

# Agenda

## Planning Advisory and Hearing Committee

**Meeting ID:** 2015-02  
**Meeting Date:** Tue February 17, 2015 07:00 PM  
**Location:** City Hall Council Chambers, 360 Pitt Street, Cornwall, Ontario, K6J 3P9  
**Chair:** Maurice Dupelle, Councillor  
**Prepared By:** Ely Daniels, Administrative Assistant

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### WELCOME AND CALL MEETING TO ORDER BY CHAIRMAN:

### ADOPTION OF THE AGENDA - ADDITIONS AND DELETIONS:

### ADOPTION OF THE MINUTES:

#### **1 January 19, 2015 Planning Advisory and Hearing Committee Meeting**

Click for detail --> 

### DECLARATION OF CONFLICT OF INTEREST:

### BUSINESS ARISING FROM THE MINUTES:

None.

### PRESENTATION(S):

None.

### REVIEW OF PUBLIC NOTICE REQUIREMENTS BY PAC SECRETARY:

A Notice of Public Meeting was advertised in the Standard-Freeholder on Saturday, January 17, 2015 with respect to PAC Files: Z-01-15 (27 York Street, St. Joseph's Continuing Care Centre Parking Lot), Z-02-15 (Phase VI - East Ridge Subdivision), Z-03-15 (AutoPoint Land Holdings Inc. - Paschek Site), Z-04-15 (AutoPoint Land Holdings Inc. - Hough Site). In addition to the newspaper notice a 400 radius Letter Notice was sent out to

land owners around the subject properties on January 20th and 21st, 2015.

### **PUBLIC MEETING ITEM(S) - PUBLIC HEARING:**

📄 1 - **The Religious Hospitalers of St. Joseph's Continuing Care Centre - Agent HSP Engineering Kevin McDonald** Submission Planning Advisory and Hearing Committee - 2/17/2015 7:00:00 PM - Review of an application for a site specific Zoning exception to the Institutional 10 (INS 10) zoning on Part of Lots 20 and 21 South Side of Water Street and Part of Lot 20 North side of Water Street , municipally known as 27 York Street, Cornwall. **(PAC File Z-01-15)**

📄 2 - **Cartwave Realty - Agent Travis Mitchell - Review of Draft Plan Approval for Phase V1 of East Ridge Subdivision** Submission Planning Advisory and Hearing Committee - 2/17/2015 7:00:00 PM - (Cartwave Realty) being Part of Lot C and Part of the West ½ of Lot B, Concession 1 - File Number (04-T-94520)

📄 3 - **Autopoint Land Holdings Inc., Principal-John Purkiss with concurrence from present owner-Cornwall Freightliner Inc., Principal, Ewe Paschek - Agent Eric Lang, Remax Cornwall Realty** Submission Planning Advisory and Hearing Committee - 2/17/2015 7:00:00 PM - - Removal of the 'Hold' (H) Provision for Highway Commercial (CH) Zoning at 3001 Brookdale Avenue, being approximately 4.45 acres of a 8.9 acre parcel on the west part of Lot 12, Concession 3, Cornwall. In addition, a request to remove a 61 metre site specific, southside setback is being made under this request - **(PAC File # Z-02-15).**

📄 4 - **Autopoint Land Holdings Inc., Principal John Purkiss with concurrence from present land owner Robert Hough-Agent Eric Lang, Remax Cornwall Realty** Submission Planning Advisory and Hearing Committee - 2/17/2015 7:00:00 PM -. An Official Plan Amendment (No. 30) from Urban Residential (U.Res) to General Commercial (G.C.) designation and Zoning By-law Amendment from Residential 20 (RES 20) to Highway Commercial (CH) with site specific standard/provisions at 3105 Brookdale Avenue, being approximately a 3.9 acre parcel on the west part of Lot 12, Concession 3, Cornwall. This parcel will be formed with a larger (8.9 acre) lot to the immediate north **(Re: PAC File Z-02-15)** to accommodate a comprehensive Auto Dealership Plaza, Restaurant and Convenience Store/Gas Bar Development **(PAC File Z-03-15, OPA No. 30)**

### **PAC DISCUSSION OF PUBLIC MEETING ITEM(S):**

1. 📄 Submission Planning Advisory and Hearing Committee - 2/17/2015 7:00:00 PM - The Religious Hospitalers of St. Joseph's Continuing Care Centre - Agent HSP Engineering Kevin McDonald - Review of an application for a site specific Zoning exception to the Institutional 10 (INS 10) zoning on Part of Lots 20 and 21 South Side of Water Street and Part of Lot 20 North side of Water Street , municipally known as 27 York Street, Cornwall. (PAC File Z-01-15)

2. 📄 - Submission Planning Advisory and Hearing Committee - 2/17/2015 7:00:00 PM - Review of Draft Plan Approval for Phase V1 of East Ridge Subdivision, (Cartwave Realty)

being Part of Lot C and Part of the West ½ of Lot B, Concession 1 - File Number (04-T-94520)

3. 📁 - Submission Planning Advisory and Hearing Committee - 2/17/2015 7:00:00 PM - Autopoint Land Holdings Inc., Principal-John Purkiss with concurrence from present owner-Cornwall Freightliner Inc., Principal, Ewe Paschek - Agent Eric Lang, Remax Cornwall Realty - Removal of the 'Hold' (H) Provision for Highway Commercial (CH) Zoning at 3001 Brookdale Avenue, being approximately 4.45 acres of a 8.9 acre parcel on the west part of Lot 12, Concession 3, Cornwall. In addition, a request to remove a 61 metre site specific, southside setback is being made under this request - (PAC File # Z-02-15).

4. 📁 - Submission Planning Advisory and Hearing Committee - 2/17/2015 7:00:00 PM - Autopoint Land Holdings Inc., Principal John Purkiss with concurrence from present land owner Robert Hough-Agent Eric Lang, Remax Cornwall Realty. An Official Plan Amendment (No. 30) from Urban Residential (U.Res) to General Commercial (G.C.) designation and Zoning By-law Amendment from Residential 20 (RES 20) to Highway Commercial (CH) with site specific standard/provisions at 3105 Brookdale Avenue, being approximately a 3.9 acre parcel on the west part of Lot 12, Concession 3, Cornwall. This parcel will be formed with a larger (8.9 acre) lot to the immediate north (Re: PAC File Z-02-15) to accommodate a comprehensive Auto Dealership Plaza, Restaurant and Convenience Store/Gas Bar Development (PAC File Z-03-15, OPA No. 30)

#### **OTHER / NEW BUSINESS:**

1. 📁 - Submission Planning Advisory and Hearing Committee - 2/17/2015 7:00:00 PM - Cartwave Realty Limited Blackburn Gardens - Review of a Request for an Extension to the Draft Plan Approval of Subdivision being Part of Lot 9, Concession 2, situated South of Tollgate Road, East of Pitt Street (Folder 259 File No. 04T-2007-04)

2. 📁 - Submission Planning Advisory and Hearing Committee - 2/17/2015 7:00:00 PM - Mark Lafromboise - Review of a Request for an Extension to the Draft Plan Approval of Subdivision (Former Brownsdale Subdivision) being Part of East Half of Lot 12, Concession 3, situated South of Cornwall Centre Road, West of Northdale Crescent (Folder 283 – 04T-2012-01)

3. 📁 - Submission Planning Advisory and Hearing Committee - 2/17/2015 7:00:00 PM - CPPEC Recommendation Feb 5, 2015 HOTC#2015-01 22 Fourth St E

4. 📁 - Submission Planning Advisory and Hearing Committee - 2/17/2015 7:00:00 PM - CPPEC Recommendation Feb 5, 2015 HOTC#2015-02 903 Brookdale

5. 📁 - Submission Planning Advisory and Hearing Committee - 2/17/2015 7:00:00 PM - CPPEC Recommendation Feb 5, 2015 HOTC#2015-03 113 Amelia

6. 📁 - Submission Planning Advisory and Hearing Committee - 2/17/2015 7:00:00 PM - CPPEC Recommendation Feb 5, 2015 BR#2015-01 22 Fourth St E

7. 📄 - Submission Planning Advisory and Hearing Committee - 2/17/2015 7:00:00 PM - CPPEC Recommendation Feb 5, 2015 HOTC#2014-05 Addendum 317 Pitt St

8. 📄 - Submission Planning Advisory and Hearing Committee - 2/17/2015 7:00:00 PM - CPPEC Recommendation Feb 5, 2015 HOTC#2013-13 Addendum 806 Pitt St

9. 📄 - Submission Planning Advisory and Hearing Committee - 2/17/2015 7:00:00 PM - CPPEC Recommendation Feb 5, 2015 BR#2014-04 Addendum Tenth St E

**INFORMATION:**

**NEXT SCHEDULED MEETING:**

March 16, 2015

**NOTE:** Any PAC recommendations resulting from this meeting will be considered at the Monday, March 23, 2015 Meeting of Council. The Clerk's Department may be contacted at 613-932-6252 to verify that the report and resultant documents to which you have an interest is included in the Agenda of the above date.