

Minutes

Planning Advisory and Hearing Committee

Meeting ID: 2012-05
Meeting Date: Mon July 16, 2012 07:00 PM
Location: City Hall Council Chambers, 360 Pitt Street, Cornwall, Ontario,
K6J 3P9
Chair: Maurice Dupelle, Councillor, Vice Chair
Prepared By: Pierrette Ravary, Administrative Assistant

Attendance Committee Members:

Bernadette Clément, 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:

Christopher Rogers, Chief Building Official
Dana McLean, Programs Coordinator Planning
Division
Karl Doyle, Zoning and Site Plan Coordinator
Ken Bedford, Supervisor, Planning Division
Mary Joyce-Smith, Senior Planner
Pierrette Ravary, Temporary replacement for Terri
Guay, Planning Division

Regrets:

Bob Kilger, Mayor
Glen Grant, Councillor
Andre Rivette, Councillor
Stephen Alexander
Terri Guay

WELCOME AND CALL MEETING TO ORDER BY CHAIRMAN: 7:05 p.m.

Attendance Media:

Cheryl Brink, Standard-Freeholder

Attendance Public:

Marcel Caron, 18718 Cty Rd. 2, Cornwall, ON K6H 5R5
Pat Caron, 2249 Pitt Street, Cornwall, ON K6K 1A4
Michael McKinnon, 3306 Leger Avenue, Cornwall, ON K6K 1B6
Anna Froehlich, 2 Belmont St. (St. Lawrence College), Cornwall, ON K6H 4Z1

Tony Lacroix, 10 Fourth St. East, Cornwall, ON K6H 2H8
Terry Sylvester, 532 Sydney St., Cornwall, ON K6H 3J2
Eric Lang, 137 Pitt Street, Cornwall, ON K6J 3P5
Keitha Fisher, 602 Jase Street, Cornwall, ON K6H 7E9
Albert Morin, 3050 Pitt Street, Cornwall, ON K6K 1B1

ADOPTION OF THE AGENDA - ADDITIONS AND DELETIONS:

That the Agenda for the Planning Advisory Committee Meeting dated July 16th, 2012 be approved as presented.

Moved By: Bernadette Clément, Councillor
Seconded By: Gerald E. Samson, Councillor

MOTION APPROVED

Acting Chair Dupelle then asked for and was given consensus by PAC to move the presentation item by Mr. Eric Lang, to follow the two Public Meeting items due to scheduling conflicts.

ADOPTION OF THE MINUTES:

1 June 18, 2012 Planning Advisory and Hearing Committee Meeting

Click for detail --> 

Ken Bedford advised that Councillor Gerald E. Samson's name was omitted by error from the attendees list of June 18th, 2012 PAC Minutes and subsequently his name was added on after circulation was made.

That the Minutes for the Planning Advisory Committee Meeting dated June 18, 2012 be approved as amended.

Moved By: Syd Gardiner, Councillor
Seconded By: David Murphy, Councillor

MOTION APPROVED

DECLARATION OF CONFLICT OF INTEREST: None

BUSINESS ARISING FROM THE MINUTES:

None

REVIEW OF PUBLIC NOTICE REQUIREMENTS BY PAC SECRETARY:

A Public Notice was advertised in the Standard-Freeholder on Saturday, June 23, 2012 for PAC File No. Z-06-12 (3050 Pitt Street – Norac Holdings Inc.) and PAC File No. Z-07-12 (3304 Second St. East – Albert Morin Enterprises Ltd.) and a 400 foot Notice to property owners for both files were mailed out on Friday, June 29, 2012.

PUBLIC MEETING ITEM(S) - PUBLIC HEARING:

1 3050 Pitt Street (NORAC HOLDINGS INC c/o Marcel & Patrick Caron) Review of an application for a Zoning Bylaw Amendment for a site specific exception to the Commercial 51 (COM 51) zoning to allow the introduction of an interior self storage use in the existing building at 3050 Pitt , City of Cornwall (P.A.C. File # Z-06-12)

Click for detail --> 

Mary Joyce Smith reviewed a Power Point Presentation on PAC File # Z-06-2012.

She explained that there was nothing specific in Commercial 51 (Com 51) Zoning in regards to an interior self storage use in an existing building. She illustrated the building's layout and showed that (Com 51) stretches to Leger Avenue. This is a Residential/Commercial Zone. To the north and west of this building it is classified as a Residential use.

Marcel & Patrick Caron would like to upgrade the building by putting a new roof and paint the exterior. A screening fence would also be added, along portions of the side yards, but the Caron's had significant concern about possibly restricting access to Leger Avenue. They purchased the property based, in part, on the long standing ability to use both Leger and Pitt Street.

There were some issues raised from abutting land owners concerning traffic onto Leger Avenue, but overall the proposed use should not impact negatively on the area.

Questions from PAC Members

Councillor Gerald E. Samson asked how wide was Leger Ave, was it approx. 33' feet, because school buses use this route and if there was to be more traffic, it could be dangerous for the children.

Mary said that it was the average width of 66' feet. The proposal would not be jeopardizing the safety of school buses and children, since it is controlled inside the building and no expansion to the structure is proposed.

Patrick Caron stated that the primary access is on Pitt Street. He had concerns with the abutting car wash with about 50 to 60 cars a day going through his property. There was a stop to this after he spoke to the business owner. He explained that his business would have approximately 50 to 60 units but the public would probably only access their units on average once a month. Clients typically would not all be utilizing the storage at the same time. The building would be accessible from 9 a.m. to 5 p.m. weekdays only (it is not a key lock night operation), and have security cameras.

Ken Bedford stated that as a result of the applicant's concerns about staff recommending restricted access to Leger Avenue and a number of PAC members with the same concern, Planning could monitor the impact for an approximate 3 month period and if problems should arise with respect to Commercial access to Leger, the matter could be re-examined as a Site Plan issue. Matters such as signage and fencing are typically addressed as Site Plan items.

Councillor Clement agreed with Ken's suggestion. She also stated that this type of storage is

needed in Cornwall, since such a use of this detail, does not presently exist.

Patrick Caron said a waiver by renter's would be signed as to what would be allowed in these storage spaces, subject to inspection. Alarms and camera's would be installed, and the building would only be accessible from the front door. They visited the "Diamond Storage" in Ottawa and that's where they got the idea. It's a nice building, temperature and humidity controlled.

Councillor Thibault stated that he lives in this neighbourhood and remembers the old building as being a Furniture Store. There were transports going there all the time but never heard of any negative comments from the neighbours. Wanted to know if it's new regulations for this new owner with respect to the access issue on Leger Ave.

Ken Bedford responded by stating that Administration looks at all potential land use impact issues, when a Development Approval (i.e. rezoning) of this nature occurs.

Councillor Thibault said he would approve traffic going in and out on Leger Avenue, but Ken stated that some neighbours had issues with this. Councillor Thibault asked if PAC would need an amendment to the staff recommendations. He supports Mr. Caron's position with the new business.

Councillor McDonald stated that she now understands what Mr. Caron proposes with the use called "Interior Self Storage", but thinks it may be inconvenient to be opened only during business hours. Mr. Caron replied that they could make exceptions, (i.e. weekend hours, if need be), however, a staff member would be present to allow client's into the building.

Councillor McDonald supports having a 3 month monitoring trial of the business access issues and wished them good luck. There was an access on Leger Avenue before and there were no complaints, therefore, why would there be any anticipated problems now.

Councillor Gardiner asked if they were planning on using this building as their own storage area for their heating supplies, as Patrick Caron has a heating, refrigeration and air conditioning business. Patrick said yes, it will be moved to this site, but the building is quite big, so with the extra space, he would add these new storage units and rent them out. The storage unit business is not a big money maker, but it would bring in extra income. His heating business is well established with offices and this is the reason they would be opened during business hours.

Councillor Murphy asked if it was the older residents around this area who had issues with the traffic. Mary Joyce-Smith replied that there were two residential owners that had expressed concerns, one of which is new to the area.

Mr. Patrick Caron explained that cars are no longer using his property to access Leger Avenue but are now using Carriere Street.

Councillor Murphy stated that the proposal for such storage was supported by him and wished them luck.

Questions from the Public

Mr. Mike McKinnan who resides at 3306 Leger Ave wanted to know what kind of fencing would be erected. Are fences needed for all Commercial 51 (COM 51) zoned sites?

Ken explained that in Com 51, fences are one of the issues. In this case, it would probably be a traditional 6' wood screening fence. Appropriate analysis of other physical aspects of development are also examined through site plan control and is standard practice when looking at a site design.

Mr. McKinnan then asked about the lighting. Are there going to be big spot lights on the building glaring into the neighbourhood homes? Ken stated that the lighting issue would be looked into at the same time as the negotiations are made for the fence, signs, etc., under the site plan. Typically, lighting on Commercial properties which abut Residential areas should be non-reflective in nature, so as to not negatively impact such neighbours.

Councillor Thibault stated that being this is an inside storage site, would this involve a lot of lighting outside.

Mr. Caron believed that lights were frequently left on prior to his purchase of the property. Cameras would be installed outside the property with infra red capability. Most lighting is indirect and do not include bright lights or flood lights and would not be left on with the same frequency as in the past.

Councillor Samson asked about whether any new proposed fencing at 3050 Pitt Street would be at a height similar to a property at Montreal Road/Water Street and Marlborough Street South? Mr. Bedford replied by indicating that any new fencing would be at a standard height. Mr. Caron identified that there is some existing fencing at the site.

Acting Chair Dupelle asked three times for any further Public input and after hearing none, moved to the next Public Meeting item.

2 3304 Second Street East (Albert Morin Enterprises Ltd.) - Review of an application for a Zoning Bylaw Amendment for a site specific exception to the Manufacturing 40 (MFR 40) zone to allow business and professional offices at 3304 Second Street East, City of Cornwall (P.A.C. File # Z-07-12)

Click for detail --> 

Mary Joyce-Smith made a Power Point presentation. She explained that Mr. Morin is asking to have Business or Professional offices on a site specific basis in the Manufacturing 40 (MFR 40) Zoning at his building at 3304 Second St. East. Three years ago, a Temporary Use By-law was passed to allow non-related offices at Mr. Morin's site and in order to monitor impact. Surrounding land across the street is residential. Mr. Morin would like the front portion of the building's two storey's to continue to accommodate the office use, which includes the Co-Operator's and Mike Tarle Appraisals. Planning has structured the recommendation to reflect 1 or 2 storey's, to a maximum 5000 square feet of G.L.A. on a permanent basis. Economic Development is supportive and recognizes the similarity to those uses in the Service Industrial (MS) Zoning along west side of Campbell Street.

The applicant, Mr. Albert Morin, did not add any additional comments to Mary's presentation and concurs with the Planning Staff recommendation.

Questions from PAC Members:

Councillor McDonald asked if all City Departments were in agreement with this request

Mary Joyce-Smith replied that they were. This Use was reviewed in 2004 for this site and deemed appropriate.

Councillor McDonald therefore agreed that it is reasonable to examine the Zoning change, as proposed.

Councillor Samson stated that this property is very clean and agreed with changing the Zoning.

Ken Bedford mentioned that the lands north of Second Street East are referred to as a "Business Park". On the West side of Campbell, the area is better known as "Service Industrial". This is why this issue needs to be addressed.

Councillor Thibault said that they passed a motion years ago and supports the recommendation. Further examination of the Zoning in the Business Park is necessary to see if the land use mix is correct for today's needs.

Councillor Clement stated that if it was approved on a temporary basis years ago, she therefore approves the changing of the zoning as no negative impact has been experienced. She also mentioned that Planners need to focus on having more office space in the downtown area also.

Ken mentioned that restaurants, stores and other mix uses are encouraged for the downtown area, but agrees greater examination of the Manufacturing Zoning is needed. Discussions with Economic Development are ongoing to update Business Park Zoning in general.

Acting chair Dupelle then asked three times for comments from the public. Hearing none, he moved into the PAC discussion of the 2 Public Meeting Items.

PAC Discussion of Public Meeting item(s):

- 1 **3050 Pitt Street (NORAC HOLDINGS INC c/o Marcel & Patrick Caron) Review of an application for a Zoning Bylaw Amendment for a site specific exception to the Commercial 51 (COM 51) zoning to allow the introduction of an interior self storage use in the existing building at 3050 Pitt , City of Cornwall (P.A.C. File # Z-06-12)** [Click for detail -->](#) 

Following a brief discussion, it was moved, as herein Amended:

- i) **THAT the subject lands be rezoned on a site-specific basis, to permit an internalized Self Storage Commercial operation in the existing building with no outside storage of client (i.e. renters) items and excluding both hazardous materials and any type of vehicles at 3050 Pitt Street;**
- ii) **THAT the proposal shall be subject to a comprehensive Site Plan Control and; as amended;**
- iii) **THAT a three (3) month monitoring period take place once the new storage use is fully functional, to measure traffic impact upon Leger Avenue, being a local residential street. In the event negative traffic impact onto Leger and surrounding area is observed, Planning staff will report back to PAC with specific recommendations for concurrence (i.e. 1' foot reserve and screening**

fence), to be implemented as completion of a Site Plan Control review.

Moved By: Denis Carr, Councillor

Seconded By: Denis Thibault, Councillor

MOTION APPROVED

- 2. 3304 Second Street East (Albert Morin Enterprises Ltd.) - Review of an application for a Zoning Bylaw Amendment for a site specific exception to the Manufacturing 40 (MFR 40) zone to allow business and professional offices at 3304 Second Street East, City of Cornwall (P.A.C. File # Z-07-12)**Click for detail --> 

Following a brief discussion, it was moved:

- i) THAT the subject lands be rezoned on a site-specific basis, in the Manufacturing 40 (MFR 40) Zone, to permit Business and Professional offices at 3304 Second Street East, limited to no more than 50% of the front portion of the existing building and totalling a maximum of 5000 square feet in Gross Lease Area (GLA).**

Moved By: Denis Carr, Councillor

Seconded By: Gerald E. Samson, Councillor

MOTION APPROVED

PRESENTATION:

Ken Bedford introduced Mr. Eric Lang, Chair, Downtown Cornwall Streetscape Revitalization Team (DCSRT).

Mr. Eric Lang explained in his Power Point presentation that it is an original core of Cornwall Revitalization efforts for the Downtown/Le Village area initiated through the Forrec Report, HOTC and Brownfields C.I.P.'s and last year's initial Streetscape Design (Inventory) Study by two Queen's University Masters Students, that has built momentum for positive change.

The Centretown Streetscape Revitalization Master Plan is intended to establish a cohesive theme for the designated areas to address our connectivity and barriers to waterfront pedestrian access. It would give the city, community, stakeholders and groups a practical, phased implementation strategy. Mr. Lang would like DBIA, Le Village, College, Cotton Mills and the new bridge to be connected with the waterfront. He asked for support from the City for a plan that could improve the look, function and feel of the Centretown areas. The DCSRT's intentions are to have EDA Collaborative Inc. build on the most recent Streetscape Report (August, 2011) in order to provide the "how", by providing a cohesive vision and a practical implementation strategy for carrying it out. EDA has been in operation since 1978 in Toronto and includes 20 Planners, Landscape Architects, Urban Designers and support staff. They developed the Gananoque Lowertown Plan, Sault Ste. Marie Waterfront Plan, Carrville District Centre Urban Streetscape Master Plans, along with other projects.

The goals and objectives are to increase connectivity between key areas within Centretown, show Streetscape Design Visions and implementation / phase-in plans.

Le Village and DBIA have always been separate but have the same goal of renewal. Cotton Mill

area is growing and needs to be incorporated into the BIA to the North through Streetscape design.

Once the new low-level bridge is completed, a need to develop and bring in new business along Water Street will exist. They have or will seek unanimous support from Centertown, DBIA, Le Village, HOTC and the Waterfront Development Committees.

Questions from PAC Members:

Councillor Thibault asked what he mean't by Urban Boulevard.

Mr. Lang said that he has many ideas but at present he is waiting to see the drawn designs for the bypass. Has not received any feedback yet from the Urban designers.

Councillor Thibault asked what time frame he would be looking at to have this project implemented, and what would he need from Council to help.

Mr. Lang said the time frame is approx. 3 months for the Study/Report completion in order to have the strategy documented, as set up by the Urban Designers: No money is required from Council at this time, as they can start with existing funding for this initiative. Implementation of actual items from recommended actions may affect Municipal (Infrastructure) Budget priorities for Capital works.

Councillor Gardiner asked if they would widen Montreal Road once the bridge is built.

Mr. Lang believed that there would be an exit ramp from the bridge to Water Street. Ken Bedford mentioned that City Staff would be made aware of the changes at a later date, but at this time, Mr. Norm Levac who is the General Manager of Infrastructure and Municipal Works, may have more information on this topic. In order to implement design recommendations for the Public Boulevard, it will be necessary to look at a Multi-year phasing exercise and stick with it to completion.

Mr. Lang said that some form of a bypass leading to downtown is needed and designers would examine this in their drawing(s).

Councillor McDonald was interested to see more of this vision. Building a bypass may help promote/facilitate accessibility to downtown from the bridge.

Councillor Samson stated that Urban Designers could cost over \$86,000 and they are not requiring any money from the City? Mr. Lang indicated that they have accessed funding from other levels of government, for example, to pay for this study. The study needs to determine the cost/implementation of design options for Budget purposes.

Councillor Murphy asked if the presentation and reports were available to the public. Mr. Lang replied that they were available at the Chamber of Commerce and it is open to the public. Councillor Murphy asked if it was also accessible on-line. Mr. Lang replied that it was.

Councillor Clement was interested in the presentation. It brings good ideas forward and to continue the good work of downtown renewal/growth. She stated that the sole of a community is Downtown and we are very fortunate to have a good response from people, interested in making Cornwall a better place. She also stated that eventually, money will be needed to carry

forward this project. Mr. Lang is hoping that eventually, this Streetscape Design project would be incorporated into the City's Budget on an annual basis.

Councillor Carr stated that "Urban Design Architects" would be doing this type of design. He recently attended a conference in Hamilton, and they too, are working on a similar project. He stated that Mr. Lang met a Professor from Cornell University, who will have a Public Forum in Cornwall in August. There is a great team known as DCSRT along with City Staff, Councillor Carr, Chamber of Commerce and St. Lawrence College, working together on this project and if anyone is interested from Council to join this committee, they are welcome to do so.

Vice-Chair Councillor Dupelle, thanked Mr. Lang for his excellent presentation and asked for a Motion to Receive the DCSRT proposal.

It was then moved:

"That the DCSRT Streetscape Design Study presentation be received and that those from PAC/Council, who are interested, should participate in the study work, as is deemed appropriate."

Moved By: Denis Thibault, Councillor

Seconded By: Gerald E. Samson, Councillor

MOTION APPROVED

OTHER / NEW BUSINESS:

1 CPPEC Recommendation July 5, 2012 HOTC#2012-12 249 Pitt St

Click for detail --> 

Councillor McDonald asked if this building was recognized as a Heritage Building. Dana said it was not.

After some further discussion a Motion to approve as presented was made:

That HOTC#2012-12 funding requested by Leon Sabourin at 249 Pitt Street be approved as follows:

- i) Program 3 - Project Design Grant - \$7,500**
- ii) Program 5 - Municipal Planning/Development Fees - actual**

Moved By: Bernadette Clément, Councillor

Seconded By: Syd Gardiner, Councillor

MOTION APPROVED

2 CPPEC Recommendation July 5, 2012 HOTC#2012-13 240 Water St W

Click for detail --> 

Councillor Thibault asked if the RCAF qualified for funding through the Federal Government.

Dana McLean spoke to Mark McDonald who represents the RCAF, but has not yet received any

answers from him on this question.

After some further discussion, a Motion to approve as presented was made:

That HOTC#2012-13 funding request by RCAF at 240 Water St. West be approved as follows:

i) Program 3 - Project Design Grant - \$1,000

Moved By: Bernadette Clément, Councillor

Seconded By: Syd Gardiner, Councillor

MOTION APPROVED

3 CPPEC Recommendation July 5, 2012 BR#2012-02 525 Ninth St E

Click for detail --> 

Dana explained that this piece of land is resultant from the consolidation of 3 properties. Although there is no funding for the grant-based Brownfield Programs, the applicant can access the Tax Increment-based program for a Commercial/Retail project, including a FreshCo. Supermarket.

Councillor Clement asked to see the site plan again. Dana described the project to PAC. Councillor Clement asked if there was controversy with this property in the past. Ken replied that approx. 5 years ago, Loblaw's Properties Ltd. appealed the rezoning of the original Jennum Development project, therefore, it did not proceed at that time. Loblaw's withdrew their appeal based on an agreement with Jennum for a specific time moratorium on the development. Goldmanco is now proposing a similar project and addressing both Brownfield and encroachment issues presently.

After some further discussions, a Motion to approve as amended was made:

That BR#2012-02 funding request by Goldmanco Inc. at 525 Ninth St. East be approved as follows:

- i) Program 1 - Rehabilitation Grant - \$750,500**
- ii) Program 2 - Environmental Site Assessment Grant - \$3,586.25**
Program 2 - Project Feasibility Study Grant - \$7,500
- iii) Program 4 -Municipal Planning/Development Fees in the amount of \$70,600 will be included under Program 1 - City of Cornwall Rehabilitation Grant for a new total of \$750,500 as amended.**

Moved By: Bernadette Clément, Councillor

Seconded By: Syd Gardiner, Councillor

MOTION APPROVED

4 CPPEC Recommendation July 5, 2012 HOTC#2009-15 Addendum 251-257 Pitt St

Click for detail --> 

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

That HOTC#2009-15 Addendum funding request by Alpins Interiors at 251-257 Pitt Street be approved as follows:

- i) Program 2 - Building Restoration & Improvement Program - \$8,000**
- ii) Program 5 - Municipal Planning/Development Fees - actual**

Moved By: Bernadette Clément, Councillor

Seconded By: Syd Gardiner, Councillor

MOTION APPROVED

5 CPPEC Recommendation July 5, 2012 HOTC#2012-02 Addendum 429 Water St E

Click for detail --> 

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

That HOTC#2012-02 Addendum funding request by 1852924 Ontario Ltd. at 429 Water St. East, be approved as follows:

- i) Program 3 - Project Design Grant - \$500**

Moved By: Bernadette Clément, Councillor

Seconded By: Syd Gardiner, Councillor

MOTION APPROVED

6 Assorted Brownfields Program and Development Issues

Discussion took place focusing on several matters related to Brownfields including C.I.P. program funding, gas station sites and possible methodologies to address such abandoned under-utilised Brownfield Properties. In addition, a number of concerns were expressed by Members of PAC about the continued ability to implement various Brownfield C.I.P. programs, particularly given current budget challenges being placed upon staff.

Following debate, three motions were presented as follows:

- i) That City Administration, including those staff from Planning, Engineering and Finance directly charged with administering and implementing the numerous Brownfield C.I.P. programs, provide recommendations to PAC on methodologies to adequately fund such non -T.I.G. related programs into the future.**

Moved By: Denis Carr, Councillor

Seconded By: Bernadette Clément, Councillor

MOTION APPROVED;

- ii) "That Administration (Planning Division) investigate and report back to PAC on the possible development and implementation of a Pilot Project for an identified former gas station site(s), under the Brownfields/HOTC C.I.P. Programs. The Pilot Project may include the development of partnerships with both private and public sector groups, including but not limited to Bloom (formerly OCETA), landowners, developers, associated Petrochemical**

companies, and possible provincial and/or Federal NGO or Government funding streams such as F.C.M., for example."

Moved By: Bernadette Clément, Councillor
Seconded By: Gerald E. Samson, Councillor

MOTION APPROVED;

- iii) **"That given the numerous applicable sites in Cornwall, obtain appropriate legal advice/guidance on the ability to institute a special tax (rate) for abandoned/derelict former gas station sites and any other reasonable means under mutual agreements and other instruments, to ensure such areas are properly remediated and maintained and possibly redeveloped in a timely manner."**

Moved By: Denis Thibault, Councillor
Seconded By: Denis Carr, Councillor

MOTION APPROVED

INFORMATION

1. Inter-Municipal Brownfields Working Group June 26, 2012

Click for detail --> 

Ken Bedford and Dana McLean gave a briefing on a seminar that they recently attended in Kitchener regarding "Inter-Municipal Brownfields Working Group". They toured Brownfield development properties and had talks about various experiences amongst different municipalities on Brownfields issues. Many had similar issues, particularly with gas station sites. As for grants, many use the waiving of Development Charges (DC's) as an incentive. Some municipalities have had to re-examine their Brownfield CIP incentives due to a strong real estate market in southwestern Ontario.

Discussion from PAC members:

Councillor Thibault expressed his concerns regarding Imperial Oil properties and other former gas station sites. He stated that when we have issues with the private sector/properties, we usually give them a notice to clean up their properties, therefore, why can we not do the same with Environmental Issues?

Ken Bedford explained that when contamination does not migrate off-site on such properties, we don't have too many tools to deal with it. Councillor Thibault then asked how we would know if there's any type of migration? Ken replied that when we have a redevelopment of a site, that's when we would typically be privy to such environmental studies/reports by a Qualified Person (Q.P.).

Councillor Gardiner noted that in small communities (with lots of space/land), when they clean up a gas station property for example, there is minimal money to be made (as a new business to be built on that site, may take years) in comparison to large municipalities with very little extra

development land, which is at a premium. Such properties are re-utilized very quickly for a viable redevelopment project.

Councillor Carr stated that "Brownfields" is an important business, but Council is not sufficiently funding them. City Council did not include any money, particularly for grant-based Brownfield CIP Programs, in the 2012 budget.

Councillor Samson asked about the property at the corner of Montreal Rd and Belmont Street. When will the owners start cleaning up this former gas station, that is out of operation and abandoned. Dana McLean stated that so far, no demolition has occurred despite our understanding that clean-up was to take place soon. Councillor Samson would like them to clean up the area. Ken Bedford said that they would continue to monitor the progress on cleanup of this property on Montreal Rd.

Councillor Thibault asked if there was a way to develop and impose a tax on these types of company's. Ken replied that he would need to seek a legal opinion on this type of issue

Following a further brief discussion, it was:

"That the Inter-Municipal Brownfields Working Group Report/Presentation be received and that staff report back to PAC on such Brownfield matters as required."

Moved By: Denis Thibault, Councillor
Seconded By: Syd Gardiner, Councillor

MOTION APPROVED

NEXT SCHEDULED MEETING: Monday, September 17, 2012

ADJOURNMENT:

That the meeting be adjourned at 9:05 p.m.

Moved By: Elaine MacDonald, Councillor
Seconded By: Gerald E. Samson, Councillor

MOTION APPROVED

Councillor Maurice Dupelle, Vice-Chair