

Minutes

Planning Advisory and Hearing Committee

Meeting ID: 2013-09
Meeting Date: Mon December 16, 2013 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
Denis Carr, Councillor
Denis Thibault, Councillor
Elaine MacDonald, Councillor
Maurice Dupelle, Councillor

Attendance Staff:

Ely Daniels, Administrative Assistant
Karl Doyle, Zoning and Site Plan Coordinator
Ken Bedford, Supervisor, Planning Division
Mary Joyce-Smith, Senior Planner
Stephen Alexander, General Manager, Planning,
Parks and Recreation

Regrets:

David Murphy, Councillor
Gerald E. Samson, Councillor
Attendance Media:
Ed Allard
Greg Peerenboom
Attendance Public:
Brad Moore, Agent, Grant Castle
Corporation
Wayne Hargrove

WELCOME AND CALL MEETING TO ORDER BY CHAIRMAN:

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

ADOPTION OF THE AGENDA - ADDITIONS AND DELETIONS:

That the Agenda be approved as presented.

Moved By: Denis Thibault, Councillor

Seconded By: André Rivette, Councillor

MOTION APPROVED

ADOPTION OF THE MINUTES:

1 November 18, 2013 Planning Advisory and Hearing Committee Meeting

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That the Minutes of the Planning Advisory Committee Meeting (No.2013-08) dated Monday, November 18, 2013 be approved as presented.

Moved By: Syd Gardiner, Councillor

Seconded By: André Rivette, 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 that there is one public meeting item for consideration by PAC. This item was advertised in the Standard-Freeholder on Saturday, November 16, 2013 for PAC File No. Z-07-2013 (1310 Boundary Road), regarding an application to rezone lands from Manufacturing 40 (MFR40) to Manufacturing 10 (MFR10) with a site specific exception to permit a food premise/restaurant. A supplementary 120 m (400' ft.) Radius Notice to applicable Township and City property owners for this respective file was mailed out on Tuesday, November 12, 2013.

PUBLIC MEETING ITEM(S) - PUBLIC HEARING:

1 MacEwen Petroleum (Agent Brad Moore) - 1310 Boundary Road An application to rezone lands from Manufacturing 40 (MFR40) to Manufacturing 10 (MFR10) with a site specific exception to permit a food premise/restaurant at 1310 Boundary Road in combination with the redevelopment of the site.

Click for detail --> 

Mary Joyce-Smith reviewed her PowerPoint Presentation on this matter and explained that the applicant, Grant Castle Corporation (Agent, Brad Moore), is requesting a zoning change so as to incorporate a portion of the property with the redevelopment of the whole site. This property was developed in 1960 for a single family dwelling, and it has been recognized as a legal non-conforming land use within the City's Industrial/Business Park zoning, which surrounds it.

The current applicant proposes to redevelop this site, combined with the site to the north for a new MacEwens Gas Bar/C Store and restaurant. The gas bar to the north is presently zoned Manufacturing 10 (MFR10) and as such is a permitted use. The C Store was recognized through a minor variance, however, it was determined by the Planning Division that the total comprehensive redevelopment of the site (both properties) should be rezoned to a single appropriate zone to facilitate any additional land uses. Therefore, this application will result in both properties being under the Manufacturing 10 (MFR10) zoning.

Chairman Glen Grant asked whether the proponent (Brad Moore, Agent, Grant Castle Corporation) wished to add anything else.

Agent Brad Moore said that the restaurant tenant has yet to be determined and assigned. The process will be done in two phases; first the C Store, and then the quick service restaurant.

Chairman Glen Grant asked three times if there were any other comments from the public. As there were no comments he addressed PAC Committee members.

Councillor Bernadette Clément wanted clarification as to whether or not there was enough room for the quick service restaurant on the existing gas station site. She added that given the location, it was a great business move to introduce the quick service restaurant especially to service the tenants of the industrial park, and had no objections to the development.

Brad Moore replied that the expansion would not only provide more food preparation services, but also stream-line traffic from Boundary Road. He added it was important to separate the transport traffic and the retail traffic, and that truck traffic would be diverted to the north of the existing property, while smaller traffic would come in from the south, thus the need for combining the two properties.

Councillor André Rivette asked whether the proponent would be introducing a car wash.

Brad Moore replied there was a bigger demand for a restaurant to be located there.

Mayor Bob Kilger echoed the comments regarding the success of the recent development on McConnell Avenue and Eleventh Street and recognized the considerable investment put forth by the MacEwens Petroleum on both McConnell and Boundary Road sites.

PAC DISCUSSION OF PUBLIC MEETING ITEM(S):

1 MacEwen Petroleum (Agent Brad Moore) - 1310 Boundary Road An application to rezone lands from Manufacturing 40 (MFR 40) to Manufacturing 10 (MFR 10) with a site specific exception to permit a food premise/restaurant at 1310 Boundary Road in combination with the redevelopment of the site.

Click for detail --> 

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

- i) That the subject lands be rezoned from Manufacturing 40 (MFR40) to Manufacturing 10 (MFR10) with a site specific exception to rezone the lands at 1310 Boundary to permit the introduction of a food premise/restaurant, convenience store, and;

ii) That the property be subject to a Site Plan Control Process.

Moved By: André Rivette, Councillor

Seconded By: Elaine MacDonald, Councillor

MOTION APPROVED

PAC Secretary Ken Bedford advised that this item will be presented at the January 13, 2013 Council Meeting.

OTHER / NEW BUSINESS:

None

INFORMATION:

i.) MMAH Land Use Planning and Appeal System Consultation, Fall/2013:

PAC Secretary Ken Bedford advised that Staff attended a workshop at Carleton University held by the Ministry of Municipal Affairs and Housing with respect to procedural changes to the Planning Act. Through this workshop, the province was soliciting commentary from the general public, planning professional and community groups to find out where they stood with respect to planning procedures in the Province. Those who attended were primarily provincial/municipal representatives such as planners, community activists groups, and politicians. Animated discussions took place, and the main message was that the general principle of community engagement is something that is vital and should be enhanced in the planning process. He added that the City of Cornwall's Official Plan Review which will take place in the New Year, will be a very good example on how we seek urban input from the general public for what is happening in the community. The document is basically a summation of some of those principles they were looking at.

ii.) CIP Priority Area Mapping:

The second piece of information provided are maps depicting the community improvement policy priority areas for the various HOTC and Brownfields programs. These are physical depictions of the areas that the programs apply to. PAC Secretary Ken Bedford explained that there is a desire to link the two priority areas for HOTC. There has been much discussion about having a physical link along Water Street which would be consistent with Centretown Streetscape Design Work, done by HOTC. This will be brought forth to PAC in the New Year.

With respect to the second map, it depicts the overall area of the HOTC where the program is applicable. It extends in the general square mile into the east end down to the Waterfront. The last map is a Brownfields map which covers most of the urban areas that would have experienced Commercial and Industrial over many years. Most of the areas have eligibility for the programs.

Councillor André Rivette asked whether we could get specific documentation with regards to the old Imperial Oil "Sunny's Gas Station" site on Montreal Road.

PAC Secretary Ken Bedford replied that if a developer participates in the Brownfield program, they are obligated to contractually supply results of their studies. If they are doing clean up or solely private studies, then we would not have access to that documentation. He added that the City has attempted in the past to ask Imperial Oil for documentation, and are aware of our interest in their site. One of the issues that has been discussed with regards to Brownfields sites is that if we do not have involvement, then we do not have the documents.

Councillor Bernadette Clément asked with regards to the Brownfields map, how the area was determined, and delineations on the map come to be, as it doesn't cover every single Brownfield site.

PAC Secretary Ken Bedford replied the Brownfield Program is 6 or 7 years old and really represented primarily non residential areas of the city. There is some residential as well as commercial and industrial. The additional subdivision areas which never experienced industrial activity were not included in this mapping. Some municipalities cover their whole jurisdiction, while others have less inclusive mapping.

If there was a discovery made on a particular property, then there would be an amendment to the map. There would have to be a legislative process that this Committee would be involved in order to amend the map. There would not be a problem as it has to do with eligibility of the program.

Councillor Denis Carr said that most gas station sites have been reported and identified.

PAC Secretary Ken Bedford also advised that we need to refer to them as "sites of potential interest". He added that the legal advise received by the City of Hamilton in their earlier efforts in Brownfield sites, was that they should refer to them as sites of potential interest, as not to incur a site automatically. It is a site of interest, and so it may or may not be contaminated, but it has that historic potential.

NEXT SCHEDULED MEETING:

Tuesday, February 18, 2014, as P.A.C. Meeting scheduled for January 20, 2014 was cancelled.

ADJOURNMENT:

That the meeting be adjourned at 7:20 p.m.

Moved By: Denis Carr, Councillor

Seconded By: Maurice Dupelle, Councillor

MOTION APPROVED

Councillor Glen Grant, Chair

That the Minutes of the Planning Advisory and Hearing Committee Meeting (No.2013-09) dated Monday, December 16, 2013 be approved as presented.

Moved By: André Rivette, Councillor
Seconded By: Syd Gardiner, Councillor

MOTION APPROVED