opened to vehicles, the pier is very much enjoyed and appreciated by many all year round. Closing it to vehicles means it would really only be used in pleasant weather and by a limited number. There is already no shortage of greenspace. Please don’t limit the pier to summertime walks in fair weather!”
- “The option I wanted is a complete rebuild, this is the only way for Cobourgers to have a choice for the future. What if we choose to allow a full commercialization of the Pier and find we have to rebuild what we have done because it was not strong enough to support any commercialization? If we cannot do the complete job we should not be doing it on the cheap nor restricting future uses.”
- “I want it fixed, and done right the first time so it doesn’t need to be redone in 10 years should we decide to change the use at that point. Even if we end up just making it pedestrian only, I think it would be a huge mistake to not fully fix the foundation in case we decide to allow cars in the future.”
What We Heard cont.

• “It allows for many multi uses for this pier. People like to drive out there in the winter time. Many seniors cannot walk so far. Allows for midway to be put there along with other events. Allows for safe lifting of boats in and out of water. Can be enjoyed by pedestrians and cyclists. Years ago the Edward was tied up there and the restaurant was enjoyed by many tourists.”

Option 4 – Predominantly Pedestrian with Light Vehicle Use.
Themes included: accessible to all, most economical, usage increase.

• “I do have a concern about planting trees in tree well on the refurbished pier. The suggestion of summertime venues has some merit. The suggestion should be explored.”

• “Mobility issues are not restricted to those who use wheelchairs or walkers. There are numerous invisible health conditions, such as heart or pulmonary disease that restrict a person’s ability to walk the distances from local parking to the start of the pier. By providing light vehicle access, the pier will be accessible to all.”

• “I selected #4 for the following reasons: 1. Pedestrians already have full use of both the centre pier and the west headland. Leave some of the East Pier for 2 reasons: so cars can bring those who are unable to walk and also to expand the pier’s usage when the weather is too cold or rainy for pedestrians. 2. I really can’t see what we would gain by making it pedestrian only. The pier has been pedestrian only since it was closed in 2018. And yet, in spite of all the comments, there doesn’t appear to have been a sudden influx of crowds of pedestrians. Where are they? 3. I really like my small town life and small town pier. #4 is good enough for me. I don’t want to spend anything on a more expensive option because I don’t want my Cobourg to turn into another Oakville or Port Credit. 4. Laurie Wills, Director of Public Works, told me that in her professional opinion, Option 4 seemed the easiest, most sensible and most economical choice.”

• “I feel that passenger vehicles do not need to be on the pier. I feel change can also provide a new enjoyable experience! I would like to see green space with the addition of food/ beverage trucks and or carts (amount limited to restrictions). To walk out onto the pier to have lunch or supper and perhaps listen to a live band in a small setting would be amazing and an attraction people would come from far to appreciate. A liquor licensed small open air venue would be the highlight.”

• “Still allows vehicle use and the rest for pedestrian use. Would be nice to have some naturalization instead of a concrete/pavement slab. Would miss the midway being there but there is more room at Victoria Park.”

For the complete summary of comments submitted please refer to Appendix A and C.
Forum Question #2

The Waterfront Plan identified nine initiatives pertaining to the enhancement of the East Pier. Let us know your thoughts on any of them.

about 2 months ago

CLOSED: This discussion has concluded. Thank you for your input!

1. Structural repairs (Note: The structural repairs is currently being addressed using the survey tool.)
2. Seating/lookouts
3. Pedestrian walkway
4. Infrastructure for charter boats and deep water docking
5. New Coast Guard building*
*Note: The Town of Cobourg is currently working with Fisheries and Oceans on a new Coast Guard administration and station house. Site plan approval will be received by Council on August 12 and submitted to the Planning Department for a full report. Read the Application Site Plan Approval – Coast Guard Search and Rescue Station, 114 Division Street report.
6. Provide food concession...

Forum Engagement Summary

According to the analytical data provided by HQ Engagement the East Pier forum question #2 had 61 registered Cobourg citizens visit the forum with 16 unique contributors and 23 contributions (comments, likes and replies) participate.

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<thead>
<tr>
<th>PROJECT</th>
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<th>VISITORS</th>
<th>CONTRIBUTORS</th>
<th>COMMENTS</th>
<th>VOTES</th>
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<tbody>
<tr>
<td>East Pier</td>
<td>The Waterfront Plan identified nine initiatives pertaining to the enhancement of the East Pier. Let us know your thoughts on any of them.</td>
<td>61</td>
<td>16</td>
<td>6</td>
<td>17</td>
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Visitors: Total number of citizens who visited the forum page.
Contributors: Total number of citizens who provided a comment or comment vote (agree or disagree).
Comments: Total number of comments within this forum topic.
Votes: Total number of votes within this forum topic (agree or disagree thumbs up/down)
What We Heard

Respondents were given the opportunity to provide further feedback on the nine enhancement initiatives for the East Pier as outlined in the Waterfront User Needs Assessment and Detailed Design report.

A total of 6 responses were received with the majority of comments related to:

- “Yes to seating and seasonal closure to motor vehicles.”
- “Place benches and trash cans around. No food/drink venues on pier.”
- “Create viewing platforms and upgrade the lighthouse.”
- “I like the development plans for improvements on our East pier.
- “There should be a way to nominally charge visitors to the area for an individual ($2) or family ($5) pass that can be purchased at machines near the beach, that can assist in paying for and the overall upkeep of the area.”
- “I don’t agree with food concessions on the pier due to an increase in litter.”
- “Washrooms are not necessary on the pier.”
- “Cater to the locals with something the average family can enjoy and afford. These are the people who would be there all year round and not just during the summer months.”

For the complete summary of comments submitted please refer to Appendix A and C.
Forum Question #3

Do you have another idea for the East Pier? What's your vision?

Forum Engagement Summary

According to the analytical data provided by HQ Engagement the East Pier forum question #3 had 76 registered Cobourg citizens visit the forum with 29 unique contributors and 91 contributions (comments, likes and replies) participate.

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<tr>
<th>PROJECT</th>
<th>FORUM TOPIC</th>
<th>VISITORS</th>
<th>CONTRIBUTORS</th>
<th>COMMENTS</th>
<th>VOTES</th>
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</thead>
<tbody>
<tr>
<td>East Pier</td>
<td>Do you have another idea for the East Pier? What's your vision?</td>
<td>76</td>
<td>29</td>
<td>17</td>
<td>74</td>
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**Visitors:** Total number of citizens who visited the forum page.

**Contributors:** Total number of citizens who provided a comment or comment vote (agree or disagree).

**Comments:** Total number of comments within this forum topic.

**Votes:** Total number of votes within this forum topic (agree or disagree thumbs up/down)
What We Heard

Respondents were given the opportunity to any additional feedback or commentary and their vision of the East Pier.

A total of **17 responses** were received with the majority of comments related to:

- “Cobourg can do way more to increase its waterfront vibrancy.”
- “Make the pier an attraction and not just a parking lot.”
- “Vendors who provide food, beach products and tourist trinkets.”
- “Seating areas, a café that serves local beers and wine.”
- “The deep water spot for ships is a good idea. Great Lakes cruising has become popular and ships stop for day trips.”
- “Put the carnival back on the pier. Residents on Church, Perry and Bay Street should not have it right in front of our homes.”
- “I envision a partially naturalized area along with cultivated gardens to turn the current hardscape into a softer landscape.”
- “Enhance the pedestrian experience by making spaces available for a few kiosks that could sell small food & beverage offerings along with goods & services. Seating areas & pergolas such as are currently along the beach area would make this a desirable area to visit for locals as well as tourists.”

For the complete summary of comments submitted please refer to Appendix A and C.
WATERFRONT PLAN: CAMPGROUND

Engagement Results
Summary of Project Engagement

This section presents a summary of the public engagement received for the Waterfront Plan – Campground project through the Town of Cobourg’s online public engagement platform, Engage Cobourg, outreach results.

Engagement Tools Utilized:

Participant Summary

The engagement for the project was measured in three distinct variables:

- **Engaged**: Unique visitors who have actively participated in completing a survey or providing feedback in a forum, etc.
- **Informed**: Unique visitors who have visited the site and opened a document, looked at an image, read the project page but have not actively participated in an engagement tool (survey, forum, etc.).
- **Aware**: Unique visitors who have visited the site page but have not opened a document or participated in an engagement tool.

**Visitors Summary**

Engage Cobourg from 02 Aug '19 to 30 Sep '19

**TOTAL PROJECT VISITS**

1,275

*including multiple user visits

**TOTAL PROJECT CONTRIBUTIONS**

1,805

*including multiple user comments, replies and votes
Summary of Forum Responses

Citizens were asked to provide open dialogue and feedback on the following Forum questions:

**Forum Question #1:**

The Waterfront Plan identified eight initiatives pertaining to the Campground. Let us know your thoughts on any of them.

![Forum Discussion](image)

**Forum Engagement Summary**

According to the analytical data provided by HQ Engagement the Campground forum question #1 had 294 registered Cobourg citizens visit the forum with 102 unique contributors and 943 contributions (comments, likes and replies) participate.

<table>
<thead>
<tr>
<th>PROJECT</th>
<th>FORUM TOPIC</th>
<th>UNIQUE VISITORS</th>
<th>CONTRIBUTORS</th>
<th>COMMENTS</th>
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<tr>
<td>Campground</td>
<td>The Waterfront Plan identified eight initiatives pertaining to the Campground. Let us know your thoughts on any of them.</td>
<td>296</td>
<td>102</td>
<td>99</td>
<td>844</td>
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</table>

**Visitors:** Total number of citizens who visited the forum page.

**Contributors:** Total number of citizens who provided a comment or comment vote (agree or disagree).

**Comments:** Total number of comments within this forum topic.

**Votes:** Total number of votes within this forum topic (agree or disagree thumbs up/down)
What We Heard

Respondents were given the opportunity to provide further feedback on the eight enhancement initiatives for the Campground as outlined in the Waterfront User Needs Assessment and Detailed Design report.

A total of 99 responses were received with the majority of comments related to:

- “Service upgrades and improvements to the registration system make sense to keep the campground current and popular as a destination.”
- “It is an eyesore and will become archaic.”
- “I believe the campground should stay! It gets tons of use from locals and out of town people, and gives many the chance to experience our beautiful town.”
- “I feel that the campground should continue to make strategic improvements and charge a fair market value.”
- “I don’t believe the revenue that would come from the addition of the yurts and small cabins would favourably offset the cost, and this opens up the possibility for vandalism or squatters.”
- “Replace with picnic tables, upgraded washrooms, change rooms, food kiosks and a wading pool for small children. It should be a welcoming beach for families to enjoy.”
- “We need to give the campground a facelift, eliminate seasonal camping and improve the services within the campground itself. All the trailer lots should be fully serviced and the tent campers moved closer to the bathrooms as they are the ones that need that building the most.”
- “I do agree we could use another bathroom facility as the one by the canteen gets pretty lined up during the summer peak times.”
- “As a resident and a business owner I think the campground is a wonderful asset for the town. It’s one of the amazing things that makes Cobourg unique. As a business owner I witness first-hand the benefit it is to the downtown businesses and restaurants. Make whatever improvements are recommended but please keep this campground on our waterfront.”
- “Agree with recommendations as long as evidence supports the need,(e.g. not sure about 6.6 or 6.3-first bullet)and, strongly endorse keeping the campground in its current location.”
- “Such a wonderful space for so few! Million dollar view for a few hundred bucks.”
- “I like the campground because it fits in with my vision of small town life/cottage country vs. Port Credit or Oakville.”
- “I agree, a buffer is needed between the RV’s and the boardwalk.”
- “Campers bring revenues to our town, day trippers for the most part do not. A camper who makes use of the site for the whole summer is more likely to shop locally whereas a camper who stays for a week will have filled their cupboards and fridge and will be less likely to support our local shops. Absolutely, make improvements to the site, but leave the campground where it is.”
- “Eliminate seasonal - long term - campers. This campground - with its proximity to the beach and downtown restaurants - is a real gem. It should be a campground and not a trailer park.”
- “I think most people find trailer camps rather unsightly, part of why they are usually hidden away in the woods. It’s weird to have one in the middle of a town. It’s also poor use of valuable land.”

For the complete summary of comments submitted please refer to Appendix B and D.
Forum Question #2:

Do you have another idea for the Campground? What’s your vision?

Forum Engagement Summary

According to the analytical data provided by HQ Engagement the Campground forum question #2 had 207 registered Cobourg citizens visit the forum with 76 unique contributors and 863 contributions (comments, likes and replies) participate.

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<tr>
<th>PROJECT</th>
<th>FORUM TOPIC</th>
<th>VISITORS</th>
<th>CONTRIBUTORS</th>
<th>COMMENTS</th>
<th>VOTES</th>
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<tr>
<td>Campground</td>
<td>Do you have another idea for the Campground? What’s your vision?</td>
<td>207</td>
<td>76</td>
<td>74</td>
<td>789</td>
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</table>

**Visitors**: Total number of citizens who visited the forum page.

**Contributors**: Total number of citizens who provided a comment or comment vote (agree or disagree).

**Comments**: Total number of comments within this forum topic.

**Votes**: Total number of votes within this forum topic (agree or disagree thumbs up/down)
What We Heard

Respondents were given the opportunity to any additional feedback or commentary and their vision of the Campground.

A total of 74 responses were received with the majority of comments related to:

- “A nice restaurant by the water where we can sit and enjoy the views would be wonderful. Why does Cobourg not have a waterfront cafe.”
- “The grass area at the boardwalk would be great for wine garden, cafe etc. Move the parking to Queen Street and let the boardwalk generate revenue.”
- “Remove the Front row of trailers and incorporate that land into a park. Create more of a division or border from the park.”
- “The trailer park is a totally inappropriate use of such a prime piece of real-estate. It is an eyesore and I am sure there are other ways to generate revenue from it.”
- “I love the idea of reclaiming the 1st row of rental spaces and a division between park and beach is totally needed:”
- “I am very happy with the plan for the campground. Upgrades need to be made and advertising needs to ensure travelers are aware of it.”
- “Putting any type of business on that property will only cut into the profits of businesses that already exist in the downtown area and when the land was donated to the town the agreement was that it would never be developed.”
- “I don’t think it’s an eyesore, it gives Cobourg some of its charm and the town feeling of being a cottage or weekend destination an hour away from the concreate jungles.”
- “A trailer park on some of the Town’s most valuable shoreside land is an anachronism at best. Move forward. Make the area appealing to many, not just a few trailer owners. A clean, modern washroom facility with change rooms is overdue, so combine this with an overhaul to the pool facilities and rent out café space.”
- “Eliminate totally. The land is perfect to develop restaurants shops etc. Just like any good beach should have.”
- “Putting restaurants on the beach would mean cutting the legs out from under the restaurants and cafes downtown.”
- “The trailer park space should be used as park space for the citizens of the town not used by visiting campers.”
- “We should leave the campground alone, yes upgrade it as it needs beautification and to be modernized.”
- “A way to help the downtown merchants is to increase the population density in the core. The trailer camp land could be sold for mixed use residential and commercial. Everybody wins, especially taxpayers who would no longer be subsidizing the camp by accepting such a low return-on-investment of that valuable land.”
- “No taxpayer money, from medium or low income families should be spent on the Campground. I believe the allocation of campsites could be improved to better satisfy the campers and increase profit.”
- “We should not settle with just trying to improve on such an ill-advised use of prime real-estate.”
- “The trailer park should be eliminated and the space used perhaps as a recreation centre, cafes, restaurants. That is prime location in Cobourg and it is inaccessible 6 months of the year.”

For the complete summary of comments submitted please refer to Appendix B and D.
Appendices

A East Pier Forum Responses
1. What East Pier structural repair option did you select, and why?

2. The Waterfront Plan identified nine initiatives pertaining to the enhancement of the East Pier. Let us know your thoughts on any of them.

3. Do you have another idea for the East Pier? What’s your vision?

B Campground Forum Responses
1. The Waterfront Plan identified eight initiatives pertaining to the Campground. Let us know your thoughts on any of them.

2. Do you have another idea for the Campground? What’s your vision?

C Written Responses - East Pier
D Written Responses - Campground
1: What East Pier structural repair option did you select, and why?

I picked option 3. It allows for many multi uses for this pier. People like to drive out there in the winter time. Many seniors cannot walk so far. Allows for midway to be put there along with other events. Allows for safe lifting of boats in and out of water. Can be enjoyed by pedestrians and cyclists. Years ago the Edward was tied up there and the restaurant was enjoyed by many tourists.

Maria, 13 Aug 2019, 10:49 AM Agrees: 5, Disagrees: 4

I picked option 3 but the option that I wanted - none of the above was not listed nor was there a place for justifying the choice. The survey appears to be restrictive, why do we get to pick these choices when the whole subject of repairs to the pier is being discussed and all options should be considered. The option I wanted is a complete rebuild, this is the only way for Cobourgers to have a choice for the future. What if we choose to allow a full commercialisation of the Pier and find we have to rebuild what we have done because it was not strong enough to support any commercialisation? If we cannot do the complete job we should not be doing it on the cheap nor restricting future uses.

cobourgladdie, 13 Aug 2019, 03:29 PM Agrees: 5, Disagrees: 8

Reply: I agree with your point that the survey on pier options appears restrictive. The question posed above re: why an option was selected, should have been part of the survey. And option ‘Other’ with a text box with reasonable character number limit to explain ‘Other’ also part of the survey. Some platform coordination would also be needed to share comments with this forum.

miriam.m, 17 Aug 2019, 01:56 PM Agrees: 1, Disagrees: 0

I picked 4 since it still allowed vehicle use and the rest for pedestrian use. Would be nice to have some naturalization instead of a concrete/ pavement slab. Would miss the midway being there but there is more room at Victoria park.

KevinS, 14 Aug 2019, 04:22 PM Agrees: 2, Disagrees: 5

I chose number 1. I love walking the pier on a warm summer evening, but what spoils it for me is the loud music coming from vehicles on the pier. Also the revving of engines is really annoying.

Beach walker, 14 Aug 2019, 05:22 PM Agrees: 6, Disagrees: 4

Option 3, because I want it fixed, and done right the first time so it doesn’t need to be redone in 10 years should we decide to change the use at that point. Even if we end up just making it pedestrian only, I think it would be a huge mistake to not fully fix the foundation in case we decide to allow cars in the future.

Lindy, 14 Aug 2019, 05:46 PM Agrees: 5, Disagrees: 4

How many people who picked 3 because it would be super nice to have a nice thing would be okay with their taxes being increased to shoulder picking the option more than 3 times more costly than the second most pricey option?

D Ruffolo, 14 Aug 2019, 09:33 PM Agrees: 2, Disagrees: 3

As much as I have enjoyed showing visitors our waterfront from the pier and loved driving out there myself, as the town grows, vehicular traffic will simply not be feasible on the pier. It would make greater sense to design a 4-season space for pedestrians.

Anne, 15 Aug 2019, 01:02 PM Agrees: 8 Disagrees: 6

Option 1. I made this based on the fact that the repairs would last just as long as the other options. I would like to see more pedestrian amenities, such as benches, some covered seating areas. I don’t want to see increased vehicular traffic, as it already a little too congested with the marina parking lot, especially as I have two toddlers. While having a fair would be great, I am thoroughly enjoying the increased space and options at Victoria Park. What isn’t mentioned would be to make the pier also usable by visiting larger ships. One doesn’t need it to be open to vehicular traffic for that imho.

IANeri, 15 Aug 2019, 02:40 PM Agrees: 5 Disagrees: 5

Pedestrian. Consistent with active transportation. I assume bicycles and mobility devices are included. NO VEHICLES.

pdr, 15 Aug 2019, 02:53 PM Agrees: 7 Disagrees: 7

Provides naturalization which is desirable in that portion of the harbour which is largely concrete at present. Cost is also a factor. Support each and every effort to enhance the greening of our waterfront.

Wen, 16 Aug 2019, 04:27 PM Agrees: 2 Disagrees: 3
The pier should be for pedestrians only. There is much less litter there now as many previous users were unable to use the provided garbage cans. We are supposed to lessen our carbon footprint and driving out onto the pier does not help. As far as watching storms, sunsets, sunrises etc., do it by foot, walker or wheelchair, with increasing obesity in Canada (60%), people must get more active not less. As far as more benches that will likely mean more picnics who save the benches by leaving their food/clothing on them, so only they use the bench. Greenery means having to water and the town of Cobourg staff only does by truck. BTW I see the pier has now been left with open gravel portions leading to more rapid structural damage. Great thinking town of Cobourg engineering staff.

northumberlan, 19 Aug 2019, 10:33 AM Agrees: 4 Disagrees: 3

leave the pier as pedestrian only, seal the open surfaces (gravel) with asphalt or concrete to prevent infiltration that will further damage the integrity of the pier. If you open the pier to traffic they will bring their garbage and maybe put it in containers otherwise it blows into the lake further damaging our fish life. Let people park in paid parking areas (so the taxpayer gets some relief from high taxes in cobourg) and force them to walk out to the pier and get some exercise! Shake a leg get some exercise people are growing more rotund everyday!! And maybe people won’t throw as much residential garbage in the town receptacles and will be forced to buy a garbage tag!!

slump, 19 Aug 2019, 11:58 AM Agrees: 3 Disagrees: 3

The option #1 seems to be more environmentally responsible. I often visit White Rock BC where they have a wonderful wood and steel pier. It’s over 100 years old and experienced damage in winter storm. This link shows the enthusiasm of the rebuilding https://www.friendsofthepier.com/ There are many fundraising options White Rock is using to boost their funds for their waterfront.

Ava B, 20 Aug 2019, 10:44 AM Agrees: 3 Disagrees: 2

Reply: Great idea! Just a head’s up; the one the thumb’s down was accidentally me and I definitely give your comment a double thumb’s up!

northumberlan, 21 Aug 2019, 12:02 PM Agrees: 0 Disagrees: 0

I believe to enhance the Waterfront and Pier, closing it to vehicular traffic seems like the most financially viable option plus, while restricting the access to pedestrians only, the pier will encourage more residents and visitors to enjoy the waterfront without the worry of moving vehicles. Get out and walk!

Trish, 23 Aug 2019, 09:24 PM Agrees: 4 Disagrees: 4

I chose option 3 because it provides the most flexibility for today and for the future should needs or desires change. It would meet the wishes of everyone to a large extent. Limiting it to pedestrians only would deny access to a number of people with mobility issues. Especially in the winter time, I love to drive out on the pier, turn the car off and enjoy looking at the lake. Being surrounded by water provides a sense of peace and calm. I don’t get that feeling at all when I walk out there in freezing temperatures. When opened to vehicles, the pier is very much enjoyed and appreciated by many all year round. Closing it to vehicles means it would really only be used in pleasant weather and by a limited number. There is already no shortage of greenspace. Please don’t limit the pier to summertime walks in fair weather!

Edward, 06 Sep 2019, 10:29 PM Agrees: 1 Disagrees: 0

option 4 was the best of both worlds

Richard Pope, 09 Sep 2019, 03:49 PM Agrees: 2 Disagrees: 0

The only option that allows for the disabled as well as pedestrians is that which includes light vehicles. Otherwise I would support pedestrian only.

COBOURGER, 09 Sep 2019, 05:43 PM Agrees: 2 Disagrees: 0

I chose option 4 because I feel that passenger vehicles do not need to be on the pier although my family and I have great memories of the free car washes it provided during heavy winds. That was great but I feel change can also provide a new enjoyable experience! I would like to see green space with the addition of food/beverage trucks and or carts (amount limited to restrictions). To walk out onto the pier to have lunch or supper and perhaps listen to a live band in a small setting would be amazing and an attraction people would come from far to appreciate. A liquor licensed small open air venue would be the highlight. Also (a throwback to the car wash times) perhaps an area at the midpoint of the pier where the waves crash in could be a plexiglass structure so visitors can still get the wave experience. So many ideas, I’m sure whatever is decided on, it will be great!

JamieCavanaugh, 09 Sep 2019, 07:01 PM Agrees: 0 Disagrees: 0

Option 4 Light Vehicle and Naturalization - I selected #4 for the following reasons: 1. Pedestrians already have full use of both the centre pier and the west headland. Leave some of the East Pier for 2 reasons: so cars can bring those who are unable to walk and also to expand the pier's usage when the weather is too cold or rainy for pedestrians. 2. I really can't see what we would gain by making it pedestrian only. The pier has been pedestrian only since it was closed in 2018. And yet, in spite of all the comments, there doesn't appear to have been a sudden influx of crowds of pedestrians. Where are they? 3. I really like my small town life and small town pier. #4 is good enough for me. I don't want to spend anything on a
more expensive option because I don’t want my Cobourg to turn into another Oakville or Port Credit. 4. Laurie Wills, Director of Public Works, told me that in her professional opinion, Option 4 seemed the easiest, most sensible and most economical choice.

Laurie Wills, Director of Public Works, told me that in her professional opinion, Option 4 seemed the easiest, most sensible and most economical choice.

Option 4 - Light Vehicle & Pedestrian: Mobility issues are not restricted to those who use wheelchairs or walkers. There are numerous invisible health conditions, such as heart or pulmonary disease, that restrict a person’s ability to walk the distances from local parking to the start of the pier. By providing light vehicle access, the pier will be accessible to all.

Pedestrian only. It is a pier not a road or driveway and meant as a focal point for Cobourg, which keeps it visually pleasing. Also could be used for boaters to dock. As well, temporary summertime venues such as cafes and restaurants, (could be stands opposed to buildings). A place where people can sit and enjoy the view.

I’m worried about where the money is going to come from. According to Dean Hustwick’s report, the total cost of his recommended enhancements is over $1 Million; i.e. over and above the cost of structural repairs only. His breakdown is as follows: Seating/Lookouts $145,000, Pedestrian Walkway $380,000, Electrical Upgrades & Pedestrian Lighting $250,000, Accessibility Enhancements (to Beach) $105,000, Charter Boat and Deep Water Docking $130,000...Total = $1,010,000

I moved to Cobourg because I wanted small town life - not Port Credit or Oakville. Above all, I would like to preserve that small town feel. Re: lighting - I don’t think $250K invested in that makes sense since the pier is really only usable for walking (at best) for about 6 months of the year. Lights would likely not be needed for the long days of summer or for the cold winter nights. Re: seating and lookouts - I can’t understand why we would have to invest $145K in a few benches and shade shelters. What’s wrong with ones like those currently on the centre pier? I must add that in the 8 years I have lived in town, I have never seen those be busy. I could always find a spot to sit. I seriously doubt that there is a real need (as opposed to a want). If there was a true need, wouldn’t the ones on the centre pier be used frequently? In addition, I have not seen crowds of pedestrians flocking to the east pier either - in spite of the fact that it has been traffic-free for over a year. In comparison, it is hard to get a parking spot at the boat launch because it is now more heavily used than ever since the east pier has been closed to cars.

Re: Charter boat and deep water-docking - who is it who wants this? The only people I hear talk about it are town staff. And surely the west side would be bad in that the prevailing winds come from the west. I have heard the Cobourg Yacht Club Commodore say visitors don’t like to berth on the west side of the centre pier because the winds throw them up against the pier. So wouldn’t it be an issue at the east pier too?

I have chosen Option 1, pedestrian access only, because the pier should be a tranquil place where one can escape vehicular noise and fumes. With numerous benches, bicycle parking stands and other simple features such as suitable plantings and subtle night illumination, the pier could be an attractive destination for those on foot as well as users of bicycles or electric scooters (with movement of the latter two limited to designated paths). The repair-and-enhancement project does not have to be ambitious to effect a major improvement in quality of life, and moreover it would be desirable to keep the cost down and minimize the potential impact on taxpayers.

Option #4 Light Vehicle and Naturalization Although I do have a concern about planting trees in tree well on the refurbished pier. The suggestion of summertime venues has some merit. The suggestion should be explored.
2: The Waterfront Plan identified nine initiatives pertaining to the enhancement of the East Pier. Let us know your thoughts on any of them.

Keep pier only for pedestrians, place benches and trash cans around. No food/drink venues on pier.
Be sure to do due diligence and get three quotes for any work done. Study was done by one company however they should not be given the contract without it going to bid.

*DEP*, 15 Aug 2019, 08:48 AM Agrees: 5 Disagrees: 1

Reply: Agreed, as long as we open bids to companies outside of Cobourg, as well, to ensure fairness and a fresh vision to what the pier could look like.

*CaringforCobourg*, 15 Aug 2019, 07:52 PM Agrees: 4 Disagrees: 0

I like the development plans for improvements on our East pier. I would like to know where the money will come from, as I haven't read anything regarding that.
There should also be a way to nominally charge visitors to the area for an individual ($2) or family ($5) pass that can be purchased at machines near the beach, that can assist in paying for and the overall upkeep of the area.

*Cobourg allday*, 15 Aug 2019, 09:33 AM Agrees: 0 Disagrees: 6

What charter boats? Deep (define?) water docking for who?

*pdr*, 15 Aug 2019, 02:57 PM Agrees: 1 Disagrees: 0

I think pedestrian with light vehicles is a good idea. There are many seniors who used to drive out and sit and enjoy a good book and a coffee.
I don't agree with food concessions on the pier. More litter. Seating and lighting with perhaps some raised gardens. Keep with the feel of the harbour with the lighting we have already. Something else needs to be constructed for the lifting of boats into the water. Perhaps a study of how many of the boats that dock here seasonally are local to help decide whether or not putting them in the water here is required. I can't speak to that as I do not have a boat down there. Washrooms don't need to be on the pier I don't view as necessary. Lighthouse improvements is a great idea but keep the area beyond the end of the pier to the lighthouse restricted for wildlife. Move the Canada Day rides over in the park where the baseball diamonds used to be. Perhaps the vendors with the lower end wears move to the upper park to make room for the art tents and keep the higher end vendors over along the harbour as we do now. Food vendors behind the spectator area in front of the bandshell. Use Havelock Jamboree set up as a model. They have food vendors in a horseshoe shape way back behind seating area for the bandshell. Some vendor could possibly be up by the rink. Maybe the art tents. Keep a decent amount of space in front of the bandshell for entertainment and spectators. Cameras on the pier and in the harbour area to help with vandalism. It's sad but it does happen. Lastly cater to the residents of the town of Cobourg for a change and not the many tourists. Great that they come but we need policing of the beach area to stop the willful disrespect for the area. Litter, tents on the beach and anything that blocks the view of the lifeguards. I always wished a couple of nice restaurants had been put where the condos are. A nice steak and seafood restaurant without the ridiculous pricing would be great. Cater to the locals with something the average family can enjoy and afford. These are the people would would be there all year round and not just during the summer months.

*K2Kraky*, 29 Aug 2019, 01:36 PM Agrees: 0 Disagrees: 0

yes to seating, to seasonal closure to motor vehicles, to keeping east breakwater closed off, to viewing platforms, to railings and to upgrading lighthouse

*Richard Pope*, 09 Sep 2019, 03:58 PM Agrees: 0 Disagrees: 0
3: Do you have another ideas for the East Pier? What’s your vision?

How about setting up some cafe on the pier. Imagine walking out on the pier and stopping for a coffee or a glass of wine at sunset!


Reply: That’s a great idea. The Santa Monica Pier in California is a great example. Perhaps not as large as that but something in that vein.

*Cobourg_resident*, 13 Aug 2019, 07:41 PM  Agrees: 5  Disagrees: 2

Reply: Love this idea, but no smoking on the pier, so it is comfortable for everyone.

*CaringforCobourg*, 13 Aug 2019, 07:43 PM  Agrees: 6  Disagrees: 1

Reply: As long as it 1) generates income for Cobourg, 2) ecologically responsible facility (e.g. Olympus Burger business practices)

*Mags0828*, 15 Aug 2019, 08:43 AM  Agrees: 3  Disagrees: 0

Reply: Totally for this option, but I fear it will increase the littering of the water. There needs to be better littering bylaw enforcement (along with the beach area....hate going there on a Sunday evening to see what visitors have decided to leave behind.... :( )

*IANeri*, 15 Aug 2019, 02:45 PM  Agrees: 6  Disagrees: 0

Reply: NO!

*Keef*, 01 Sep 2019, 04:53 PM  Agrees: 0  Disagrees: 0

I envision a partially naturalized area along with cultivated gardens to turn the current hardscape into a softer landscape. Also - to enhance the pedestrian experience - make spaces available for a few kiosks that could sell small food & beverage offerings along with goods & services. Seating areas & pergolas such as are currently along the beach area would make this a desirable area to visit for locals as well as tourists.

*JimO*, 13 Aug 2019, 12:43 PM  Agrees: 9  Disagrees: 1

Reply: I generally agree with this proposal. However, it’s important to ensure that cultivated gardens are such that they can be reasonably maintained. Also I feel that access for light vehicles must be continued. In the off-tourist season Cobourg residents enjoy a short stop on the pier for their coffee.

*Keef*, 01 Sep 2019, 05:18 PM  Agrees: 1  Disagrees: 0

Whatever the choice for landscaping and enhancement it must be done on top of a fully repaired structure. If that means rebuilding the Pier to withstand the stresses and strains of a large load so be it.

*My idea of a refinshed Pier would be multi use - capable of taking a Midway, capable of servicing many commercial establishments (this option would be taken if the people wanted it) and as much public access for all. Parking and vehicular access if wanted and as much sedentary spots as needed.*

Whatever the Citizens of Cobourg decide in the future - don’t forget we are building a hundred year Pier here - the Pier must be ready for it now. That means in the renovation we need to install full service sewage and water pipes as well as the electrical needs for intensive use. Underground electrical conduits need to be placed but not wired, just have the capacity to wire them.

To sum up we need a Pier that can be built on, if a commercial need is wanted and with the servicing capacity to handle it. You asked what I want to see - I would want to see a vibrant people place with ample commercial activity to attract more people. A restaurant for sure, kiosks selling all types of merchandise and places for people to watch the sunset.

*cobourgladodie*, 14 Aug 2019, 08:14 AM  Agrees: 5  Disagrees: 5

If this is to continue as a true harbour than the East pier should be fully repaired, not simply repeatedly patched. The issue then becomes who pays the bill. Does the burden fall to the campgrounds, marina, Coast Guard, beach goers and other physical users or the Cobourg taxpayers at large? Is there any reserve in the Town treasury for this type of foreseeable expense? If fairness dictates that we all should “pay-to-play” than shouldn’t the various pier users pay?

*MCGA*, 17 Aug 2019, 10:45 AM  Agrees: 3  Disagrees: 0
The east pier should not be dedicated to water fowl (foul) - Yesterday when returning to the Harbour by boat, the east pier was busy with roosting cormorants and gulls. The smell of guano was thick in the air as our boat passed by. Given the predominant wind is from the south-west, the beach and Victoria Park is downwind of the pier. Something to keep in mind.

Yes, fix the Pier properly, don't skimp out now! Return the Ferris wheel to the pier. The best Canada Day photos ever taken of our town depict the midway reflected on the water.

Mike H, 19 Aug 2019, 09:04 AM Agrees: 3 Disagrees: 0

What would be useful to both this conversation and future consideration is some measure of understanding, from the Town Councillors and staff moderators, as to the amount of financial reserves already saved for any East Pier repairs or modifications. Wishing for stuff is great, paying for it a bit tougher. We should all know where we are starting from.

MCGA, 24 Aug 2019, 08:10 AM Agrees: 1 Disagrees: 0

I think that the East Pier should be a sort of extension to Victoria Park. Rip out the old concrete and make a nice area to spend time in. I think that more seating would be great and maybe a bike path.

BL, 02 Sep 2019, 09:04 PM Agrees: 3 Disagrees: 0

Reply: Thank you for your feedback. I like the bike path idea!

Brian Darling, Councillor, 03 Sep 2019, 02:27 PM Agrees: 0 Disagrees: 0

None of the options include putting the carnival back on the pier! It is unfair to the residents on Church, Perry and Bay street that we have to be assaulted for a week with a carnie show, trailers and rides on site next to our homes. This is a residential neighbourhood! It was an attractive sight to see the carnival out on the pier and now it is not happening at all! Also the damage to the grass and the park from the heavy equipment is punishing especially when there is a period of summer drought. It is the first of many heavy uses of the park which is becoming more of a fairground than a park. an you know what a fairground looks like over time.. a dust bowl.

Judy Smith, 04 Sep 2019, 10:00 AM Agrees: 4 Disagrees: 1

Reply: I accidentally clicked the mark for review by administrator button while trying to hit the thumbs up on my small phone screen. There's nothing inappropriate to review in the above comment, just an accident.

Lindy, 11 Sep 2019, 01:05 PM Agrees: 0 Disagrees: 0

Having traveled to many waterfront cities, a common theme is always a vibrant waterfront. I have always felt Cobourg could do way more. I like the idea of making the pier an attraction, not just a parking lot. Vendors who provide food, beach products, tourist trinkets. Multiple food vendors with a seating area, and a cafe that serves local beer and wine, with rent charged accordingly. Offer to Cobourg establishments first, if they decline then go to others. Repair the pier correctly, as patchwork repairs never last. Maybe have an open area for special events, such as weekly car meets, etc. The deep water spot for ships is a good idea. Great Lakes cruising has become popular, and ships stop for day trips. Build to attract tourists who spend money, build what they want to spend money at. Limited food services at the beach, also limit what beach goers spend money at.

Jeremy Coulis, 18 Sep 2019, 10:23 AM Agrees: 0 Disagrees: 0

Remove the Front row of trailers and incorporate that land into a park. Create more of a division or border from the park. How about a cafe or two, or a bistro that can be enjoyed while walking about the beach. Add park benches and some tables

1: The Waterfront Plan identified eight initiatives pertaining to the Campground. Let us know your thoughts on any of them.

Last year in “tried” to book friends into the campground. Emails, phone calls and three visits to the office did not secure them a campsite. I walk past the campground at least e times every week. I regularly (saw) see empty camp sites. The current booking process doesn’t work, to say the least.


Reply: These problems could be simply that they wanted a full service site or the site would not accommodate their size or it could have been booked and someone had to cancel. This is not unusual in a campground.

Jg, 26 Aug 2019, 08:48 PM Agrees: 4 Disagrees: 3

Reply: You could be right, but that doesn’t mean you shouldn’t be given the opportunity to accept a site that isn’t exactly what you wanted. It’s like going to the restaurant and asking for a seat by the window. They say they have no seats by the window, but you can wait or take a seat at the bar. Sometime you can’t wait and the lessor choice will do.

Wes Witlox, 05 Sep 2019, 05:54 PM Agrees: 5 Disagrees: 1

I would like to see the campground remain as is, with some improvements made to the facilities for campers. As a walker who uses the boardwalk frequently, I would like to be able to see - and sometimes, talk to - the campers when they sit outside their trailer/tent. Camping is about camaraderie as well as interacting with local folk. A barrier between the campground prohibits that interaction. Planting trees - as long as they don’t impede the view for walkers or for campers - is a good idea.


Reply: Like and agree!

Julia, 25 Aug 2019, 02:22 PM Agrees: 5 Disagrees: 1

First, keep the campground. It’s a unique feature of our community that there is a fully serviced campground so close to downtown. We’ve camped here ourselves and found the proximity to downtown an amazing feature.

Second, do undertake improvements. Booking, check-in, etc do not compare favourably with other campgrounds. Also, the sites are not clearly identified. Fewer sites, with gravel pads, clearly identified fire pits and adequate space between campers would enhance the camping experience. And, yes, you could easily charge more for such an experience.

Third, eliminate seasonal - long term - campers. This campground - with its proximity to the beach and downtown restaurants - is a real gem. It should be a campground and not a trailer park. I believe that one week, perhaps two weeks is long enough. Make space for more campers to come visit downtown Cobourg.

Fourth, for the un-serviced sites, they should be repositioned to be in proximity to the washroom block. Campers who are tenting or camping in a smaller RV need access to washrooms and clean-up facilities more than those who are in a fully self-contained RV. Don’t make them walk most of the way across the campsite.

JimO, 13 Aug 2019, 01:07 PM Agrees: 36 Disagrees: 10

Reply: Bravo! Excellent ideas

Jg, 26 Aug 2019, 08:45 PM Agrees: 6 Disagrees: 5

Reply: totally agree that we have made most of the campground a trailer park ..... what better way to encourage folks to visit our great town and beach ... there is always criticism about the marina and boats owned by the so-called elite when if fact some of the RV’s cost more than cottages and move on to Florida for the winter .... short term would most likely produce more revenues

Bprawecki, 03 Sep 2019, 01:41 PM Agrees: 8 Disagrees: 1

Reply: I agree with the above ideas

Martha, 05 Sep 2019, 10:16 AM Agrees: 3 Disagrees: 2

Reply: Good plan!

Wes Witlox, 05 Sep 2019, 05:37 PM Agrees: 2 Disagrees: 1
1: The Waterfront Plan identified eight initiatives pertaining to the Campground. Let us know your thoughts on any of them.

**Campground: Forum Responses**

Reply: I like all of these thoughtful ideas, but would like to add that as a Cobourg taxpayer I would like to see improvements come out of added revenue from the upgraded sites and the reserves we are told that exist, and not added to our taxes.

*Luna, 06 Sep 2019, 01:49 PM* *Agrees: 8 Disagrees: 1*

Reply: The campground makes over $120,000 in profit a year. There is plenty of money to upgrade, at no cost to taxpayers.

*Kris M, 13 Sep 2019, 01:07 PM* *Agrees: 1 Disagrees: 0*

Reply: Yes!...eliminate seasonal - long term - campers.

*Van, 12 Sep 2019, 07:14 PM* *Agrees: 4 Disagrees: 0*

As a resident and a business owner I think the campground is a wonderful asset for the town. It’s one of the amazing things that makes Cobourg unique. As a business owner I witness first hand the benefit it is to the downtown businesses and restaurants. Make whatever improvements are recommended but please keep this campground on our waterfront!!!

*LoriA, 13 Aug 2019, 01:27 PM* *Agrees: 29 Disagrees: 11*

Reply: I absolutely agree

*Bruce Wood, 16 Aug 2019, 04:22 PM* *Agrees: 12 Disagrees: 7*

Reply: I vehemently disagree. It is an eyesore on what is otherwise a beautiful waterfront. Flatten the grounds and turn it into more parking.

*ParadoxInsanity, 18 Sep 2019, 05:22 PM* *Agrees: 0 Disagrees: 1*

Reply: Exactly......well said!

*Julia, 25 Aug 2019, 02:15 PM* *Agrees: 8 Disagrees: 3*

Reply: I agree

*Martha, 05 Sep 2019, 10:20 AM* *Agrees: 4 Disagrees: 3*

Reply: 100% agree!

*Wes Witlox, 05 Sep 2019, 05:36 PM* *Agrees: 3 Disagrees: 3*

Reply: Absolutely agree...

*KrysiA, 06 Sep 2019, 09:10 AM* *Agrees: 3 Disagrees: 3*

Reply: What about moving it up from the waterfront? Most residents have to walk to the beach and the park - a specific campground with excellent facilities moved up from the water means that the RVers can take their chairs or picnic to the beach like the rest of the community. And I am sure that they would pay more for better facilities - even if it’s a block from the beach.

*HJJ, 15 Sep 2019, 07:20 PM* *Agrees: 0 Disagrees: 2*

Reply: Flatten the campgrounds and open it to parking. The campgrounds are a vitriolic patent eyesore and embarrassment to the community.

*ParadoxInsanity, 18 Sep 2019, 05:24 PM* *Agrees: 0 Disagrees: 0*

Reply: Thank you for your feedback. It is nice to hear from a local business owner.

*Brian Darling, Councillor, 18 Sep 2019, 09:07 AM* *Agrees: 0 Disagrees: 1*

Has any study been done since the seasonal trailers have been banned from the South of the Park? I see empty spots in what used to be seasonal spaces and wonder why this is. These spaces used to generate revenue for the whole season now how much do they bring in?

*cobourgladie, 13 Aug 2019, 03:34 PM* *Agrees: 2 Disagrees: 4*
The campground should be self sufficient and pay fees relative to the prime location that they hold. Any improvements should be fully paid for by the campers with money to spare... just like any property owner... ie reserve fund in case of emergency repairs.

CaringforCobourg, 13 Aug 2019, 07:05 PM Agrees: 26 Disagrees: 2

My ideal scenario would be for the town to purchase the west high school track and field if it were to become available, move the campground to that location. It is more private but also has beach frontage (would need to start taking the west beach as well at that point), and is still very walkable distance from downtown and Victoria beach. This would help alleviate traffic flow issues when trailers are arriving at once, trying to get into campground on a busy beach day when traffic is already congested at that spot.

I would then turn the northern part of the current campground into a through parking lot, with two rows on each side of the current through road, which would also help alleviate the bottleneck traffic at harbour by allowing people to turn into that road and either park alongside it, or continue driving through to the beach parking lot roundabout.

I would keep all the trees, and make the southern part of the current campground into shaded parkland/an improved shady playground, with lots of benches.

Lindy, 14 Aug 2019, 12:04 PM Agrees: 7 Disagrees: 20

Reply: How would you suppose we pay for that? I am sure it is upwards of 2 million to buy and people are pushing back at money for upgrades at the current location that already generates income and has a proven record of occupancy. Seems a little extreme expense to push out the campers.

Jg, 26 Aug 2019, 08:40 PM Agrees: 4 Disagrees: 1

Seasonal campers take pride in their surroundings and enhance the look of their site. They have more respect for the park and the bylaws than transient campers. Fees should be reviewed and put in line based on uniqueness of facility. While defining/enhancing individual sites is important, no need for asphalt paths, etc. Modernize to online registration. No change in boardwalk required.

Mags0828, 15 Aug 2019, 09:05 AM Agrees: 14 Disagrees: 6

The campground is a big asset to the town. It has never caused a problem and brings people to Cobourg and specifically to the downtown area. It provides security for the beach area AND it makes money! Leave it alone. Some want to remove it and replace it worth more parkland. Cobourg has enough parks, parks cost money and lead to higher taxes, the campground makes money and therefore leads to reduced taxes. Cobourg's taxes are already way too high, I think that most of our tax money is spent from King St south. Leave well enough alone on this one.

Jboy, 15 Aug 2019, 09:26 AM Agrees: 20 Disagrees: 9

Reply: Unless we are reassured that the campground improvements will come from that revenue, or the reserve fund, those improvements will come from taxpayer dollars, too.

Luna, 06 Sep 2019, 01:55 PM Agrees: 0 Disagrees: 1

After a very long discussion with my better half, my original get rid of opinion has been tempered by a practical and rational approach.... provided it can 'pay for itself' where costs a concerned, I am now a proponent to keep it as is. Projects which require an increase in what are already high property taxes must benefit all in order for me to at least swallow the bitter pill. I am not a fan of tax increases which benefit the few.

IANeri, 15 Aug 2019, 02:52 PM Agrees: 10 Disagrees: 1

Cobourg has a surplus of parks. The campground makes money. Improve it but leave it.

pdr, 15 Aug 2019, 03:03 PM Agrees: 17 Disagrees: 7

Since “The Waterfront User Needs Assessment and Detailed Design Plan recommends leaving the campground in its current location, and making a number of improvements to help reduce its visual and operational impact on the waterfront”... the residents that do not care to have a Campground at all, basically have Zero say. So, yeah, go ahead, implement all your recommended plans (put Lipstick on a Pig). But as a commenter wisely suggested, Make the Campers pay for ALL upgrades and charge rent accordingly for their million dollar view.

LRS, 16 Aug 2019, 10:05 AM Agrees: 17 Disagrees: 5

Reply: Wholeheartedly agree!

Luna, 06 Sep 2019, 01:52 PM Agrees: 4 Disagrees: 1

Reply: Such a wonderful space for so few! Million dollar view for a few hundred bucks.

HJJ, 15 Sep 2019, 07:18 AM Agrees: 1 Disagrees: 1
The campground could benefit from many of the proposed changes. That said, as it produces over $100,000 in net profits annually there should be over $1 million in aggregate reserves to fund these various projects. Correct?

Reply: Only if the profit each year has been put into reserves instead of going towards general expenses. How much currently is in reserves is unclear.

Paul Pagnuelo, 17 Aug 2019, 12:55 PM Agrees: 7 Disagrees: 1

Reply: Absolutely agree Paul. Part of this “Engage Cobourg” exercise includes timely feedback from the listening Town Councillors and Senior Staff. Not sure at what point they move from listening to writing. I have asked the same type of reserve question in the East Pier forum. Hopefully, one or more of the listeners will answer. As they use to say: enquiring minds want to know.

MCGA, 26 Aug 2019, 02:58 PM Agrees: 1 Disagrees: 0

It is a shame that the campers bring in everything they need from home & do not frequent the downtown shopping area!

jacquie, 18 Aug 2019, 07:35 PM Agrees: 9 Disagrees: 6

Reply: That’s not really true. I have met many of the campers who frequent the daily Aqua-Fit classes. I have also talked with the store owners who will confirm the long term campers shop locally. It’s the day people at the beach who bring all their own stuff and “never” shop locally and leave their garbage!

Julia, 25 Aug 2019, 02:14 PM Agrees: 8 Disagrees: 3

I think we should upgrade the services at the camp ground and maybe pave the road in the campground to get rid of the pot holes also it would be nice to add bigger spots for the bigger trailers and have it so people can use the Campgrounds all year instead of spring to fall. It would be also nice if we add a community area near or in the Campgrounds so we could have events there all year round something like the lions pavilion.

Paul Fisher, 18 Aug 2019, 08:38 PM Agrees: 0 Disagrees: 6

Any changes to the campground should be paid for by the supposed revenue it makes, not by the Cobourg taxpayer. If the director of community services can confirm this go ahead. Let us see the numbers.

northumberlan, 19 Aug 2019, 10:21 AM Agrees: 20 Disagrees: 0

Reply: Absolutely!

Luna, 06 Sep 2019, 01:51 PM Agrees: 3 Disagrees: 1

I like the campground, do the improvements needed, but keep it where it is.


I like the campground as it is, however the $100,000.00 profit per year (reported) is highly suspect given the the resources the town uses to maintain it. Rather than hire consultants use existing town staff (planners, engineers etc.) to upgrade where necessary get more value out of town employees. Provide a clear and concise accounting of the trailer park (and marina) so the tax payer can see value in keeping it, don’t forget to allow for the lost property tax that could be collected if it is developed that would help provide relief to already overtaxed cobourg residents.

slump, 19 Aug 2019, 12:28 PM Agrees: 6 Disagrees: 4

Reply: I have previously reviewed the campground (and marina) financials for the fiscal years from 2009 through 2014, net profit exceeded $100K for the campground each of those years. Appears unlikely there would have been a decline in profitability post 2014 to present. Easy to suspect, harder and better to actually know.

MCGA, 20 Aug 2019, 01:03 PM Agrees: 5 Disagrees: 1
1: The Waterfront Plan identified eight initiatives pertaining to the Campground. Let us know your thoughts on any of them.

**Campground: Forum Responses**

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Reply: Any development of buildings would make the waterfront non accessible to others and definitely not improve the look. Have you seen the waterfronts of the bigger cities. Just lots of big buildings blocking the view. Campers bring in revenue and add to the people attending the events hosted by Cobourg. It also keeps the space greener which we enjoy in the off season.

*Wes Witlox, 05 Sep 2019, 06:10 PM Agrees: 3 Disagrees: 3*

Upgrade the campground with water, sanitary and electrical and increase the rates to cover these enhancements. The campground is eclectic and provides a ready form of revenue. I suggest opening up the fenced in area for music entertainment and food like the 2018 year which allows for a “feel good experience”.

*P Hacking, 19 Aug 2019, 01:06 PM Agrees: 8 Disagrees: 5*

I definitely would like a buffer between the boardwalk and the campers living rooms. I know they want to see the water directly but we do not want to see them getting up making breakfast and/or drinking in the evenings. People are not allowed alcohol on the beach but the campers can drink and smoke all they want because it is deemed their living space. Lets put a green buffer between the board walk and the campground. They can just walk out to the beach like rest of us taxpayers.

*Mandy, 19 Aug 2019, 03:11 PM Agrees: 12 Disagrees: 9*

Reply: it would be interesting to see the campground rules and guidelines relating to drinking and smoking .... if allowed to smoke would this would include cannabis???

*Bprawecki, 03 Sep 2019, 01:49 PM Agrees: 1 Disagrees: 2*

Reply: Buffer would be great. Trees or any greenery would beautify and improve the environment.

*Krysia, 06 Sep 2019, 09:15 AM Agrees: 5 Disagrees: 3*

Reply: Mandy, I can’t agree with you about a buffer. Just spent a week on the front row. Mostly older couples, no beer cans rolling around, no smoking & not a whiff of weed. What’s wrong with the smell of bacon & eggs in the morning.

*Kris M, 13 Sep 2019, 01:41 PM Agrees: 1 Disagrees: 1*

I agree, a buffer is needed between the RV’s and the boardwalk. The size of the RV’s over the past 10 years seems to have increased and is it the size or has the town increased the number of units along the front row at boardwalk. The suggestion to move tent sites closer to the washrooms makes sense.


Reply: And why do you feel we need a buffer?

*Kris M, 13 Sep 2019, 01:50 PM Agrees: 2 Disagrees: 0*

Eliminate the campground. It is an eyesore. Replace with picnic tables ,upgraded washrooms,change rooms, food kiosks and a wading pool for small children. It should be a welcoming beach for families to enjoy.

*John Mcdougall, 24 Aug 2019, 01:05 PM Agrees: 5 Disagrees: 21*

Reply: Our campground at the beach is a unique feature for the town of Cobourg. It blends well with the beach and harbour. I understand that it brings in a healthy profit every year. It is great to see it full every year and the people who stay there for the summer shop locally and use other facilities like the Centennial pool. I don't personally use the camp but I am very happy and proud that it is there and being well used!

*Julia, 25 Aug 2019, 02:07 PM Agrees: 16 Disagrees: 4*

Reply: Disagree, keep and improve campground

*Martha, 05 Sep 2019, 10:21 AM Agrees: 6 Disagrees: 2*
Reply: The campground produces revenue where as the visitors that come to the beach do not necessarily provide any revenue to care for he services offered. We need to give the campground a facelift, eliminate seasonal camping and improve the services within the campground itself. All the trailer lots should be fully serviced and the tent campers moved closer to the bathrooms as they are the ones that need that building the most.

Wes Witlox, 05 Sep 2019, 05:35 PM Agrees: 3 Disagrees: 3

Reply: I disagree. Keep campground, make improvements. Unique and open to everyone.

Krysia, 06 Sep 2019, 09:12 AM Agrees: 2 Disagrees: 3

Reply: We already have plenty of picnic tables around the beach/Victoria Park, 2 take out restaurants (Harbour Delights & the canteen at the beach) that have ample selection for just about everyone's taste as well as tons of yummy places to eat located along King St. There is already the waterpark that was put in only a short number of years ago by the play structure. I do agree we could use another bathroom facility as the one by the canteen gets pretty lined up during the summer peak times. No sense taking away something very unique to add more of the same of what we already have at our lovely beach.

OliviaH, 17 Sep 2019, 01:45 PM Agrees: 2 Disagrees: 1

Reply: I AGREE! Northumberland already has plenty of eyesores: Bewdley, Port No-Hope, etc. Let Cobourg stay as THE Crown Jewel of the county.

ParadoxInsanity, 18 Sep 2019, 05:26 PM Agrees: 0 Disagrees: 0

Up grade electric services as required as well as washrooms. Make washrooms available to public from beach. Keep as campground

Tim Austin, 26 Aug 2019, 10:01 AM Agrees: 5 Disagrees: 3

I'm disappointed I cannot reply to a reply (for continuity of the chain) however, the answer to my complaint was glib and did not address the issue at all. The point was that we received NO response to our phone calls and every time we went to the office, we were advised that there was zero availability (None, Nada, zilch) for any booking. We were never asked as to the size of the camp site or location sought. We were told we would be placed on a “waiting list” for cancellations. You guessed it -- lots of empty sites, no phone calls. I don't understand what you meant when you stated that “it could have been booked and someone had to cancel!” Isn't that what a “waiting list” is for? I think there must be a better way. I was embarrassed.

Gail B, 27 Aug 2019, 10:38 AM Agrees: 3 Disagrees: 1

Reply: Agreed. There needs to be a better way to book sites. I know there are cases where there are last minute no shows, but that's when a call should go out to the waiting list.

Wes Witlox, 05 Sep 2019, 05:50 PM Agrees: 4 Disagrees: 1

We like most of the proposals. However, we do not want to see any new permanent structures as proposed in 6.3 (yurts & cabins). This would change the nature of the trailer park quite radically and would give a year-round presence that is too strong.

Harry Meester, 27 Aug 2019, 01:39 PM Agrees: 11 Disagrees: 3

Keep the campground with service improvements. I am a Cobourg resident and camp at Victoria Campground. It was our introduction to this campground 15 years ago that we loved the town so much that we moved from Brooklin to Cobourg. I pay taxes but our family is continually putting back into the town. Groceries- dinners out, sidewalk sale purchases, firewood, etc the list goes on. The idea of removing the front row of trailers to expand the boardwalk seems a big loss of revenue to the town. That extra green space between the trailers and boardwalk is more LARGE families bringing in their own food, and drinks and leaving litter behind that us the tax payers are responsible for. Makes no sense to me. Update the services.

MelT, 02 Sep 2019, 01:14 PM Agrees: 8 Disagrees: 4

Agree with recommendations as long as evidence supports the need,(eg not sure about 6.6 or 6.3-first bullet)and, strongly endorse keeping the campground in its current location

Susan, 03 Sep 2019, 01:10 PM Agrees: 1 Disagrees: 3
I support 6.6 and would allow half of the spots upfront to those that would like to stay for at least 2 weeks. This would give younger families that cannot afford the luxury RV's to enjoy the view. This could raise revenues as long as you can book online. I know that this is sore point to many but if the land was used for condos the taxes collected would surpass any current revenues.

Bprawecki, 03 Sep 2019, 01:35 PM Agrees: 4 Disagrees: 2

I heartily agree with 6.6. Besides increased revenue, these new rates should include any improvements undertaken; and not shouldered by Cobourg taxpayers! The campground has no direct benefit to me as one of them. I am not a business owner, nor do I think the campground adds any “beauty” to our town. I cannot use it like our lovely beach proper and boardwalk, or our beautiful Victoria Park. I don’t think we need to be rid of it - but let’s call a spade a spade - it does not directly benefit all of us.

To the point of reducing maximum length of stay, the campground has the feeling of a “trailer park” because of the long-term seasonal “campers”. I met someone today who is a self-proclaimed “camper” here for 6-7 months of the year (April-October). The other 5-6 are spent in a different county. If we are a town that encourages tourism, let’s make our campground a “real” campground and limit long-term stays to 2 weeks maximum like our Provincial parks.

Luna, 06 Sep 2019, 05:01 PM Agrees: 7 Disagrees: 1

leave the campground as is with the updates made and payed for by the people who use the campground
teflon2, 07 Sep 2019, 03:27 PM Agrees: 2 Disagrees: 2

Reply: The users are not really paying for it. Taxpayers are subsidizing it by accepting such low return on their investment in the land.

Lawrence, 11 Sep 2019, 11:02 AM Agrees: 5 Disagrees: 2

Reply: Not true. A very profitable business, no cost to taxpayers. Campers are spending money in town.

Kris M, 13 Sep 2019, 01:29 PM Agrees: 1 Disagrees: 2

Cobourg has a one of a kind waterfront. This does create a lot of traffic and parking challenges in that area - much to the chagrin of many Cobourg taxpayers. It appears that the parking lot in front of the boats is swamped with GTA folks using the beach as their free provincial park. I have been told by some Cobourg parents that they have to go to the beach with their children mid-week after dinner so they can park their car. The parking lot in front of the marina launch ramp is now overcome with out of province charter fishing trucks and trailers in the summer. I am not aware of any material benefit to Cobourg residents from that group.

Whereas the campground visitors park in the campground, follow the rules, pay their fees and spend money in town. Fair market campground rates and shortened stays makes sense after improvements are paid for by the taxpayers. Any other use of the campgrounds may just lead to more out of town free loading visitors upsetting Cobourg taxpayers.

Biz Guy, 08 Sep 2019, 09:30 AM Agrees: 4 Disagrees: 1

Reply: This seems to be a common thread - campers pay for usage and beach visitors do not. Maybe we should be charging a nominal rate for beach use! or maybe......all those tents on the beach which make playing and walking hazardous, can be moved to the current trailer park and charged for the day. Then my neighbours and I can walk together on the beach and Cobourg will get paid.

HJJ, 15 Sep 2019, 07:16 PM Agrees: 0 Disagrees: 2
1: The Waterfront Plan identified eight initiatives pertaining to the Campground. Let us know your thoughts on any of them.

Campground: Forum Responses

I am against re-aligning the paver sidewalk. I have spoken to “front row campers” and they do not mind the strolling people - after all they are quite close to the camper neighbours. I believe it is a make work project and a waste of money.

Ted Williams, 09 Sep 2019, 08:00 PM Agrees: 6 Disagrees: 3

My comment is about why we should keep the Victoria Park Campground. First, it is absolutely not an eyesore and I am not sure who created this reason for getting rid of it. It is only used for a few months as a Campground and for the remaining part of the year it is a beautiful open green space with mature trees. When the Campground is in use during the season it is very nice to watch families including grand children enjoying this simple and unique beach front pleasure. Walking along the campground in the evening and smelling camp fires burning is also amazing. I believe that getting rid of it has nothing to do with it being an eyesore and has more to do with financial gains of those few who want to see condos or retail space there !!!

Glenn Burkett, 10 Sep 2019, 08:17 AM Agrees: 6 Disagrees: 3

Reply: I think most people find trailer camps rather unsightly, part of why they are usually hidden away in the woods. It’s weird to have one in the middle of a town. It’s also poor use of valuable land.

Lawrence, 11 Sep 2019, 11:00 AM Agrees: 5 Disagrees: 5

Reply: Well to start with Campgrounds are not hidden away in the woods or unsightly, they are very much appreciated there so they can be enjoyed with surrounding nature and green space similar to our park for those who prefer this over condo or retail development, etc. Thankfully this land is very valuable just as it is to the vast majority of Cobourg residents expressing their concerns over this issue on this site.

Glenn Burkett, 11 Sep 2019, 11:58 AM Agrees: 2 Disagrees: 3

I’m a fairly new resident of Cobourg (7 years) and live close to the waterfront. One of the joys of Cobourg is walking along the boardwalk, enjoying the smell of woodsmoke from the campfires in the summer, and knowing that come Thanksgiving, the beach and campground once more returns to the residents of this wonderful town. Campers bring revenues to our town, day trippers for the most part do not. A camper who makes use of the site for the whole summer is more likely to shop locally whereas a camper who stays for a week will have filled their cupboards and fridge and will be less likely to support our local shops. Absolutely, make improvements to the site, but leave the campground where it is.

Hobbit, 10 Sep 2019, 10:06 AM Agrees: 8 Disagrees: 3 Replies: 1

Reply: Very good. Could not have said it any better.

Kris M, 13 Sep 2019, 01:30 PM Agrees: 0 Disagrees: 1 Replies: 0

I have never stayed in the campground but walk by and through it regularly. I agree with other comments that it adds some security to the beach and Victoria Park. Service upgrades and improvements to the registration system make sense to keep the campground current and popular as a destination. Let’s also see if we can maximize the revenue.

I like the idea of improving the surface of the road through the park that is part of the waterfront trail. However, please investigate permeable surfaces rather than asphhalt! If we can use the loop for a skating trail in the winter that would be great but I don’t think there would be all that many days suitable for skating without adding artificial refrigeration. Perhaps we could simply try flooding it for one winter as a pilot.

Realigning the walkway would be a “nice to have” but I’m not sure the cost of that project is warranted.

BruceB, 12 Sep 2019, 08:49 AM Agrees: 5 Disagrees: 1

Reply: Thank you for your comment, thinking “green”, permeable surfaces great for the environment.

Brian Darling, Councillor, 18 Sep 2019, 09:24 AM Agrees: 0 Disagrees: 1

Reply: This is a great idea. I feel that the frink gets lots of use but also does not allow for kids to play hockey. We need an outdoor larger skating surface that is maintained to give our kids more outdoor winter options. I’ve noticed most ideas that involve something for kids get thumbs down but this town needs to grow which means make it more desirable for families not just seniors.

Mama Lama, 21 Sep 2019, 12:41 PM Agrees: 0 Disagrees: 0
1: The Waterfront Plan identified eight initiatives pertaining to the Campground. Let us know your thoughts on any of them.

**Campground: Forum Responses**

Having people near the beach and park improves safety - and makes things feel lively in our small town.

_Alyson, 12 Sep 2019, 11:31 AM Agrees: 3 Disagrees: 1_

The supposed profitability of the trailer park should be clarified.

1. What is the value of the land that the trailer park uses?
2. Does the trailer park business pay a market rent for the use of the land?
3. What taxes does the business pay to the town?
4. What would the sale of the land for a mixed residential/commercial use add to the tax base?

_Lawrence, 13 Sep 2019, 03:26 PM Agrees: 2 Disagrees: 2_

Reply: Tax Tax Tax. What’s with the TAX??

_Kris M, 14 Sep 2019, 08:57 PM Agrees: 1 Disagrees: 0_

RESUBMITTING AS INTERNET WENT DOWN AND NOT SURE IF SUBMITTED RIGHT:

1) Mark the sites better so everyone is aware of the size and the boundaries and this info should be included on the map of the campground. When a reservation is made the office will ask the size of the camper in order to know which size of lot will accommodate their camper. The best way to do this is to have a cement pad on each site where the camper should be parked. Right now it seems to be they try to fit any camper on any lot and then it creates problems with campers having to move once set up and disputes amongst the campers themselves as to who is on whose lot. This would be make the girls in the office job a lot less of a hassle.

2) The sites should all have sewer, water and electricity (one station per site) close to a cement pad, this would solve the trip hazard out there now of multiple hoses and electrical cords all over the place. Also, presently the sewers are disgusting as they smell due to improper connections. If all sites had the cement pad and sewer, water and electricity (other than a few tent sites) it would be uniform in distinguishing each site, it would be tidy and organized looking for the public, so won’t have the eyesore effect that some people seems to think it has now.

3) One way to pay for these improvements and to prevent empty sites due to cancellation is to increase the deposit amount to 1 nights stay, which is forfeited if not cancelled a minimum of 1 week in advanced. (this should be investigated with other campgrounds to see what the going policy is. Right now with the $10. reservation fee people have no problem cancelling at the last minute. The 1 night deposit is what is required in most campgrounds.

4) Your online reservation page needs updated, check out other campgrounds for the programs they are using. It seems that the girls in the office are still doing everything manually, with the binders. Makes me wonder if when a reservation comes in online that the Town Office is doing everything manually at their end. Usually campgrounds have a program that ask you the size of your camper and then only the campsites available that will accommodate that size will show up on the website. Once the reservation is complete, a confirmation number is issued and emailed to the camper. (human error would be eliminated - less problems - less disputes - happier campers)

5) Absolutely no fires on any sites, these campsites are too close together. You could always have a community fire spot within the campground, if a location would accommodate this. People would work together take care of the fire within the guidelines of the park.

6) Do not put anything between the campgrounds and the beach that would obstruct the view. The view is one reason people camp there. And if the campground is upgraded with the cement pads, it would be more appealing to the public who walk the pathway. Close off the openings in the railing that is there now, that will prevent people from walking thru the campgrounds from the beach. Install a railing at the east openings to block that traffic from entering the campgrounds. More signs need to be placed at all of the railings and the main entrance regarding, “no trespassing for the use of campers only”. The main opening should be the only entrance and exit to the campground. If the east entrance needs an emergency entrance a gate could be put in with the emergency companies (police, fire, ambulance) having a key, similar to what they do for apartment buildings now for the elevator.

7) “Reduce maximum length of stay to encourage more turnover during the season” - sorry I don’t see the advantage to this. Longer stays are more dependable, and can if you so choose bring in more revenue. And, if people are staying longer they are more connected to the campground, causing less problems and more continuity.

8) At present the washrooms facilities are good, this maybe something that could be left till the other things are completed.

_cdoy_, 14 Sep 2019, 08:52 AM Agrees: 1 Disagrees: 1_

I like the campground because it fits in with my vision of small town life/cottage country vs. Port Credit or Oakville. I feel safe when I walk down there on a summer evening and I enjoy visiting with the campers - many of whom are Cobourg residents. It feels like community.

_I agree with with 6.1 Service upgrades at campground (water, sanitary and electrical)_

• Upgrade existing services for each campsites

_I disagree with 6.2 because it suits me the way it is. 6.2 Beach/campground interface improvements_

• Realign walkway along south end of campground/north end of beach to provide a visual and physical buffer

• Space to include both the realignment of the multi-use recreational trail around the campground (#6.8), as well as public boardwalk/walkway adjacent to the beach

• Plantings to include shade trees to preserve views under tree canopies
I agree with 6.3. Why not extend use into all 4 seasons? 6.3 Extend/expand use
• Extend camping season beyond current months into shoulder seasons by adding small seasonal yurts or single room cottages for short term rental for more comfortable and/or cool weather camping
• Use campground for special features during the other seasons (e.g., skating loop in the winter)
I can’t comment as I don’t know what they look like now.

I agree with 6.5. This seems long overdue. 6.5 Registration system upgrades (online) (in process)
• Upgrade registration system to allow for online reservations

I agree with increasing rates to make the campground more competitive because I believe it is under-priced now. I disagree with reducing maximum length of stay. It is a lot less work to book, invoice and collect payment once vs. doing it more frequently. In addition, a bird in the hand is worth 2 in the bush. What’s the thinking behind this idea? I don’t understand.

I agree with 6.7 General landscape improvements
• Site restoration to improve grading of drainage on individual sites
• Provide new tree planting to replace aging trees in campground
• Reconfigure layout to improve efficiencies and enhance separation between sites
I am not necessarily opposed to this depending on what the advantages are and how much it will cost to get them; i.e. I don’t know if the cost-benefit is worth it.

I agree with 6.8 Provide multi-use trail connection around campground perimeter
• Provide 3-metre wide asphalt trail around campground to link east and west ends of existing waterfront trail
• Align pathway to provide connection across Division Street and avoid existing jog in alignment

I feel that we need to keep the campground where it is as it is a unique feature of Cobourg. Cobourg is designated a tourist town and what better way to show off our town than to have the tourists stay right in the heart of it. I feel that the campground should continue to make strategic improvements and charge a fair market value. I do not feel that point 6.2 would provide the value that the cost would warrant. If this would mean to create a privacy barrier between the campground and beach, this would take away part of the interaction between citizens and campers. Bringing back the skating loop in the winter, as described in point 6.3, would be a great thing. However, it would now compete with the frink. Having these two similar activities may not prove out positively. I disagree with the first part of point 6.3. I don’t believe the revenue that would come from the addition of the yurts and small cabins would favourably offset the cost, and this opens up the possibility for vandalism or squatters. I firmly believe the campground is a great attribute in our town, and I don’t want to see it leave. It is one of the five major elements in the heart of the downtown that makes the waterfront area of Cobourg so unique.

campground should be moved east or west. You do not get a beautiful display of the beach area, etc. coming down Division St., the main street leading to the Beach.

I believe the campground should stay! It gets tons of use from locals and out of town people, and gives many the chance to experience our beautiful town.

I understand the argument about increasing the rates (modestly I hope?), but I feel a major issue with your financials is that people who are a “no-show” at the park only forfeit their $20 reservation fee. Each and every reservation should be secured with a credit card and they should get charged if they don’t cancel 24-48 hours ahead. Every other campground has that policy for their own protection.
Sooner or later the campground will be gone, better sooner than later. It is an eyesore and most of the campers are permanent who plop their oversized campers along the front and sit and watch everyone all summer long. They sit and smoke cigarettes right beside the walkway as well, that can be smelled and inhaled from the walkway. I do not agree however, that this parcel of land should become parking, at least not the area nearest to the beach. It should become more green. Like it or not, the campground will eventually become archaic, and it needs to go before it becomes a worse embarrassment at the park.

Mo, 21 Sep 2019, 12:37 AM Agrees: 0 Disagrees: 1
2. Do you have another idea for the Campground? What’s your vision?

Remove the Front row of trailers and incorporate that land into a park. Create more of a division or border from the park. How about a cafe or two, or a bistro that can be enjoyed while walking about the beach. Add park benches and some tables.


Reply: This a fantastic idea!! Maybe have a couple restaurants from the main street open up a kiosk.

CaringforCobourg, 13 Aug 2019, 07:26 PM Agrees: 13 Disagrees: 9

Reply: Cobourg already has enough restaurants. There are plenty of empty storefronts along King Street. Flatten the grounds and open much-needed parking.

ParadoxiInsanity, 18 Sep 2019, 05:34 PM Agrees: 0 Disagrees: 0

Reply: Would agree only if the option to eliminate the park completely is not an option.

teagranny, 15 Aug 2019, 10:36 AM Agrees: 4 Disagrees: 3

Reply: 100% agree. The trailer park is a totally inappropriate use of such a prime piece of real-estate. It is an eyesore and I am sure there are other ways to generate revenue from it.

McGregor, 15 Aug 2019, 10:56 AM Agrees: 14 Disagrees: 8

Reply: sorry - replied to the wrong post. I think the whole thing should go. It is a poor excuse for a campground & removing one row wouldn’t provide enough space to do anything well.


Reply: I love the idea of reclaiming the 1st row of rental spaces and a division between park and beach is totally needed. On the reclaimed space I would put a community campfire pit and ask members of Rossville to come and educate people on the history of the First Nations and the original settlers in the area. The pipers at sun set is a great asset to the area and this would be a great reconciliation initiative for the town! The town or non-profits could also sell S'mores and generate more revenue.

JLE, 16 Sep 2019, 10:44 PM Agrees: 0 Disagrees: 0

Eliminate totally. The land is perfect to develop restaurants shops etc. Just like any good beach should have.

PReddon, 14 Aug 2019, 01:42 PM Agrees: 23 Disagrees: 16

Reply: Totally agree.

teagranny, 15 Aug 2019, 10:35 AM Agrees: 9 Disagrees: 10

Reply: 100% agree. The trailer park is a totally inappropriate use of such a prime piece of real-estate. It is an eyesore and I am sure there are other ways to generate revenue from it.


Reply: Putting restaurants on the beach would mean cutting the legs out from under the restaurants and cafes downtown.

RyanF, 19 Aug 2019, 02:11 PM Agrees: 9 Disagrees: 8

Reply: This land was gifted to the town with the agreement that it would never be developed but absorbed as part of the park itself. As there is already an extremely large swath of land used for park/beach use this little gem should stay right where it is. Putting restaurants there would cut the throats of downtown restaurants.

CobourgBornandRaised, 15 Sep 2019, 07:59 PM Agrees: 1 Disagrees: 1

Love the campground- It is a unique feature and should be preserved. Add some low hedges at the front to block some of the view. There are enough cafes and stores on the Main Street that need business without adding more. Expand the cafe you have on the beach now instead of just having a small pavilion. The campers love it and they should stay. It’s a tradition that doesn’t need removed just upgraded. Why not survey the campers to see what they would like improved?

KevinS, 14 Aug 2019, 04:16 PM Agrees: 12 Disagrees: 17
I walk the beach all year round. On winter days there are no washrooms to go to and nowhere to get a warm drink. I would love to see half of the trailer park eliminated and a cafe built. I would love to enjoy a glass of wine while watching the sunset, without having to rent a camping space. The trailer park sits on our most valuable piece of land and yet only those few with a trailer, many from out of town who not pay property taxes, get to use it.

Beach walker, 14 Aug 2019, 05:28 PM Agrees: 22 Disagrees: 11

Reply: This is exactly the way I feel but maybe eliminate all of the trailer park. We cannot use the beach on the weekend as it is too crowded and not enough washrooms, but a nice restaurant by the water where we can sit and enjoy the views would be wonderful. Why does Cobourg not have a waterfront cafe.

teaganny, 15 Aug 2019, 10:34 AM Agrees: 14 Disagrees: 11

Reply: agree. remove the trailer park completely, upgrade the washrooms to help address the increased beach crowds and redevelop into a space that could perhaps allow for food, and some type of fitness and observation use. Oshawa has a great outdoor “gym” right by their waterfront

McGregor, 15 Aug 2019, 11:00 AM Agrees: 12 Disagrees: 12

Reply: I agree it would be nice to have somewhere to have a drink by the water or a hot drink in the winter. However you say the out of towers don’t pay taxes but they do pay a fee and they do shop locally. What do the out of town people that use the beach and don’t pay taxes? They leave a bunch of garbage at the beach and the surrounding areas and neigbourhood. They don’t spend money downtown. If you think you will be enjoying the land at the beach anymore without the trailer park you are wrong. Seems you can smoke dope at the beach and get away with it maybe they should allow drinking on the beach and then you can have your wine and enjoy the sunset.

Living the life, 14 Sep 2019, 03:45 PM Agrees: 2 Disagrees: 0

Reply: Dope smokers are supposed to be following the same laws as tobacco smokers and e-vap users.

CobourgBornandRaised, 15 Sep 2019, 07:44 PM Agrees: 2 Disagrees: 0

Reply: I bet a camper pays the town in a 3 month stay, more than you pay in taxes in a year. Plus they are spending money throughout their stay. Live with it.

Kris M, 14 Sep 2019, 09:04 PM Agrees: 3 Disagrees: 2

Reply: No the Campground stays. The town boxed themselves in with the condos and destroyed the views at the Cobourg Jail. No wonder we cant keep a good restaurant there. Anything historical needs to stay, as it makes Cobourg what is was and could be. There are other locations that would work for the type of environment you mention, like the current Cabana, eating area already there. I do agree with the bathrooms, they need to be available Sun up to Sun Down and perhaps another set near the skating rink. The grass area at the boardwalk would be great for wine garden, cafe etc. Move the parking to Queen Street and let the boardwalk generate revenue. Why anything was built south of Queen I will never understand!

JLE, 16 Sep 2019, 10:30 PM Agrees: 1 Disagrees: 0

Reply: You do know, as a man, we don’t actually need bathrooms... bushes are our bathrooms. As for getting a coffee -- pick one up at The Dutch Oven and take it to the beach.

ParadoxInsanity, 18 Sep 2019, 05:35 PM Agrees: 0 Disagrees: 0

Please leave it as is. Ensure that it is well run, efficient and makes a profit. That’s all. Do not spend a lot of money unless it is to make it a better campground for the users and a great attraction for the town.


Reply: it is not a great attraction for the town. Most of the campers are legacy, so it isn’t like new people get to use it. It is a crowded eyesore. Just because it has been here for a long time is not an argument to keep it. If we were starting from scratch today, a trailer park would never even make a long list of options proposed. it is time to close, and/or move it.

McGregor, 15 Aug 2019, 11:03 AM Agrees: 19 Disagrees: 10
2. Do you have another vision for the Campground? What’s your vision?

**Campground: Forum Responses**

Reply: Why do we keep referring a trailer park as a campground? A campground where people can come for short term stays, enjoy our community and contribute economically just makes good sense. Using it as a trailer park is tantamount to selling it off for cottage lots.

Jerry Ford, 18 Aug 2019, 12:26 PM Agrees: 8 Disagrees: 2

Reply: TOTALLY AGREE! I am a camper myself, but there is absolutely NO WAY I would ever want to camp in that “cheek-to-jowl” environment. I prefer camping in wooded areas, yes with other campers nearby, but not so close that you can hear your neighbour’s conversations. Different strokes, for different folks, I guess.

As mentioned previously, if it were suggested now in 2019 to permit a campground here on our amazing beach, on such prime land, there is NO WAY it would fly!

It has definitely outrun it’s time on our beautiful waterfront! Far too many of these campers are seasonal dwellers, that have monopolized their space in that park with their massive rv’s year after year for most of the camping season. They should have been limited to a maximum 1 or 2 week stay!

Furthermore, a buffer of greenery should have been placed between the campers and the boardwalk. Now wouldn’t that just tick the campers off, but hey, I’m not impressed with currently having to walk nearby on the boardwalk and inhale their smoking and witness some inebriated talk and actions from their drinking. Both of which are not permitted just a couple metres away on the sandy beach!

Personally, I feel that the campground should be eliminated, and the land used as an extension of Victoria Park with LOTS of much overdue and needed washrooms and change-rooms for the park and beach goers.

Furthermore, rent out the northern end of the campground area to visiting food-trucks. Oh I know that the DBIA will start complaining about how the King Street restaurants/stores will suffer, but geez.... not every beach goer wants a sit-down meal or to shop for clothes etc.

Summertime and picnics go hand-in-hand, so provide the rest of the area with picnic tables, shade and WAY MORE trash and recycling receptacles!

AND OF COURSE make the area totally accessible!

Mrs. J., 12 Sep 2019, 10:29 AM Agrees: 0 Disagrees: 2

The Park has a long maintained historical and agreeable background. It has enjoyed a wide variety of activity over the years, many of which have disappeared as the size of the green park has diminished. The park is primarily a place of enjoyment for all members of the community. The trailer park was a useful utility as well which, advisedly could now be moved to another location along the beach front. The trailer land can enhance the greenland and lend itself to an attractive cafe.

dougell, 15 Aug 2019, 09:35 AM Agrees: 18 Disagrees: 8 Replies: 1

Reply: It would be just as much an eyesore somewhere else along the beachfront. Eliminate it completely.

MGM, 03 Sep 2019, 02:51 PM Agrees: 6 Disagrees: 7

The campground has had a wonderful run but it’s time for that space to be developed to serve our waterfront, citizens and guests better. Cafe, wine bar, boutiques, craft shops, etc.

Anne, 15 Aug 2019, 01:12 PM Agrees: 23 Disagrees: 15

Reply: So basically all the amenities already available a couple blocks away in the downtown? Why not support them instead?

RyanF, 19 Aug 2019, 02:08 PM Agrees: 10 Disagrees: 3

Reply: I try support them whenever possible but if you are looking for a special place to have a glass of wine or meal with a view... it should be overlooking the water. Redevelopment here would not cannibalize King Street eateries. Main traffic would be beach goers and people looking for something different.

Anne, 19 Aug 2019, 04:44 PM Agrees: 9 Disagrees: 5

Reply: Why can’t the marina restaurant be open and include the public year round. Told again this year only open to boaters!

Kor, 10 Sep 2019, 05:31 PM Agrees: 2 Disagrees: 0 Replies: 1
2. Do you have another vision for the Campground? What’s your vision?

**Campground: Forum Responses**

Reply: I didn’t think the marina had a redtsurant  
*Melanie , 15 Sep 2019, 04:49 PM Agrees: 0 Disagrees: 0*

Reply: Has anyone gone for a walk down there after Thanksgiving weekend? How long would your cafes, boutiques etc. Survive. The Campground thrives for the summer as does the canteen. This is an area for everyone. Just because you are not a rv’er or a boater does not mean others are not. I am not a dog owner but my taxes support a dog park. That is how taxes work! One bonus is the campground and marina is it does generate income. This campground is unique, upgrade it, just like other town facilities.  
*Jg , 26 Aug 2019, 10:22 AM Agrees: 8 Disagrees: 6*

Reply: I totally agree with your response. The campground is unique.  
*Kris M , 06 Sep 2019, 05:44 PM Agrees: 4 Disagrees: 4*

Reply: Just to clarify, both the Marina and Campground are fully user-pay. This has been the position of our Mayors and Town CAO for years. Both these are exclusive use facilities, where users can afford yachts or RV’s as well as the space rental. No one wants low income families or middle income families taxes to support these expensive facilities. The campground consistently makes a healthy yearly profit. However the Marina, although making a small profit, has huge upcoming expenses for which there is insufficient reserve funds. That is why changes need to be made at the Marina to allow it to be sustainable. Thanks for reading this.  
*Ted Williams , 11 Sep 2019, 09:34 AM Agrees: 1 Disagrees: 1*

This area is a fantastic space that could be enjoyed by all residents and visitors. A multi use venue, operated by the town that generates income would be a better use of this space.  
*m.e. , 18 Aug 2019, 07:48 AM Agrees: 15 Disagrees: 4*

The waterfront view area could have small cafes where visitors can sit and pay to enjoy the view. The trailers could be moved back. If no trailers, the whole area could become a rented area for food vendors with different ethnic foods to offer visitors and local residents.  
*MaryRose England , 18 Aug 2019, 10:28 AM Agrees: 4 Disagrees: 10*

Reply: That would be a huge blow to downtown businesses and would cause more vacancy.  
*RyanF , 19 Aug 2019, 02:06 PM Agrees: 10 Disagrees: 6*

Reply: Putting more cafes on the beach will take away from our already struggling downtown. Cobourg's waterfront is a one of a Kind. It's not all about dollars that the town wants the revenue from. There's also a lot of revenue coming into cobourg throught the marina. It is in bad shape Nd needs also updating. If not more and more will be leaving for better facilities  
*Lorrie , 21 Aug 2019, 04:03 PM Agrees: 4 Disagrees: 3*

A trailer park on some of the Town's most valuable shoreside land is an anachronism at best. Move forward. Make the area appealing to many, not just a few trailer owners. A clean, modern washroom facility with change rooms is overdue, so combine this with an overhaul to the pool facilities and rent out café space.  
*EastSideGuy , 18 Aug 2019, 08:54 PM Agrees: 9 Disagrees: 5*

I would like to see the camp sight eliminated, but the land made into an extension of Victoria Park. It would be an awesome picnic area and the bathrooms are much needed with the amount of visitors the park and beach get  
*Andrea Barker Hamlin , 19 Aug 2019, 06:31 PM Agrees: 11 Disagrees: 10*

Reply: I believe it should be part of the park and a space for people to enjoy.  
*phyllis , 01 Sep 2019, 08:23 AM Agrees: 5 Disagrees: 6*
2. Do you have another vision for the Campground? What’s your vision?

**Campground: Forum Responses**

We should leave the campground alone, yes upgrade it as it needs beautification and to be modernized. There have been many surveys in the past and all of them say leave it where it is. Why should we add cafes who will compete with downtown businesses, we should concentrate on filling the empty stores. It would be hard for a cafe to survive down there with only 8 to 12 weeks of peak business out of 52. The canteen barely makes enough money to pay the towns commission. If anything tear down the canteen, upgrade the washrooms and make that into a cafe The campground also turns a profit with all funds going to the town, parks don’t make money...

*Dave2k, 19 Aug 2019, 07:26 PM Agrees: 11 Disagrees: 6*

Reply: A way to help the downtown merchants is to increase the population density in the core. The trailer camp land could be sold for mixed use residential and commercial. Everybody wins, especially taxpayers who would no longer be subsidizing the camp by accepting such a low return-on-investment of that valuable land.

*Lawrence, 11 Sep 2019, 10:56 AM Agrees: 3 Disagrees: 5 Replies: 1*

I don't understand the residents who want to keep the Trailer Park but they don't even use it. However, the Committee has made up their mind to keep it and just do some Lipstick on a Pig upgrades. I just hope the Trailer Park People pay for all the upgrades and that their rents are all raised for their Million Dollar view. BTW ... Has anybody been to Brighton's Whistling Duck Restaurant. It's on the water. It's open all year round. And I'm sure it generates more money than what a seasonal, eye sore of a trailer park does.

*LRS, 29 Aug 2019, 12:41 PM Agrees: 8 Disagrees: 8*

Reply: We are local and have camped there many times. Our grandchildren look forward to this every year. This park does generate money and yes does needs some upgrades. There are many local rv'ers who enjoy this park.

*Jg, 06 Sep 2019, 10:12 PM Agrees: 7 Disagrees: 3*

I do early morning walks along the lakefront most of the year. I have come to feel that the campground provides a unique and down-home quality to the park and town. The residents are respectful of the sites, other residents and visitors. They also provide income to Cobourg businesses. My partner and I support leaving the campground where it is and making the needed upgrades and improvements, increasing rental rates if necessary.

*nemkin, 01 Sep 2019, 12:29 PM Agrees: 8 Disagrees: 4*

Just make it part of the regular park so everyone can use it.

*Judy Smith, 04 Sep 2019, 09:46 AM Agrees: 6 Disagrees: 6*

Put beach huts in front of campground as they do along the beach front in the uk. I know it may spoil the campers view but for extra let them rent them out while staying on the campground. Beach huts can add a touch of colour to the waterfront as well.

*Anna, 04 Sep 2019, 08:00 PM Agrees: 2 Disagrees: 10*

Keep the trailer park. The heck with little cafe's & boutiques. No way they could survive selling glasses of wine. The park makes money to pay for the garbage left behind by others.

*Kris M, 06 Sep 2019, 05:57 PM Agrees: 6 Disagrees: 6*

The trailer park space should be used as park space for the citizens of the town not used by visiting campers. A waterfront restaurant and enhanced park area would benefit everyone. Other towns throughout Ontario manage to support a waterfront restaurant and downtown restaurants throughout the whole year.

*Mlue, 06 Sep 2019, 08:52 PM Agrees: 7 Disagrees: 4*

Reply: This land was gifted to the town with the agreement that it would never be developed but absorbed as part of the park its self. As there is already an extremely large swath of land used for park/beach use this little gem should stay right where it is. Putting restaurants there would be cutting the throats of the restaurants already downtown.

*CobourgBornandRaised, 15 Sep 2019, 07:55 PM Agrees: 0 Disagrees: 0*
The Campground, like the Marina, is fully user pay. It is an exclusive-use facility, for those who can afford not only the RV’s but the campsite rental. Every year the campground makes a profit of approx $130,000. Over the years this profit has built up to a substantial amount. I imagine this reserve balance is large enough to cover most capital expenses. No taxpayer money, from medium or low income families should be spent on the Campground. I believe the allocation of campsites could be improved to better satisfy the campers and increase profit. This could be done by taking directly to the campers. Right now (Sept 9) there are many empty campsites.

In addition, the longer I live in Cobourg, the more I support the Campground. They are wonderful families. The dream of a boutique hotel, or a waterfront beach restaurant occupying some of the space is great, but does anyone know of any private company who is breaking down the door to make it happen and make a profit for the 4 month season?

Ted Williams, 09 Sep 2019, 08:27 PM Agrees: 3 Disagrees: 7

Reply: I would like to see the trailer park income expressed in proper business terms, as return on investment. In effect, the town has an investment here equal to the value of the land. Clearly there are very large opportunity costs with such a low-value land use. Urban land is not usually used for trailer camps for this reason. What else could be done with the value of the property. Clearly that’s millions, and $130k looks pretty poor as a return on that. Equally clearly, taxpayers are subsidizing the campers in a way that shareholders in a proper business would never do.

Lawrence, 11 Sep 2019, 10:49 AM Agrees: 3 Disagrees: 1

Reply: Lawrence, thanks for your interesting comments. It would be of interest to know an answer to your question - return on investment in proper business terms. I believe this would be of academic interest because it’s difficult to combine government, private business and profit you loose any comparison. Taxpayers pay $1M to the CCC every year above and beyond the user fees, to keep the facility open. For consideration, the front row of the Campground is 460 ft long. That could house about 15 restaurants. If any restaurant owner would care to invest in a building, it could be accomodated on only 3 campsites, with the Town as their landlord.

Ted Williams, 11 Sep 2019, 01:34 PM Agrees: 4 Disagrees: 1

Reply: That the town wants to subsidize the CCC, that’s quite a different issue -- the CCC is an amenity primarily for residents. The trailer park is provided to non-residents, and it is essentially a business. Why is the town in such a business? The same question could be asked about the marina, except that the harbour could not be sold, while the trailer park land could be. There is substantial value there, and that value is being used to subsidize the trailer park as an amenity for non-residents. If there were mixed land use there, including residential, it would add to core density and aid local businesses.

Lawrence, 11 Sep 2019, 05:21 PM Agrees: 2 Disagrees: 2

Reply: This land was gifted to the town with the agreement that it would never be developed but absorbed as part of the park its self. As there is already an extremely large swath of land used for park/beach use this little gem should stay right where it is. It is irrelevant on the value of the land.

CobourgBornandRaised, 15 Sep 2019, 07:50 PM
Agrees: 0 Disagrees: 0

Reply: Comparing the marina and trailer park seems strange to me. I have never seen the trailer park used on tourist campaigns. The marina is a beautiful landmark that adds to the prestige and draw of the town, which also pulls in revenue. The trailer park is a cramped crowded eyesore on the most valuable piece of land still available in the entire town. I cannot believe that this is the only option to generate income. We should not settle with just trying to improve on such an ill-advised use of prime real-estate. As I’ve said before, it wouldn’t even be considered if we were starting from scratch. As was said elsewhere, $130K doesn’t sound like much.

McGregor, 12 Sep 2019, 12:25 PM Agrees: 4 Disagrees: 2

Reply: 

The Campground is what cobourg is and should be known by. Its a piece of home in the middle of a busy world. Walking by it is relaxing and people stop and talk. I would recommeded because there are serviced sites that a christmas market like in the distillery district in Toronto would be a wonderfull addition. Even keep the market going during the winter. Take the fenced area by the canteen and make it an outdoor winter restaurant. We can find may way to use the space off season and still keep our wonderfull trailer park. Dont let progress and $$ take away the heart of Cobourg. Please I want my grand kids and their kids to enjoy this wonderfull experence that is unique to cobourg. <3 Cobourg Campground <3

Brenda & Dean, 10 Sep 2019, 03:55 PM Agrees: 5 Disagrees: 4
2. Do you have another vision for the Campground? What’s your vision?

**Campground: Forum Responses**

i think the campground should stay. its such a great thing to have in the summer seeing everyone and their families come camping and actually enjoying it. We don't need any more restaurants because there's enough uptown and if we start opening more down there then it will put the downtown out of business. i think there is more important things to worry about then getting rid of the campground. How about the brick boardwalks or walkways throughout the town? they could use some repairs before someone falls.

Deere889, 11 Sep 2019, 04:23 PM Agrees: 1 Disagrees: 3

The trailer park should be eliminated and the space used perhaps as a recreation centre, cafes, restaurants. That is prime location in Cobourg and it is inaccessible 6 months of the year.

Karen Baksh, 12 Sep 2019, 09:37 PM Agrees: 3 Disagrees: 4

The campground is profitable. There is nothing wrong with it's location. It is not just used by RV and trailer users. Tent users use it to but I don't agree with charging for 2 campgrounds when the people use two tents. Putting any type of business on that property will only cut into the profits of businesses that already exist in the downtown area and when the land was donated to the town the agreement was that it would never be developed. Family members have the right to take it back should the town even try.

CobourgBornandRaised, 15 Sep 2019, 09:12 PM Agrees: 2 Disagrees: 1

Reply: Totally agree. You can't break the agreement. Curious who donated the land?

JLE, 16 Sep 2019, 10:20 PM Agrees: 0 Disagrees: 1

Like many of us, I walk along the beach and I always surprised in the summer to see a trailer park in the middle of the town with some of the best lake views available. And so I empathize with those of us who want something more attractive and less intrusive. That's why I would like as well. But I can also see benefits to the town if the folks at the park use local services. However, I would like a few more facts and would appreciate knowing where they are. How much revenue does the trailer park bring the town, how much does it cost us for extra services (security, water etc). Have we ever conducted a survey of local shops to know how many from the park actually use these local shops?.

Richard, 15 Sep 2019, 09:41 PM Agrees: 0 Disagrees: 0

The Camp Ground was one of my first memories of Cobourg. There are a lot of empty buildings or buildings for rent near the campground that could expand the number of sites available for rent and I love the cottage rental or glamping idea. I don't think its an eyesore, it gives Cobourg some of its charm and the town feeling of being a cottage or weekend destination an hour away from the concrete jungles. Last year was the first time I was fearful being in the beach and park areas. This year I was only down to the water twice because of my uneasiness and lack of space for town folk. I miss the use of the pier with my car, as it was my favorite place to hang with my dogs and watch the water; however, I think it needs to remain closed for security purposes! Security needs to be improved everywhere and staffed 24 x 7. In a 10 minute period we saw 6 cars use the one way streets in the wrong direction, can you say revenue. The coast guard is expanding their building is there an opportunity to combine it with Campground and Marina operations. I also heard someone walking near the campground wondering about bathrooms in general, signage needs to be improved about the beach. I still haven't found the west beach. I believe the town has other areas that are more of a priority Overall I believe the town needs to bring back the charm and feel of the summer colony vibe in this down town core. I would love to see a community space near the pool and campground where the town (non-profit groups) runs organized events like Bingo, dance lessons, giving the town a place to call our own when the transients invade..

JLE, 16 Sep 2019, 09:58 PM Agrees: 0 Disagrees: 0

Hi Lawrence, We should have coffee. There are too many issues to cover on this so called"chat"It is difficult to have all the facts, especially when the Town staff rarely communicate to the users of these facilities. How many are local residents? For sure, we want to keep these 4 acres as public land. Certainly not a private condo. Would a restaurant make them private, possibly with a 99 year lease.. A restaurant would occupy a fraction of this land and many facilities could be accommodated

Ted Williams, 17 Sep 2019, 03:43 PM Agrees: 0 Disagrees: 1

I am very happy with the plan for the campground. Upgrades need to be made and advertising needs to ensure travelers are aware of it. You can not maintain a full campground and generate maximum revenue with a tired, rundown facility. New washrooms, full service sites, working wifi. Nobody wants to stay at a flea bag motel on a holiday. Travelers spend money, and businesses within walking distance will benefit. Our marina used to be a destination for boaters, but the poor services and run down facilities mean they continue down the lake. I suspect this happens with the campground as well.

Jeremy Coulis, 18 Sep 2019, 10:36 AM Agrees: 1 Disagrees: 1

I say keep the campground and the cost as minimal as possible so everyone wins - town of Cobourg and the people paying to stay there.

Rhonda, 20 Sep 2019, 10:42 AM Agrees: 0 Disagrees: 0 Replies: 0
East Pier: Written Responses

Preferably Option #3, but option #4 sounds good. (i) 4.4, (2) 4.2 (3) 4.9 & 4.3

Bonnie Morrison

No cars/trucks on pier, pedestrian friendly. No cruise ships on East Pier. Do not obstruct current dragon boat & small sail boat. No traffic circle.

Douglas Smith

Charge ppl (outsiders) to use beach, free to locals. Set up an area for BBQ rentals. No charcoal. Get a deposit to prevent users leaving a mess. Area for pubs, cafes etc by waterfront.

Ilpo Hartikainen

Pier needs to be fixed, not for food vendors, but for people & marina use.

Michelle Wright

Don't think you need food concessions on pier. Pier needs work done for safety reasons. Launching & removal of boats done at Marina. Update coastguard house, not new one

Joan Diminnie

Option 1 or nothing at all, in order to save money. Driving on the pier is not necessary, nor is having the fair out there. Pedestrian only.

Vivian VandenHazel

Continue to use light car/truck use. Either option 3 or 4 would do. Pedestrian access only would deny access to many people with mobility issues.No food truck or other commercial activity.

Dave Anderson

No auto traffic. Option 1 b should be no vehicles, but better renovation for sustainability.

Eric Kantor

Option 1.

Susan Cathro

Do a full and proper complete repair of pier, and then still eliminate vehicle traffic. Pedestrian use only like beachwater and lighthouse in Oakville

Wayne Donaldson

No boat slips on West side of center pier. That space is valuable for kids and their canoes and dragon boats.Re-Build pier with proper foundation. Option 1.

Mark Donaldson

6-1 Agree, 6-3 Agree 6-7 agree.

William Scanlon

Coastguard-no need to build or expand. Agree one section walkway & another car access. Enough Restaurants in area. Option 2 or option 4.

Murray & Lind Ribble

I have lived in this town all my life and my parents have raised us to be good citizens and we have respected the beauty of Cobourg the way we knew it. Cobourg is not making it a better place as we see it now. They closed the pier! We could gather and talk with our friends as we used to do. What is going on folks? It has been a gathering place for as long as I can remember. I say, fix it and bring it to standard and make the police and auxiliary police show more presence on the pier. Installing a few low level coach lighting on the west side with some benches and let the cars park along the east side. Give us back our pier as we pay our taxes as well and have been paying them for over a half a century and don't want people telling us what we should do with our pier as far as enjoying it for all this time! Since the former marina manager Phil Favdella left everything has gotten worse! The boaters have been paying high fees to dock their boats and now have to pay to park.They are the ones who have made the area a crown jewel for people to enjoy. Now the boat owners are being unjustly denied access and are not happy being there.

The main reason I moved my boat out, I was not happy with what was transpiring here.

When I was a Cobourg town councillor in Cobourg, we looked at the whole picture and did what was best for all the people in Cobourg, not just a few who live in the condos to stir up their own issues. We were transparent with the problems that arose. Where is that transparency today I ask?

GIVE US BACK OUR PIER!

Ed Pursey
6.3 sounds great. 6.1 and 6.7 sound routine should be done anyway.

_Bonnie Morrison_

I think the campground should be left the way it is now. It is not an eye sore and has been there for a long time and if it is not broke then leave it.

_Wytske Bertsch_

Charge ppl (outsiders) to use beach, free to locals. Set up an area for BBQ rentals. No charcoal. Get a deposit to prevent users leaving a mess. Area for pubs, cafes etc by waterfront.

_Eilert Frerichs_

Get people down to waterfront year round. Permanent Restaurant. Restrooms needed.

_Brenda Halliday_

Size of beach should not be reduced for walkway. Move the trailer park a bit North by eliminating some of center area to separate them a bit from beach. I walk there every day and don’t mind the campers. If others do, move them back.

_Wayne Donaldson_

Upgrade the electrical. Have all sites serviced Fully. Bathrooms should be handi-cap accesible.Long term campers look after their sites more than short term, therefor for a more pleasant look should be near boardwalk. Level sites out.

_Warner Wenzel_

Washrooms in campground are great location, need to updated. Pathway along beach/camp only needs to be updated. Making more elaborate will only take away from campground.

_Michelle Wright_

Update of washrooms. No need for yurts.No trail around campgrounds. The walkway is sufficient. Campground is a need for Cobourg-Heritage. It is always full.

_Joan Diminie_

Expand Campground walkway will take away from beach area. Planting trees on Industrial pier property is a waste of money. The land is contaminated.

_Harold Wontorra_

Do not expand-the beach is already overcrowded, use the supposed $100,000 revenue to upgrade services but use no money from general tax revenue.

_Vivian VandenHazel_

Multi-use trail and buffer. Yurts/cottages.

_Eric Kantor_

I like all the proposals for the campground & in particular increasing a buffer onto south side.

_Susan Cathro_

Do not sacrifice a part of beach for trailers. People and birds need the beach.

_Mark Donaldson_

Happy to walk waterfront the way it is. No need to spend any money!

_H. Hanson_

Washroom facility increase female capacity and open year round. Reduce rates for families.

_William Scanlon_

Upgrade sewers so that a proper cap can be placed on. Mark campsites with border lines indicating lot lines. Enforce rules on proper RV parking, firepits etc.

_Jan Gill_

Upgrade electrical, sewers should be above ground and capped, Washrooms Handi-Cap accesible. Site #s moved to accommodate large RV’s without pulling out of ground.

_Helen Manley_

Upgrade services but leave existing footprint.

_Murray & Lind Ribble_