

Minutes

Planning Advisory and Hearing Committee

Meeting ID: 2015-05
Meeting Date: Mon June 15, 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

Attendance Committee Members:

Andre Rivette, Councillor
Bernadette Clement, Councillor
David Murphy, Councillor
Elaine MacDonald, Councillor
Maurice Dupelle, Councillor
Carilyne Hébert, Councillor
Claude E. McIntosh, Councillor
Justin Towndale, Councillor
Mark A. MacDonald, Councillor

Attendance Staff:

Dana McLean, Programs Coordinator Planning
Division
Ely Daniels, Administrative Assistant
Karl Doyle, Zoning and Site Plan Coordinator
Ken Bedford, Supervisor, Planning Division
Mark A. Boileau, Manager, Economic Development
Mary Joyce-Smith, Senior Planner
Maureen Adams, General Manager, Financial
Services

Regrets:

Leslie O'Shaughnessy, Mayor
Brock Frost, Councillor

Attendance Media:

Greg Peerenboom, Cornwall Standard Freeholder

Attendance Public:

Ed Allard, 1125 Kirkman Court, Cornwall, ON
Russ MacDonald, 320 Fourth Street, W, Cornwall, ON
Tony Ortiz, 202 Alice St., Cornwall, ON
David George Oldhom, 115 Dalhousie Street, Cornwall, ON
Standard-Freeholder Daily, 44 Pitt St., Cornwall, ON
Gary Jans, 840 Campbell, Cornwall, ON

Jack Haines, 1150 Montreal Rd., Cornwall, ON

WELCOME AND CALL MEETING TO ORDER BY CHAIRMAN:

Chair Maurice Dupelle called the meeting to order at 7:00 PM.

ROLL CALL:

Roll Call was conducted by the Recording Secretary.

ADOPTION OF THE AGENDA - ADDITIONS AND DELETIONS:

As there were no additions or deletions, the Agenda was approved as presented.

Moved By: Bernadette Clement, Councillor
Seconded By: Claude E. McIntosh, Councillor

MOTION CARRIED

ADOPTION OF THE MINUTES:

1 May 19, 2015 Planning Advisory and Hearing Committee Meeting

Click for detail --> 

That the Minutes of the Planning Advisory and Hearing Committee Meeting (No. 2015-04) of Tuesday, May 19, 2015 be approved as presented.

Moved By: Andre Rivette, Councillor
Seconded By: Bernadette Clement, Councillor

MOTION CARRIED

DECLARATION OF CONFLICT OF INTEREST:

None declared.

BUSINESS ARISING FROM THE MINUTES:

None

PRESENTATION(S):

None

REVIEW OF PUBLIC NOTICE REQUIREMENTS BY PAC SECRETARY:

There was no public notice required since there were no public meeting items under the Planning Act.

PUBLIC MEETING ITEM(S) - PUBLIC HEARING:

There were no public meeting items scheduled.

PAC DISCUSSION OF PUBLIC MEETING ITEM(S):

N/A

OTHER / NEW BUSINESS:

PAC Secretary Ken Bedford advised that Dana McLean would be presenting a brief overview of the revised HOTC CIP funding application from Gary Jans/Jack Haines project and some of its' financial details. PAC will be acting as the review body in order to get recommendations to Council.

1 PAC Review/ Evaluation and Recommendation of Heart of the City CIP Application HOTC#2015-07 for 1154 Montreal Rd

Click for detail --> 

Heart of the City administrator Dana McLean advised that this application was handed back to PAC for review and a recommended course of action to Council, being for example, a specific approval or denial of the funding request, or approval of select parts of the funding request. The application request is to assist with partial funding coverage of an approximate project cost of \$10 million for a Mixed Use Apartment (rental) Complex with 7 or 8 storeys, under the programs listed below:

Program 1 - HOTC Rehabilitation & Redevelopment Grant - see attached (tax increment grant, otherwise known as a TIG)

Program 3 - Project Feasibility Grant -\$7,500 (program maximum)

Program 5 - Municipal Planning / Development Fees Grant - estimated \$97,550 (based on actual cost)

Program 6 - Discretionary Municipal Tipping Fees Grant - (50% of weigh bill)

Program 7 - Parking and Landscape Enhancement Program - \$25,000 (program maximum - interest free loan)

Although PAC was to ultimately approve the application request for several Heart of the City programs, discussions subsequently focused over how the city would

continue to fund other development assistance applications.

Elaine MacDonald had concerns over losing some provincial funding because Queen's Park would increase the City's tax assessment. She stated that the City of Cornwall would have to build itself into a future where it is going to have to generate more funds to keep up with its' programs.

The Ontario Municipal Partnership Fund is based on a municipality's ability to generate property taxes. Cornwall is lower than most and so will get \$3.9 million this year from the province. Just a few years ago, the city received more than \$6 million.

Councillor André Rivette stated that this project would not be a debt, but an investment in the future, and added that Council should give what other big multi-storey projects have received and have approved in the last few years.

Most PAC members were of the opinion that although the city wouldn't reap the full property tax benefits until after 10 years, it would be money well spent.

Councillor Claude McIntosh stated that this large residential / commercial development in the city's east end will create new construction jobs, more accessible housing for seniors, more water and sewer revenue and increase the number of potential shoppers in Le Village area. As well, if the property remained undeveloped, the city would only get approximately \$1,754.87 a year in vacant land taxes.

Councillor Bernadette Clément stated that this is a good project located in a symbolic area, with accessibility being the main feature, and that she fully supports it, however, she added, that it was important to have discussions about the choices being made that could potentially have an impact on smaller businesses.

Following a further brief discussion, a motion was made to approve HOTC #2015-07 - 1154 Montreal Rd 962101 Ontario Inc.'s request as follows:

Program 1- HOTC Rehabilitation & Redevelopment Grant - \$2,140,925 (Tax Increment Grant, to be based on MPAC Assessment, reimbursement not subject to yearly assessment/tax increases)

Program 3 - Project Design Grant - \$7,500

Program 5 - Municipal Planning/Development Fees Grant - estimated \$97,550 (based on actual cost)

Program 6 - Discretionary Municipal Tipping Fees Grant - (50% of weigh bill, dependent upon eligibility of material)

Program 7 - Parking & Landscape Enhancement Program - \$25,000 (program

maximum - interest free loan)

Motion to approve the recommendation as presented:

Moved By: Councillor André Rivette

Seconded By: Councillor Claude McIntosh

A recorded vote was requested by Councillor André Rivette.

Councillor	In Favour	Not in Favour
O'Shaughnessy, Leslie, Mayor	Absent with Regrets	
Clément, Bernadette, Councillor	X	
Dupelle, Maurice, Councillor (Chair)	X	
Frost, Brock, Councillor	Absent with Regrets	
Hebert, Carilyne, Councillor	X	
MacDonald, Elaine, Councillor		X
MacDonald, Mark, Councillor	X	
McIntosh, Claude, Councillor	X	
Murphy, David, Councillor	X	
Rivette, André, Councillor	X	
Towndale, Justin, Councillor	X	
Total	8 In Favour	1 Not in Favour

Motion Carried

2 Medical Marihuana Production Facilities and the need for a Zoning Definition / Locational Criteria / Standards

Click for detail --> 

PAC Secretary Ken Bedford stated that this staff report was being presented for consideration by PAC, for the Planning Department to proceed with a study to look at Medical Marihuana Production Facilities with respect to how the Zoning

Bylaw views them, and the locational criteria and standards in the Zoning Bylaw. He added that presently the city does not have specific criteria within the Bylaw, and that staff are looking at a number of municipalities within the province that are developing or have developed Zoning Bylaw Standards, and is continuing to receive various inquiries with respect to this type of activity (i.e. also looking at impact and how other municipalities have determined their criteria).

Councillor Bernadette Clément asked what level of inquiries had the city received.

Economic Development Manager, Mark Boileau replied he did not know whether the city has received more inquiries than other municipalities, however, the ones that were received (approximately 4 to date) were not of an agricultural nature but of an industrial nature instead. He advised this is a sophisticated pharmaceutical processing facility, entirely indoors, highly controlled manufacturing process, and very stringent as a result of Health Canada Approvals/Standards.

Following a brief discussion, and as per the associated Staff report, a motion was made to move forward with a study as recommended below:

- i.) That City Council endorse a staff research initiative to proceed with a Housekeeping review, in order to ultimately introduce a definition and associated locational criteria/standards for a use called 'Medical Marihuana Production Facilities' into the City's Comprehensive Zoning Bylaw; and
- ii.) That the Planning Division will initiate a public meeting notice and associated process for this matter, to be tentatively considered at the August 24th, 2015 PAC.

Motion to approve the recommendation as presented:

Moved By: Councillor Elaine MacDonald
Seconded By: Councillor Claude McIntosh

Motion Carried

(**Note:** As stated in these Minutes, the original PAC date of August 17th identified in the Staff Report, was revised in order to facilitate reaching a Quorum).

INFORMATION:

PAC Secretary Ken Bedford advised that there were three updates for information;

i) The listings under Bill 73 the "Smart Growth for our Communities Act" are providing more local input ability in planning decisions, as well as tightening up the appeal process. The types of verbiage used talk about lessening the frivolous applications for appeal, and are much more prescribed, as well, there is an alternate process for Dispute Resolutions which is something interesting to local municipalities, prior to appeals. The Province is looking at extending appeal periods and the ability to appeal under certain circumstances. As this moves forward and becomes law, it is hoped that training will take place at the Provincial Planner's Institute level and any new/updated information will be brought forth to PAC.

ii) Summaries of development through the Committee of Adjustment and Site Plan Review were identified. Zoning and Site Plan Coordinator Karl Doyle prepared and provided a handout of the summary for site plan activity and Senior Planner, Mary Joyce-Smith prepared the Committee of Adjustment activity over the last year (2014-2015 to date). Both summaries show development activities continue to be strong and constant, with a varied level of land use activity from Residential, Institutional, Industrial, Commercial sectors, for example.

iii) AMO will take place the week when the PAC meeting is scheduled, therefore, the majority of Council will not be able to be in attendance. Due to having public meeting items in queue, another available August date is requested for August to hold the PAC meeting.

After a brief discussion, it was agreed to hold the next PAC meeting on Monday, August 24, 2015. (Monday following the AMO Conference).

PAC Secretary Ken Bedford also advised there are CPPEG applications in queue and there will be no PAC meeting in July. Those applications will be delayed unless they go directly to Council to be considered. Four applications have already been recommended for approval by CPPEG, and possibly four more are to be received in July. As this is the full construction season, decisions on such renovation funding requests are important, to help facilitate commencement of implementation in a timely fashion.

After a brief discussion, a motion was made to have the CPPEG items go directly to Council's July 13th meeting to be considered.

Moved By: Councillor Justin Towndale
Seconded By: Councillor David Murphy

Motion Carried

NEXT SCHEDULED MEETING:

The next scheduled meeting will be held on Monday, August 24, 2015.

ADJOURNMENT:

That the meeting be adjourned at 8:15 PM.

Moved By: Andre Rivette, Councillor
Seconded By: Carilyne Hébert, Councillor

Motion Carried

Maurice Dupelle, Chair

That the Minutes of the Planning Advisory and Hearing Committee Meeting (No. 2015-05) of Monday, June 15, 2015 be approved as presented.

Moved By: Carilyne Hébert, Councillor
Seconded By: Claude E. McIntosh, Councillor

MOTION APPROVED