

Minutes

Planning Advisory and Hearing Committee

Meeting ID: 2014-06
Meeting Date: Mon September 15, 2014 07:00 PM
Location: City Hall Council Chambers, 360 Pitt Street, Cornwall, Ontario,
K6J 3P9
Chair: CN=Glen G Grant/OU=CITYHALL/O=CityCornwall
Prepared By: Ely Daniels, Administrative Assistant

Attendance Committee Members:

André Rivette, Councillor
Bernadette Clément, Councillor
Bob Kilger, Mayor
Glen Grant, Councillor
Syd Gardiner, Councillor
David Murphy, Councillor
Denis Carr, Councillor
Denis Thibault, Councillor
Elaine MacDonald, Councillor
Maurice Dupelle, Councillor
Gerald E. Samson, Councillor

Attendance Staff:

Dana McLean, Programs Coordinator Planning
Division
Ely Daniels, Administrative Assistant
James Fawthrop, Design and Construction Engineer
Karl Doyle, Zoning and Site Plan Coordinator
Ken Bedford, Supervisor, Planning Division
Mark A. Boileau, Manager, Economic Development
Mary Joyce-Smith, Senior Planner

Attendance Media:

Greg Peerenboom, Cornwall Standard Freeholder

Attendance Public:

Mihail Pashkin, 210 Saunders Dr., Cornwall, ON
Clinton Carr, 55 Union Street, Suite 700, Saint John, NB
Mark Conti, 3301 Brookdale, Cornwall, ON

WELCOME AND CALL MEETING TO ORDER BY CHAIRMAN:

Chairman Glen Grant called the meeting to order at 7:00 p.m.

ADOPTION OF THE AGENDA - ADDITIONS AND DELETIONS:

That the Agenda be approved as presented.

Moved By: Syd Gardiner, Councillor

Seconded By: André Rivette, Councillor

MOTION APPROVED

ADOPTION OF THE MINUTES:

1 August 25, 2014 Planning Advisory and Hearing Committee Meeting

Click for detail --> 

That the Minutes of the Planning Advisory and Hearing Committee Meeting (No. 2014-05 of August 25, 2014 be approved as presented.

Moved By: Bernadette Clément, Councillor

Seconded By: Maurice Dupelle, Councillor

MOTION APPROVED

DECLARATION OF CONFLICT OF INTEREST:

None

BUSINESS ARISING FROM THE MINUTES:

None

PRESENTATION(S):

None

REVIEW OF PUBLIC NOTICE REQUIREMENTS BY PAC SECRETARY:

PAC Secretary Ken Bedford advised there were two Public Meeting items for consideration by PAC. These items were advertised in the Saturday, August 16,

2014 edition of the Standard-Freeholder. Additional Notices to land owners for PAC File Z-04-14 and PAC File Z-05-14 were mailed out on Wednesday, August 13, 2014 with respect to the following two applications: Mihail Pashkin, Agent - Ornamental Aquaculture Breeding Facility, and Cobalt Management Corp. / Irving Oil Truck Stop Redevelopment.

PUBLIC MEETING ITEM(S) - PUBLIC HEARING:

PAC Secretary Ken Bedford read the nature/request of the hearing item that was prepared by Mary Joyce-Smith. He advised that the item of business is an application by 8966451 Canada Inc. - Agent, Mihail Pashkin - Ornamental Aquaculture Breeding Facility to permit the establishment of an Ornamental Aquaculture Breeding Facility, including a wholesale sales and distribution component, situated at 210 Saunders Drive, Cornwall.

1 8966451 Canada Inc. - Mihail Pashkin, Agent - Ornamental Aquaculture Breeding Facility - Review of an application for a Site Specific Zoning exception to the Service Industrial (MS) zoning on Concession 1, Part Lot 19, Part Lot 20, being Parts 1, 2, and 3 on Reference Plan 52R-6012, municipally known as 210 Saunders Drive, Cornwall. (PAC File Z-04-14)

Click for detail --> 

Mary Joyce-Smith reviewed a Power Point Presentation on the proposed development of the facility situated at 210 Saunders Drive, Cornwall. She explained the application is a proposal to introduce an Ornamental Aquaculture Breeding Facility by requesting a rezoning for the lands municipally known as 210 Saunders Drive. The rezoning is necessary as aquaculture is only defined under "agriculture" in the City of Cornwall's Zoning By-law, which is not a permitted use in a Service Industrial (MS) Zone. The proponent intends to reprogram the existing vacant warehouse in order to install an indoor recirculation aquaculture system (RAS) to breed and distribute ornamental fish on-site to the wholesale market, including shipping/transportation of the fish. The RAS will also use significantly less water than traditional aquaculture facilities. She added that the proposal is in conformity with the Provincial Policy Statement, and is supported by the City's Official Plan. The subject site is appropriately located for the proposed use. The type of aquaculture proposed is also supported by the Fish and Wildlife Conservation Act, 1997. She concluded that the Planning Division reviewed the application and all relevant supporting documentation, and concluded the following: the proposed use is sensitive to the surrounding uses and context of the area, the project will be reprogramming existing infrastructure that was previously vacant, and the facility has the potential to create 30 new jobs. Therefore, Planning is supportive of the recommendation to accept a site specific exception to the Service Industrial (MS)

Zoning at 210 Saunders Drive.

Chairman Grant asked three (3) times if there were any questions/comments from the audience and, hearing none, closed the public portion of the Meeting.

Questions from PAC Members:

Mihail Pashkin contended that the fish breeding facility will be the first of its kind in Canada.

"So this will be the flagship to the company?" asked Councillor André Rivette.

Mihail Pashin stated that justification for the business is clear and cited that 50% of imported ornamental fish die en route to Canada, which imports 80-90% of its' aquarium fish. He added that most fish imported are taken directly from the ocean, and explained that by breeding their own fish, they will be much more healthier and of higher quality.

Councillor Gerald Samson asked how the fish would be transported.

Mr. Pashkin replied that the fish would be sold wholesale to distributors or large veterinarian companies, and be shipped by small cube trucks.

Councillor André Rivette asked whether the facility could become a touristic attraction.

Mr. Pashkin agreed there could be some tourist and educational opportunities, and the facility is already utilizing the St. Lawrence River Institute of Environmental Sciences to test for appropriate water suitability per species.

Councillor Bernadette Clément asked why they chose the City of Cornwall. She also asked whether they would be using the entire space, and whether there would be any impact outside the building, such as smell.

Mihail Pashkin replied that the location is close to 3 major cities, Montreal, Ottawa and NY. He added they would begin by using 25,000 sq.ft. and in time would use the whole area. He explained that the recirculation aquaculture system will use filters, which will reduce smell considerably, and therefore, would not affect neighbouring properties.

Mayor Bob Kilger asked how many fish they anticipated breeding per year.

Mihail Pashkin replied the facility will start with four species, but increase as the operation progresses. He added that they anticipate having sales of \$3 million/year and raise about 2.5 million fish/year.

Councillor Denis Thibault asked how many jobs would be created at their facility.

Mr. Pashkin replied the operations will start with eight employees, then jump to 20-25 by the end of the first year, and finally to about 30-35 positions at full capacity.

Chairman Grant thanked Mihail Pashkin for his attendance at the meeting and for choosing the City of Cornwall.

PAC Secretary Ken Bedford read the nature/request of the second hearing item that was prepared by Mary Joyce-Smith. He advised that the item of business is an application by Cobalt Management Corp./Irving Oil Truck Stop Redevelopment recommending that the Hold (H) category be removed from the Highway Commercial (CH) zoning to afford a full level of uses to the site.

2 Cobalt Management Corp./Irving Oil Truck Stop Redevelopment: Removal of the Hold Provision for Highway Commercial (CH) Zoning on Part of Lot 13, Concession 3, Municipally known as 3250 Brookdale Avenue, Cornwall, Ontario. (PAC File #Z-05-14)

Click for detail --> 

Mary Joyce-Smith reviewed a Power Point Presentation on application Z-05-14 which is requesting the removal of the Hold (H) category from the lands municipally known as 3250 Brookdale Avenue (Irving Truck Stop). She advised that the applicant is proposing to redevelop the subject lands in order to potentially introduce a modern commercial truck stop. She added that the preparation and submission of the servicing report by the developer/owner is in support of the lifting of the Hold (H) and constitutes proper support from City staff. In 1988 a Hold (H) was placed on the development pending service extension agreements. In 1991 part of the Hold (H) was removed as the water had been extended up to Brookdale. The site is now being redeveloped with a much larger building, and as such, appropriate current servicing reports had to be reviewed. She concluded that Planning Division is recommending that the total Hold (H) category be removed from the site which will enable the developer to go directly to the Site Plan process for the subsequent phases. The Engineering Staff and Traffic Engineer will have the opportunity to review all necessary studies at times of Site Plan Approval.

Chairman Grant asked three (3) times if there were any questions/comments from the audience.

Mazda Cornwall's Operator, Mark Conti from 3301 Brookdale asked if there was a traffic impact study conducted and if so, whether it suggested there be traffic lights installed to avoid congestion on Brookdale.

Mary Joyce-Smith replied that the Ministry of Transportation (MTO) had been contacted and that Planning Staff are awaiting comments which would be examined at the time of Site Plan Review.

Questions from PAC Members:

Councillor Syd Gardiner advised of the importance of having adequate signage on the 401.

Clinton Carr agreed that the issue of signage is going to be critical and that in fact, he himself recognized the lack of signage for the Irving Oil site as he was approaching Cornwall from the 401.

Councillor Denis Thibault commented that he lives in the north end of the City and was very pleased to see that a convenience store would be introduced, and stated that the closest convenience store is located on Thirteenth Street.

Councillor Bernadette Clément questioned as to why the proponent had decided to upgrade at this time.

Clinton Carr replied that it was essential that Irving be able to compete with a growing trend of larger, one-stop service facilities and that the last couple of years have seen the construction of a new multi-service truck stop on Boundary Road and another located at Lancaster.

Mayor Bob Kilger congratulated the proponent on the redevelopment and stated he had hoped the sanitation would have come sooner. He then asked whether there would only be one existing entrance.

Clinton Carr explained that with Phase 1 there will be only one entrance off Brookdale, however with the future phases, they are looking at another possible entrance off of Cornwall Centre Road.

Mayor Bob Kilger asked PAC Secretary Ken Bedford about the Official Plan Review and the issue of servicing Brookdale north. He also asked whether Irving

Oil will be part of those discussions.

PAC Secretary Ken Bedford replied that the ability to develop lands along Brookdale north as part of the Official Plan Review will be dependant on the Urban Settlement Boundary, more specifically, where the boundary line will sit, will determine whether the land owner will have development rights. He added that all landowners will be advised of this process, and that there had already been an information meeting for the Brookdale north landowners.

PAC DISCUSSION OF PUBLIC MEETING ITEM(S):

1 8966451 Canada Inc. - Mihail Pashkin, Agent - Ornamental Aquaculture Breeding Facility - Review of an application for a Site Specific Zoning exception to the Service Industrial (MS) zoning on Concession 1, Part Lot 19, Part Lot 20, being Parts 1, 2, and 3 on Reference Plan 52R-6012, municipally known as 210 Saunders Drive, Cornwall. (PAC File Z-04-14)

Click for detail --> 

Following a brief discussion, it was moved:

1. That the subject lands be rezoned from Service Industrial (MS) to Service Industrial (MS) with a site specific exception to permit the establishment of an Ornamental Aquaculture Breeding Facility, including a wholesale sales and distribution component.

Moved By: André Rivette, Councillor

Seconded By: Syd Gardiner, Councillor

MOTION APPROVED

2 Cobalt Management Corp./Irving Oil Truck Stop Redevelopment: Removal of the Hold Provision for Highway Commercial (CH) Zoning on Part of Lot 13, Concession 3, Municipally known as 3250 Brookdale Avenue, Cornwall, Ontario. (PAC File #Z-05-14)

Click for detail --> 

Following a brief discussion, it was moved:

1.)That the Planning Advisory Committee recommends to City Council the removal of the "Hold" provision applied to the COBALT development commonly known as Irving Oil site, at the corner of Cornwall Centre and Brookdale Avenue, to allow full development of the site.

2.)That as part of the Hold removal Bylaw, a further amendment be introduced so that multiple buildings may be permitted on a lot without subsequent development approvals, similar to the provisions indicated in the CC-SC zone.

Moved By: Denis Carr, Councillor
Seconded By: David Murphy, Councillor

MOTION APPROVED

OTHER / NEW BUSINESS:

1 CPPEC Recommendation September 4, 2014 BR#2014-04 Tenth St E

Click for detail --> 

Dana McLean advised that the applicant is requesting Brownfield funding assistance in an amount up to \$18,300 which will assist with the Phase II Environmental Site Assessment and remediation.

After further discussions, a Motion to approve as presented was made.

That BR#2014-04 funding request by 648441 Ontario Ltd. at Tenth St E, be approved as follows:

Program 2: Environmental Site Assessment Grant- \$15,000
Program 5: Discretionary Municipal Tipping Fees Grant - \$3,300

Moved By: Denis Thibault, Councillor
Seconded By: Elaine MacDonald, Councillor

MOTION APPROVED

2 CPPEC Recommendation September 4, 2014 HOTC#2014-12 Addendum 239-241 Pitt St

Click for detail --> 

Dana McLean advised that the applicant is requesting HOTC funding assistance in an amount up to \$34,500 which will assist with the interior, exterior, new sign and facade renovations.

After further discussions, a Motion to approve as presented was made.

That HOTC#2014-12, Addendum funding request by Marc Dubuc, at 239-241 Pitt St, be approved as follows:

Program 2: Building Restoration & Improvement Program - \$14,500

Program 4: Facade Improvement and Sign Grant - \$12,000

Program 5: Municipal Planning/Development Fees Grant - actual

Program 6: Discretionary Municipal Tipping Fees Grant - actual

Moved By: Denis Thibault, Councillor

Seconded By: Elaine MacDonald, Councillor

MOTION APPROVED

**3 CPPEC Recommendation September 4, 2014 HOTC#2006-10 Addendum
1 Second St E**

Click for detail --> 

Dana McLean advised that the applicant is requesting HOTC funding assistance in an amount up to \$276,505 under Program 1 for the tax increment grant.

That HOTC#2006-10 Addendum funding request by Dominion Place, at 1 Second St E, be approved as follows:

Program 1: HOTC Rehabilitation & Redevelopment Grant - \$276,505

Moved By: Denis Thibault, Councillor

Seconded By: Elaine MacDonald, Councillor

MOTION APPROVED

**4 CPPEC Recommendation September 4, 2014 HOTC#2014-05 Addendum
317 Pitt St**

Click for detail --> 

Dana McLean advised that the applicant is requesting HOTC funding assistance in an amount up to \$3,425 which will assist with the interior demolition required prior to renovations for the new business.

That HOTC#2014-05 Addendum funding request by Baird-Payette Holdings Inc. at 317 Pitt St, be approved as follows:

Program 2: Building Restoration & Improvement Program - \$3,425

Program 5: Municipal Planning/Development Fees Grant - actual

Program 6: Discretionary Municipal Tipping Fees Grant - actual

Moved By: Denis Thibault, Councillor

Seconded By: Elaine MacDonald, Councillor

MOTION APPROVED

INFORMATION:

N/A

NEXT SCHEDULED MEETING:

Monday, October 20, 2014

ADJOURNMENT:

There was a motion to adjourn the meeting at 8:05 p.m.

Moved By: Denis Thibault, Councillor

Seconded By: David Murphy, Councillor

MOTION APPROVED

Councillor Glen Grant, Chair

That the Minutes of the Planning Advisory and Hearing Committee Special Meeting (No. 2014-07) of Monday, October 6, 2014 be approved as presented.

Moved By: Elaine MacDonald, Councillor
Seconded By: Maurice Dupelle, Councillor

MOTION APPROVED