

Minutes

Planning Advisory and Hearing Committee

Meeting ID: 2017-06
Meeting Date: Mon October 16, 2017 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:

Leslie O'Shaughnessy, Mayor
Andre Rivette, Councillor
Bernadette Clement, Councillor
Elaine MacDonald, Councillor
Maurice Dupelle, Councillor
Carilyne Hébert, Councillor
Claude E. McIntosh, Councillor
Justin Towndale, Councillor
Mark A. MacDonald, Councillor
Denis Carr, Councillor
Jack Lindsay, Lay Member
Ron Symington, Lay Member

Attendance Staff:

Dana McLean, Development Coordinator
Ely Daniels, Administrative Assistant
Karl Doyle, Senior Planner
Mark A. Boileau, General Manager, Planning,
Development and Recreation
Mary Joyce-Smith, Division Manager, Planning

Regrets:

David Murphy, Councillor

Attendance Media:

Two members of the media were present.

Attendance Public:

Four (4) gallery members were present.

WELCOME AND CALL MEETING TO ORDER BY CHAIRMAN:

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

ROLL CALL:

Roll call was conducted by Recording Secretary, Ely Daniels.

ADOPTION OF THE AGENDA - ADDITIONS AND DELETIONS:

Motion to adopt the Agenda as presented.

Moved By: Justin Towndale, Councillor
Seconded By: André Rivette, Councillor

MOTION CARRIED

ADOPTION OF THE MINUTES:

**1 September 18, 2017 Planning Advisory and Hearing
Committee Meeting**

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Motion to adopt the Minutes as presented.

Moved By: Bernadette Clément, Councillor
Seconded By: Denis Carr, Councillor

MOTION CARRIED

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 Mary Joyce-Smith advised that a Public Notice was advertised in the Standard-Freeholder on Saturday, September 23rd, 2017 covering the Public Meeting item under Section 17 and 21(1) of the Planning Act as amended, with respect to the review of a proposed new Official Plan known as "Complete Cornwall au complet". She added that the new document is intended to replace the existing 2002 Official Plan, as well as introduce a brand new Urban Settlement Area Boundary for the City. The Notice was also posted on the City's website on Friday, September 22nd, 2017, fulfilling Public Meeting Notice requirements.

PUBLIC MEETING ITEM(S) - PUBLIC HEARING:

1 Complete Cornwall au complet Official Plan Mandated Planning Act - Public Meeting.

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PAC Secretary Mary Joyce-Smith advised that in January 2014, the City of Cornwall began a Planning Act mandated review of its' Official Plan (O.P.), and that a Municipal Comprehensive Review (MCR) was carried out by Consultants Watson & Associates to conduct a supply and demand analysis for all land uses over a 20 year time period. She advised that "Draft 1" of the O.P. was delivered to the Planning Division in September 2014, and that verbiage from Bill 73, as well as an Urban Settlement Boundary Area Line was added. Planning staff did a forensic review of that first draft document and commentary was responded to the Ministry of Municipal Affairs and Housing (MMAH), as well as five (5) other agencies; Transition Cornwall +, the estate of Hugh Graveley, Cornwall Gravel Group of Companies, Masonry Worx, Infrastructure Ontario (IO) and Hydro One Networks Inc. (HONI). By 2016, a full "Draft 2" of the O.P. was posted on the City's website. Mary Joyce-Smith advised that an Open House & Drop-in sessions took place in September 2017 and that additional comments were incorporated into the second draft as well as an amendment to the Appendix B - Waste Disposal Sites. She added that RRCA approved the amendment of Schedule 1, which introduced flood plain areas along Brookdale Avenue and that changes were also introduced from Transportation Cornwall to the Urban Design and Transportation Sections. She stated that all new Official Plans now have a review life cycle of ten years and that no private initiated amendments may be considered to a new Official Plan for 2 years after its' passing, unless a Resolution by Council is passed. As well, no appeals can be made in the O.P. on Provincial Policy matters, and that under Bill 73, the establishment of the Urban Settlement Boundary cannot be appealed, and no appeal of an entire O.P. is permitted.

Chair Maurice Dupelle asked three times if there were any questions/comments from the public, and as there were none, he opened discussions to PAC members.

PAC DISCUSSION OF PUBLIC MEETING ITEM(S):

1 Complete Cornwall au complet Official Plan Mandated Planning Act - Public Meeting.

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Councillor Bernadette Clément asked why would one need a Resolution to change the plan?

PAC Secretary Mary Joyce-Smith replied that should there be a need to alter the Urban Settlement Boundary line based on a change in socio economic conditions and appropriate studies, Council could consider passing a Resolution to allow an amendment application; for example, increasing the area of a subdivision in order to accommodate more housing units.

Lay Member Ron Symington asked for clarification as to whether there would be one single Resolution covering the 2 year period, or would a Resolution have to be passed for each amendment.

PAC Secretary Mary Joyce-Smith replied that there would have to be one Resolution per application.

Mark Boileau added that the Urban Settlement Boundary area the City began with was smaller than the one presented tonight, and it was through discussions that were held on the subject of Residential and Commercial developments that Planning Staff was able to get some of the boundaries moved to include some properties. However, if someone were to speak to Watson & Associates, they would confirm that the boundaries presented are generous ones. He added that based on those discussions, the City should not have to change these Urban Settlement Boundary lines for quite some time.

Following a further brief discussion, it was moved, that the recommendation be approved as follows:

- i.) **That** the Planning Advisory and Hearing Committee (PAC) receive this report and recommend to Council that the existing Official Plan be repealed and replaced with the new 2017 Complete Cornwall au complet Official Plan; and
- ii.) **That** the Schedule 1 Land Use be amended to correctly identify the floodplain along Brookdale; and

iii.) **That** Appendix Map B: Waste Disposal Sites be amended to remove reference to the Benson Centre; and

iv.) **That** modifications to the Urban Design and Transportation Chapters be incorporated as per Active Transportation Group Cornwall.

Moved By: André Rivette, Councillor

Seconded By: Bernadette Clément, Councillor

Motion Carried

OTHER / NEW BUSINESS:

1 Review of Draft Plan Approval for Phases 7 & 8 Adjustments to the Approved 1996 East Ridge Subdivision Draft Plan, being Part of the East 1/2 and West 1/2 of Lot C, Concession 1, File No. 300 04T-2017-02.

Click for detail --> 

Senior Planner Karl Doyle advised that Planning Division staff has analyzed the proposed request to the changes to East Ridge Subdivision Phases 7 & 8 in light of Section 51(47) of the Planning Act. This Section identifies the requirements of giving Public Notice and conducting a full circulation concerning amending changes to the conditions of the approved Draft Plan, but due to the fact that the request is a minor reconfiguration of the lot fabric; decrease of 26 residential units and increase of 11 lots, part of the recommendation acknowledges that the proposed modifications are minor in nature, and are not subject to Public Notice. He added that this plan is part of a very large Draft Plan that includes land from Second Street East to Montreal Road. The developer has incrementally registered phases of the plan in accordance to market conditions. Planning Division staff recommend that any development issues will be addressed at the time of the Subdividers Agreement review and the original Draft Plan conditions will be revised to ensure that the general items are covered. He added that the Planning Division believes that the plan is in keeping with the most recent Provincial Plan Policy Statements and Official Plan Policies, and is supportive of the proposal.

As this item is a non public meeting item, Chair Maurice Dupelle opened discussions to PAC members.

Lay Member Ron Symington had a question regarding the City's engineer's report on the Municipal Leitch-MacLennan Drainage way at the north end of the subdivision, and asked whether the City's engineer's report with respect to that drainage way had been adjusted to reflect the amendments to this development.

Senior Planner Karl Doyle replied that the Ministry of the Environment and Climate Change had been provided with the notice regarding the adjustments to the approved 1996 East Ridge Subdivision Draft Plan, and that the Planning Division had not received any commentary from them.

Councillor Bernadette Clément stated that the east end of the City is becoming much more developed now, and asked how many more phases were planned.

Senior Planner Karl Doyle replied that depending on the number of units the developer is proposing for each phase, he stated that perhaps there would be another five (5) more phases planned. He also added that the the mix within the plan is changing as the developer wants to introduce more small single lot singles and semi detached buildings.


Following a further brief discussion, it was moved, that the recommendation be approved as follows:

- a) That the revised Draft Plan for Phases 7 & 8 East Ridge Draft Plan submitted by Meldrum Surveying Ltd., OLS dated September 21st, 2017 be given Draft Approval subject to the Draft Plan Conditions Appendix A, as the amendment to the 1996 Draft Plan is considered to be minor in nature, as per Section 51(47) of the Ontario Planning Act.
- b) That PAC recommends to Council the approval of the amendment to the Draft Resolution.

Moved By: Leslie O'Shaughnessy, Mayor
Seconded By: André Rivette, Councillor

Motion Carried

2 CPPEG Recommendation September 28, 2017 HOTC#2017-09 Addendum 113 Amelia

Click for detail --> 

Dana McLean advised that this was an application by 1408346 Ontario Inc. at 113 Amelia for HOTC funding assistance in an amount up to \$18,250 to help with funds for interior and exterior renovations.

Following a review by CPPEG, it was moved to recommend to PAC:

That HOTC #2017-09 Addendum funding request by 1408346 Ontario Inc. at 113 Amelia, be accepted as follows:

Program 2 - Building Restoration & Improvement Program - \$12,000

Program 4 - Facade Improvement Grant - \$6,250

Program 5 - Municipal Planning/Development Fees Grant - Actuals

Program 6 - Discretionary Municipal Tipping Fees Grant - Actuals

Following a brief discussion by PAC,

There was a motion that the CPPEG recommendation for this item be approved by PAC, as proposed, and recommend same to Council.

Moved By: Bernadette Clément, Councillor

Seconded By: Denis Carr, Councillor

Motion Carried

INFORMATION:

None

NEXT SCHEDULED MEETING:

The next scheduled meeting will be held on Monday, November 20th, 2017.

ADJOURNMENT:

That the meeting be adjourned at 7:25 PM.

Moved By: Carilyne Hébert, Councillor

Seconded By: Justin Towndale, Councillor

Motion Carried

Councillor Maurice Dupelle, Chair

Motion to adopt the Minutes as presented.

Moved By: Elaine MacDonald, Councillor
Seconded By: Claude E. McIntosh, Councillor

MOTION APPROVED