

Minutes

Planning Advisory and Hearing Committee

Meeting ID: 2013-05
Meeting Date: Mon June 17, 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
Glen Grant, Councillor
Syd Gardiner, Councillor
David Murphy, Councillor
Denis Carr, Councillor
Denis Thibault, Councillor
Maurice Dupelle, Councillor
Gerald E. Samson, Councillor

Attendance Staff:

Christine Lefebvre, Division Manager, Parks and Recreation Services
Dana McLean, Programs Coordinator Planning Division
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:

Bob Kilger, Mayor
Elaine MacDonald, Councillor

Attendance Media:

Cheryl Brink, The Standard-Freeholder

Attendance Public:

Eric Lang, Chair, Centretown Streetscape Revitalization Strategy Steering Committee
Heather McDonnell, Queens University of Urban and Regional Planning
Sarah Nielsen, Queens University, Healthy Community Planning and Urban Design
Stephen Clare, Plant Health, Regional Program Officer, Cdn Food Inspection Agency
JoAnne Ford, Area Communications, Ontario, Cdn Food Inspection Agency
John Irvine 1611 Joyce Street
Katrine Kruders 3216 Richmond Dr.
Stephen Adams 3216 Richmond Dr.

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 with the amendment to add a presentation on the Emerald Ash Borer (EAB), by Mr. Stephen Clare, Regional Program Officer, North East Region, of the Canadian Food Inspection Agency.

Moved By: André Rivette, Councillor
Seconded By: Bernadette Clément, Councillor

MOTION APPROVED

ADOPTION OF THE MINUTES:

That the Minutes of the Planning Advisory Committee Meeting (No.2013-04) dated May 21, 2013 be approved as presented.

Moved By: Gerald Samson, Councillor
Seconded By: Denis Thibault, Councillor

MOTION APPROVED

DECLARATION OF CONFLICT OF INTEREST:

None

BUSINESS ARISING FROM THE MINUTES:

None

PRESENTATION(S):

Mr. Eric Lang, Chair of the Centretown Streetscape Revitalization Strategy Steering Committee, along with Ms. Heather McDonell and Ms. Sarah Nielsen, from Queens University, provided the Committee with a PowerPoint presentation regarding the status of the Streetscape Design Project to date. Eric Lang explained that this long term project (5-10 years in the making), will provide a huge opportunity to improve the Downtown and Centretown areas through visibility and traffic. In order to make sure plan concepts get implemented, regular updates to Council on their progress are key, in order to keep the lines of communications open. Heather McDonell and Sarah Nielsen introduced themselves and presented the Committee with three different concepts; Bridge Intersection & Catalogue, Nativité Square, and Pitt St. & First St. Intersection. They became familiar with all the areas, did site visits, met with key stakeholders, and launched

a research and design phase, which they explained in great detail.

Councillor André Rivette said the concepts were impressive and that talks with Public Works and Bridge Authority was a good idea before construction begins.

Councillor David Murphy said it was a nice presentation and they presented great ideas. He added it was good to have on going conversations with the Bridge Authority in order to keep lines of communications open.

Councillor Syd Gardiner said it was a very nice presentation and asked whether a tourist booth/office can become a reality in their concept plans.

Sarah Nielsen said it is definitely a great idea to consider.

Councillor Gerald Samson said these were very promising concepts which would add many dimensions to the City. He stated he would like to see a sign that would fetch the eyes, such as a Welcome sign in lights, so it can be spotted by those coming from the U.S. into Canada (Cornwall). He also suggested space for parking, so people can easily stop and walk Downtown.

Councillor Bernadette Clément thanked Eric, Heather and Sarah for their work with City Staff. She stated it helps us to dream of something better for Downtown. She asked in regards to the Nativité Square, whether they worked with the Diocese, and were the conversations positive. She also had a question in regards to the Catalogue concept.

Sarah Nielsen responded that everyone in the Diocese was on board with the concepts shown. In regards to the Catalogue concept, they want to keep a consistent theme throughout. Catalogue will essentially be a template for the concept designs. Eric Lang added that all intersections should have a similar feel to them.

Councillor Denis Carr said he enjoyed working with Heather and Sarah, and added that this is the 4th summer the City of Cornwall has been able to have summer interns from this particular program at Queens. He said it has been a great relationship which they continue to expand upon. To date, everyone who has been contacted, is in favour of the projects. The Committee understands that at some point there will be a need for support from the Federal and Provincial Governments, and contacts have already been made with them. The Bridge Authority is aware of their plans. He added that there was a meeting with the developer regarding Pitt St. & First St. intersection and they were very supportive. He said even if some things don't happen, there are still ways to reinvigorate Downtown, so that when one projects stops, we can move on to another one. He added there will be an open house at the Cornwall Square, where the public will have the opportunity to ask questions, He concluded that this is another great example on how the City will progress, and was most impressed with the knowledge and assistance the students provided.

Councillor Maurice Dupelle thanked the students for their wonderful presentation and wished them luck in their future endeavors. He added that it was great to see how branding all the areas will work, and wished them luck.

Councillor Denis Thibault said he was happy that all the students' work had been very positive, wished them luck in their studies and travels, and hoped that in the future they would always remember their experience with the City of Cornwall.

Chairman Glen Grant thanked the students and Eric Lang, on behalf of the PAC Committee, for their presentation. He asked whether in regards to the bridge, they were going to be implementing all 4 ways in this phase, or will it be part of another phase.

Eric Lang said there are two phases, and that the present design is just for straight North and East.

REVIEW OF PUBLIC NOTICE REQUIREMENTS BY 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, May 25th, 2013, and a 120 m (400' ft.) Notice to land owners for PAC File Z-05-13, OPA 29, was mailed out on May 28th, 2013.

PUBLIC MEETING ITEM(S) - PUBLIC HEARING:

1 Application to Rezone and Redesignate property situated North and South of 3216 Richmond Drive from Rural Area (RA) to Residential 10 (RES 10) and for a site specific policy to the (RA) Rural Area Designation to recognize a non rural dwelling.

Click for detail --> 

Mary Joyce-Smith reviewed her PowerPoint Presentation on this matter and explained that the landowners have requested the City consider changing the zoning on these two properties so that the property at 3216 Richmond Drive can be enlarged to allow for the construction of a new residential accessory building (garage). The property will then be legalized from an O.P./Zoning perspective. Presently, the applicants own the total holding of this quadrant, however they are focusing on the residential strip that has been created along Richmond Drive. Currently all of their land holdings except for the single family dwelling at 3216 Richmond Drive, are zoned Rural Area (RA) and have an Official Plan designation of Rural Area (RA) as well. If approved, this application will rezone the properties to Residential Zoning (RES10) zone which will recognize the two lot additions to the single family dwelling use and will introduce a site specific policy to the Rural Area designation. As a result, this change to the Official Plan Designation and Zoning will see approximately 0.41 hectares (1.01 acres) of land as RES10.

The Chairman Glen Grant asked the applicants (Katrine Kruders and Stephen Adams of 3216 Richmond Dr.) if they wished to add anything else. They expressed their need for wanting to build a garage.

Chairman Glen Grant asked three times if there were any other comments from the public, and there were none.

Chairman Glen Grant then addressed PAC Committee members. if they had any questions:

Councillor Bernadette Clément asked how close was the nearest farm from the property, and are there any other properties there.

Mary Joyce-Smith replied that there is no active agricultural activity in the area. The Raisin

Region Conservation Authority asked that there be a 30 metre set back from the height of the high mark, and confirmed there were no natural heritage areas left to be concerned about.

Councillor Gerald Samson was concerned that something so simple as wanting to build a garage, involved so many steps, (i.e. Go before Planning Advisory, Council, as well as the Committee of Adjustment). He stated that we should look at making these applications a little easier for developers.

Ken Bedford stated that in Ontario, the City needs to go through regulations under the Planning Act of Ontario. There is a set process that is prescribed which allows people to have proper input, whether they agree or disagree, to any planned development. All municipalities across Ontario, are subject to these regulations. There is a need to go through the Committee of Adjustment when there is a severance or addition to a lot. In this particular case, there are two "additional to holdings" for the property. Applicants are obliged to go through these steps.

Councillor André Rivette said he would like a motion to move all three recommendations.

PAC DISCUSSION OF PUBLIC MEETING ITEM(S):

1 Application to Rezone and Redesignate property situated North and South of 3216 Richmond Drive from Rural Area (RA) to Residential 10 (RES 10) and for a site specific policy to the (RA) Rural Area Designation to recognize a non rural dwelling.

Click for detail --> 

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

- 1.) That the Official Plan be amended to add a Site Specific Policy in the Rural Area (RA) Designation Section, as identified in Section C of this Report; and
- 2.) That the subject lands be rezoned on a site specific basis, from Rural Area (RA) to Residential 10 (RES10) to facilitate the two lot additions to the residential property at 3216 Richmond Drive. This will provide additional land for the construction of a new residential accessory building; and
- 3.) That subsequent development on the subject sites will be subject to conditions as identified in the Raisin Region Conservation Authority comments.

Moved By: André Rivette, Councillor
Seconded By: Denis Thibault, Councillor

MOTION APPROVED

2 Presentation from the Canadian Food Inspection Agency

Ken Bedford advised there are two representatives from the Canadian Food Inspection Agency, Mr. Stephen Clare, Regional Program Officer, North East Region and Ms. JoAnne Ford, Ontario Area Communications Manager, who will make a presentation to the Committee with respect to the Emerald Ash Borer.

Mr. Stephen Clare thanked the Committee and stated that JoAnne Ford, Area Communications Manager of Ontario, has distributed a package containing various literatures, as well as a copy of the presentation on the Emerald Ash Borer (EAB). He explained that the CFIA's mandate is to protect animal and plant health, as well as food safety. In this particular case, they are protecting the plant resource base. He explained that the beetle, Emerald Ash Borer (EAB) is a highly destructive insect, native to Asia, and has killed millions of ash trees in North America since its discovery in 2002. This pest is a major economic and environmental threat to urban and forested areas. The greatest risk of spreading the Emerald Ash Borer (EAB) is through moving ash nursery stock and forest products, such as firewood and logs. The Agency's response is to survey by focusing on areas where Emerald Ash Borer (EAB) is most likely to have been introduced through human activities. That Emerald Ash Borer (EAB) is extremely difficult to detect and often present in an area 3-4 years prior to detection. The Agency regulates and enforces any violations to the Plant Protection Act. They also communicate and outreach by providing, training sessions to urban foresters and municipal arborists, survey guides, EAB publications, public notices and a toll free hotline. He recommended the City of Cornwall do an Ash inventory to assess economic and environmental impacts on the Community, budget planning and allocation, train personnel to recognize signs and symptoms, identify the "hot spots" and extent of infestation within our Community in order to prioritize response, learn from other Municipalities' experiences, and suggested chemical treatments such as Tree-Azin, AceCap 97, and Confidor 200.

Councillor André Rivette said that CFIA has provided great recommendations, and asked whether The City of Cornwall had already experienced this same kind of infestation in the past.

Jim Althouse responded that there has been an infestation in the past, but it was a separate issue and not as serious.

Councillor David Murphy asked whether this pest is affected by our climate and whether it spreads quickly.

Stephen Clare replied that it can spread 20 to 30 kilometres per year.

Councillor Gerald Samson said that trees are of great importance to our ecology and was concerned the ships docking into Cornwall were deploying lumber, wood and wood products containing the Emerald Ash Borer. He asked whether we should be focusing on how we can prevent these types of shipments coming into Cornwall.

Stephen Alexander thought the EAB came in on skids. Since the late 90's, packaging has had to be heat-treated, now all imports coming into Canada have their packaging heat-treated.

Councillor Syd Gardiner asked what the CFIA's recommendation is for those residents who own Ash trees.

Stephen Clare replied that there is a lot of communication material available to provide information to residents, and that it is strongly recommended not to move untreated firewood.

Christine Lefebvre added there are pictures available of trees affected by the EAB and those she has witnessed are textbook to those images. There is also information available on the City's website, and much information was provided to the public at the past Trade Show. She added that they will be developing a policy to go before Council before December of this year.

Councillor Sydney Gardiner asked whether the chemicals mentioned in the presentation will slow down the process/population control and/or protect the trees.

Stephen Clare replied that effective chemicals are available, but they are looking for other bugs that only eat the EAB.

Councillor Denis Carr asked whether we are going to lose all 3,500 (estimated Ash Trees on public streets not including our Forest Areas), and what would be the City's target.

Stephen Clare replied that the City will not lose all 3,500 Ash trees, if the City is going to protect them through use of chemicals. Everything depends on what kind of management the City puts in place. Is it not the end of Ash Trees, but there will be a set back.

Councillor Denis Carr asked whether by the removal of affected trees, we can eradicate the spread of infestation.

Stephen Clare replied that it would not.

Councillor Denis Carr suggested that for every tree we lose, we should replace it and have a plan in place for the replacement of the trees.

Stephen Clare replied that there are several strategies that would buy the City some time.

Councillor Bernadette Clément asked how much the chemicals would cost.

Jim Althouse replied that on a 12" diam. trunk, it would cost \$300.00 to chemically treat the tree and this application would last 2 years.

Councillor Bernadette Clément asked whether the CFIA is providing the information to the City or sending it out to the public themselves.

Stephen Clare replied that they will provide all information to the City and training to City Staff if necessary.

Bernadette Clément asked if there were any affected Ash Trees in Lamoureux Park that we want to chemically treat.

Christine Lefebvre replied that the City has already started the replanting program, and that the developed policy will be a guide on what selection of trees will be treated. She added that the City allocates money every year for this type of situation.

Councillor Glen Grant wanted clarification on the cost to chemically treat a tree originally estimated at \$100.00 per tree and now at \$300.00 per tree.

Stephen Clare replied that chemicals have to be applied by registered applicators (a cost not estimated at the time of estimation).

Councillor Glen Grant wanted clarification on whether an owner of Ash Tree(s) can cut and dispose of it.

Stephen Clare replied that one cannot move Ash product within a regulated area, and that Cornwall is not a regulated area yet.

Councillor Glen Grant asked about liability.


Stephen Clare replied that a dead tree is a liability to the owner, as Ash trees tend to rot and drop/fall over. It would be a liability to the owner.

Councillor Glen Grant thanked Stephen Clare and JoAnne Ford for their information and presentation to the Committee.

OTHER / NEW BUSINESS:

Dana McLean reviewed her PowerPoint Presentation on the following matters:

1 CPPEC Recommendation June 4, 2013 HOTC#2013-06 2-6 Alice

Click for detail --> 

Following a further brief discussion, it was moved:

That HOTC#2013-06 funding request by Amy & Luc Caron at 2-6 Alice, be approved as follows:

Program 4: Facade Improvement and Sign Grant-\$700

Program 5: Municipal Planning/Development Fees Grant - actual

Moved By: Gerald Samson, Councillor
Seconded By: Syd Gardiner, Councillor

MOTION APPROVED

2 CPPEC Recommendation June 4, 2013 HOTC#2013-07 217 Adolphus

Click for detail --> 

Following a brief discussion, it was moved:

That HOTC#2013-07 funding request by Milena Cardinal at 217 Adolphus, be approved as follows:

Program 3: Project Design Grant - \$1,750

Program 4: Facade Improvement and Sign Grant-\$2,000

Program 5: Municipal Planning/Development Fees Grant - actual

Moved By: Gerald Samson, Councillor

Seconded By: Syd Gardiner, Councillor

MOTION APPROVED

3 CPPEC Recommendation June 4, 2013 HOTC#2008-06 Addendum 35 Second St E

Click for detail --> 

Following a brief discussion, it was moved:

That HOTC#2008-06 Addendum funding request by Susan & Chris Martin at 35 Second St E, be approved as follows:

Program 3: Project Design Grant - \$813

Program 5: Municipal Planning/Development Fees Grant - actual

Moved By: Gerald Samson, Councillor

Seconded By: Syd Gardiner, Councillor

MOTION APPROVED

4 CPPEC Recommendation June 4, 2013 HOTC#2012-19 Addendum 145 Pitt St

Click for detail --> 

Following a brief discussion, it was moved:

That HOTC#2012-19 Addendum funding request by Pierre Boucher at 145 Pitt St, be approved as follows:

Program 2: Building Restoration & Improvement Program - \$13,200

Program 3: Project Design Grant-\$300

Program 5: Municipal Planning/Development Fees Grant - actual

Moved By: Gerald Samson, Councillor

Seconded By: Syd Gardiner, Councillor

MOTION APPROVED

5 CPPEC Recommendation June 4, 2013 HOTC#2013-04 Addendum 40 First St W

Click for detail --> 

Following a brief discussion, it was moved:

That HOTC#2013-04 Addendum funding request by Robert Prowse at 40 First St W, be approved as follows:

Program 4: Facade Improvement and Sign Grant-\$10,000

Program 5: Municipal Planning/Development Fees Grant - actual

Moved By: Gerald Samson, Councillor

Seconded By: Syd Gardiner, Councillor

MOTION APPROVED

INFORMATION:

A report on highlights of the Committee of Adjustment was provided to PAC members along with an attached list of proposals which came before the Committee in the year 2012. As for year to date actuals, they continue to be strong into June of 2013.

NEXT SCHEDULED MEETING:

Monday, July 15, 2013

ADJOURNMENT:

That the meeting be adjourned at 8:45 p.m.

Moved By: André Rivette, Councillor

Seconded By: Denis Thibault, Councillor

MOTION APPROVED

Councillor Glen Grant, Chair