

# Minutes Planning Advisory and Hearing Committee

**Meeting ID:** 2012-08  
**Meeting Date:** Mon December 17, 2012 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

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**Attendance Committee Members:**

André Rivette, Councillor  
Bernadette Clément, Councillor  
Glen Grant, Councillor  
Syd Gardiner, Councillor  
David Murphy, Councillor  
Denis Carr, Councillor  
Denis Thibault, Councillor  
Elaine MacDonald, Councillor  
Maurice Dupelle, Councillor

**Attendance Staff:**

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

**Regrets:**

Bob Kilger, Mayor  
Gerald E. Samson, Councillor

**WELCOME AND CALL MEETING TO ORDER BY CHAIRMAN:**

Vice-Chair Dupelle, acting in capacity of the Chair for Councillor Grant, called the meeting to order at 7:02 p.m.

**Attendance Media:**

**Cheryl Brink, The Standard-Freeholder**

**Attendance Public:**

**Cliff Tourangeau (representing Kim Tourangeau)**  
**Jason Smith**  
**Nicole Jones**

**Marie Murphy**  
**Roseanne Lalonde**  
**Bob & Suzanne Rodrigue**  
**John Heips**  
**Doug Campbell (Proponent)**  
**Maurice Gatien (Legal Counsel for Proponent)**  
**Jon Huza & Natalie Trottier**

**ADOPTION OF THE AGENDA - ADDITIONS AND DELETIONS:**

That the Agenda be approved as presented

Moved By: Syd Gardiner, Councillor  
Seconded By: Elaine MacDonald, Councillor

**MOTION APPROVED**

**ADOPTION OF THE MINUTES:**

That the Minutes of the Planning Advisory Committee Meeting (No. 2012-07) dated November 19, 2012 be approved as presented.

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

**MOTION APPROVED**

**1 November 19, 2012 Planning Advisory and Hearing Committee Meeting**

Click for detail --> 

**DECLARATION OF CONFLICT OF INTEREST:** None

**BUSINESS ARISING FROM THE MINUTES:** None

**PRESENTATION(S):** None

**REVIEW OF PUBLIC NOTICE REQUIREMENTS BY PAC SECRETARY:**

Ken Bedford advised the Committee that a Public Notice was advertised in the Standard-Freeholder on Saturday, November 24, 2012 for Subdivision Folder 285 (Camitz Inc. Draft plan approval), and a 400 foot Notice to property owners was mailed out on Wednesday, November 21, 2012.

**PUBLIC MEETING ITEM(S) - PUBLIC HEARING:**

Ken Bedford read the nature/request of the one (1) hearing item that was prepared by Mary Joyce-Smith and advised the public how the meeting would proceed.

**1 Camitz Inc. Development (Doug Campbell) - Draft Plan of Subdivision Review 04T-2012-03 Folder 285**

Click for detail --> 

Mary Joyce-Smith reviewed a Power Point Presentation on the Camitz Inc. draft plan.

She explained that the City of Cornwall has delegated Subdivision approval.

The lands are located in the North Quadrant of the City West of Pitt and North of McKenzie Street. She went on to explain that the lands had been assembled under a prior Committee of Adjustment application and hearing and that these DVA (Department of Veteran Affairs) lands were first created on a Plan of Subdivision in 1952 known as Cornwallis Park Subdivision.

She advised that this new Subdivision would have 35 single lots and 6 semi-detached lots with one lot used for stormwater retention. This is a good infill site and is in compliance with the Provincial Policy Statement (PPS) and the City's Official Plan Policies. The draft plan will be subject to the draft plan conditions shown as Schedule 'A' in the report.

**Questions from PAC Members:**

Councillor Denis Thibault pointed out that the power point had an inconsistent number regarding the semi-detached lots and questioned whether there were 35 singles?

Mary Joyce-Smith stated that yes there were 35 singles and that indeed there were 6 semi-detached lots as listed in the report and that one of the semi-detached lots from the draft plan would be used for stormwater retention purposes (to be considered as a Block in the final plan.).

Councillor André Rivette asked Mary if the Subdivision was situated in the Eamers Corner's area?

Mary Joyce-Smith responded yes.

Councillor Syd Gardiner was very concerned about respecting the history associated with these lands and questioned whether the Veteran's Drive name would remain as indicated on the draft plan?

Maurice Gatien replied yes that the name would remain the same.

Councillor Bernadette Clément asked for clarification with respect to the reverse curve situation for Lot 1 and further questioned whether it would reduce Lots 2 and 3.

Both Mary Joyce-Smith and Maurice Gatien explained that the lot configuration would be reviewed with the Traffic Engineer and the Developer's Engineer to ensure compliance with the zoning by-law.

Councillor Bernadette Clément was also concerned about the potential traffic generated from the Subdivision and questioned whether the lots around Veteran's Lane would be affected?

Mary Joyce-Smith responded that the traffic engineer had reviewed the plan and had no comments or objections to the design.

Councillor Bernadette Clément further asked about the design of the homes, and whether they would include brick and/or siding, etc.?

Doug Campbell the developer responded through Maurice that the homes would be moderately priced, and not upscale (average lot sizes), and that there would be a certain amount of brick and siding.

Bernadette Clément also asked about the Butternut Tree and noted that the RRCA had referenced it in it's draft plan conditions.

Councillor Denis Carr recognized that this approval would be subject to a list of draft plan conditions and had no issues with the plan and qualified that the exact location of the water retention pond would be finalized through the draft plan approval. He questioned whether the construction would begin in late Spring?

Doug Campbell responded that construction would begin around May 2013.

Councillor Elaine MacDonald recognized the history associated with these lands and that the assembly of the lots would provide an opportunity for this Subdivision thus promoting a better use of the land. She stated that from the City's point of view, this would generate revenue, jobs and housing.

#### **Questions from the public:**

Mr. Cliff Tourangeau, representing Ms. Kim Tourangeau of 95 McKenzie, had serious concerns about the proposed draft plan of Subdivision particularly related to the sewage and stormwater management. He questioned whether the sewers on McKenzie could handle 35 more homes. He went on to explain that he was one of the flood victims and had serious property damage. He asked whether or not this facility would be raised and whether it would be a dam or a dike?

Maurice Gatien explained that the location/design of the stormwater retention pond was to be determined. He explained that the stormwater pond would be designed by the engineers and have adequate capacity to manage any excess water from this subdivision.

Mr. Cliff Tourangeau said he was not impressed.

Mr. Ken Bedford offered to Mr. Cliff Tourangeau to contact the City's engineering people for further technical information on the Stormwater Management details for the future Subdivision.

Mary Joyce-Smith also added that Condition 10 on page 29 of the report would be addressing this concern.

Mr. John Heips, new owner of 47 McKenzie, informed PAC that his property backs onto lot 32 where the stormwater retention pond is going to be and was very concerned as the land is currently saturated and already has 18" of water in his sump pump.

Ken Bedford responded that it was an engineering question and that the Municipality was sensitive to this issue.

Councillor André Rivette questioned Ken Bedford as to whether this was the same problem as those properties on St.Michel?

Ken Bedford responded that he was not familiar with that issue, given that it was an engineering question.

Mr. Cliff Tourangeau further added that at the time of the major storm event which occurred a couple of years ago, from Highway 401 to McKenzie, water was coming from the East side of Pitt Street. Ditches were completely filled up around the homes. He summarized by saying that the weather patterns are changing, and that we have to be prepared for all weather conditions.

Councillor Denis Thibault was considering to make a motion to defer the initiative, in order that a report be brought back to PAC answering these engineering questions.

Councillor Elaine MacDonald indicated she would second such a motion, if ultimately made.

Councillor Glen Grant commented that conditions which would need to be complied with, were attached to this development.

Councillor Bernadette Clément wanted assurance as to how the draft plan approval process worked?

Mary Joyce-Smith responded that yes the draft plan conditions would have to be fully complied with, in order to register the Plan, and that the conditions would be attached to the Resolution that goes to Council.

Maurice Gatien qualified that there would be three Engineering experts involved; the Developer's, the Municipality's and RRCA's, and that a deferral would add time.

In addition, Maurice Gatien offered to contact the Engineers.

Councillor Bernadette Clément asked whether the developer could meet with the public?

Councillor Denis Carr suggested that there should be an information gathering session and that there was no need for a deferral as all concerns of residents in the area could be addressed.

Maurice Gatien agreed to the proposals by Councillors Clément and Carr to liaise further with those landowners expressing concerns to offer various assurances.

Councillor Denis Thibault withdrew consideration for a motion for deferral, as he was satisfied that the three levels of engineering would be involved in the review. He said that "At the end of the day, the residents need to be happy". He further suggested that PAC was not in a position to approve the final plan until all issues were put to rest.

Councillor Elaine MacDonald questioned whether there were other such stormwater management ponds in Residential Subdivisions in the City?

Ken Bedford responded yes, and mentioned a couple of examples at Hill Island and Northwoods Glen Subdivisions.

Councillor Syd Gardiner suggested that business cards be given to all people with concerns.

Mr. Jason Smith from 59 McKenzie, questioned about the stormwater pond and whether such collection of water in storm events would contribute to an increase in mosquitos and would this be like a swamp.

Ken Bedford responded that there are two types of ponds, one being wet the other dry and that the dry ponds only really hold water during a 100 year stormwater event or other significant rain event.

Mr. Cliff Tourangeau asked Maurice Gatien whether the Developer's Engineers had designed the pond?

Maurice Gatien replied that they are in discussions with the RRCA.

Mr. Cliff Tourangeau suggested that PAC members should go ahead with Councillor Denis Thibault's consideration to defer.

The Chair asked three times for further questions/comments from the Audience and, hearing none, closed the public portion of the Meeting.

### **PAC DISCUSSION OF PUBLIC MEETING ITEM(S):**

#### **1 Camitz Inc. Development (Doug Campbell) - Draft Plan of Subdivision Review 04T-2012-03 Folder 285**

Click for detail --> 

Councillor Bernadette Clément had one last comment and stated that a public session would be very important to address valid questions from the public.

Councillor Denis Carr added that the proponents are willing to meet with the residents.

Councillor Denis Thibault suggested that if PAC members pass this motion, they are approving a "Draft" plan. He further explained that questions have been answered, but that communication would be needed. He supported the motion.

Councillor André Rivette had no problem and moved to amend the recommendation to include the necessary public session.

Following a further brief discussion, it was moved:

That the request dated October 26, 2012 from CAMITZY INC. for approval of a Draft Plan of Subdivision as shown on a Plan of Subdivision by K.L. Stidwill, Ontario Land Surveyor, dated February 29, 2012, be given Draft Plan Approval. This Draft Plan Approval will be subject to the following:

- a) The Developer and his Solicitor arrange an information/communication session with (concerned) local residents, including the Proponent, his Solicitor, the Developers' Engineer, representatives from the Municipal Engineering Division and representatives from the RRCA. This session should focus primarily on the matters related to Stormwater Management of the Subdivision and it's local impact.
- b) This Draft Plan Approval will be subject to the satisfaction of staff that, the conditions contained in Appendix "A" to the Planning Advisory Committee Technical Report have been completed and, furthermore, that the Mayor and Clerk are hereby authorized to sign the final version of the Registered Plan only upon satisfactory completion of the Subdivider's Agreement and the Draft Plan Conditions.
- c) That this Draft Plan Approval shall be valid for three (3) years (as per Section 51(32) of the Planning Act (ie. Jan 14, 2016).

**MOVED BY: Councillor André Rivette**  
**SECONDED BY: Councillor Glen Grant**

**MOTION APPROVED**

**OTHER / NEW BUSINESS:**

Dana McLean made a PowerPoint Presentation on the following CPPEC applications.

**1 CPPEC Recommendation December 6, 2012 HOTC#2012-18 328 Second St W**

Click for detail --> 

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

**That HOTC#2012-18 funding request by Samson & Gibson Holding Inc at 328 Second St W, be approved as follows:**

**Program 2: Building Restoration & Improvement Program-\$30,000**  
**Program 3: Project Design Grant - \$7,500**

**Program 5: Municipal Planning/Development Fees - actual**

**Motion by: Glen Grant, Councillor  
Seconded by: David Murphy, Councillor**

— — — **CARRIED**

**2 CPPEC Recommendation December 6, 2012 HOTC#2012-19 145 Pitt St**

Click for detail --> 

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

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

**Program 3: Project Design Grant - \$2,000  
Program 5: Municipal Planning/Development Fees - actual**

**Motion by: Glen Grant, Councillor  
Seconded by: David Murphy, Councillor**

— — — **CARRIED**

**3 CPPEC Recommendation December 6, 2012 HOTC#2012-20 704 Pitt St**

Click for detail --> 

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

**That HOTC#2012-20 funding request by 436541 Ontario Inc at 704 Pitt St, be approved as follows:**

**Program 4: Facade Improvement & Sign Grant - \$2,000  
Program 5: Municipal Planning/Development Fees - actual**

**Motion by: Glen Grant, Councillor  
Seconded by: David Murphy, Councillor**

— — — **CARRIED**

**4 CPPEC Recommendation December 6, 2012 HOTC#2012-21 112 Pitt St**

Click for detail --> 

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

**That HOTC#2012-18 funding request by Samson & Gibson Holding Inc at 328 Second St W, be approved as follows:**

**Program 2: Building Restoration & Improvement Program-\$14,500  
Program 3: Project Design Grant - \$1,475  
Program 4: Facade Improvement & Sign Grant-\$2,000**

**Program 5: Municipal Planning/Development Fees - actual**  
**Program 6: Discretionary Municipal Tipping Fees - actual**

**Motion by: Glen Grant, Councillor**  
**Seconded by: David Murphy, Councillor**

— — — **CARRIED**

**5 CPPEC Recommendation December 6, 2012 HOTC#2012-22 460 Seventh St W**  
Click for detail --> 

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

**That HOTC#2012-22 funding request by Cornwall Concrete Products Ltd at 460 Seventh St W, be approved as follows:**

**Program 3: Project Design Grant - \$1,500**  
**Program 4: Facade Improvement & Sign Grant - \$2,000**  
**Program 5: Municipal Planning/Development Fees - actual**

**Motion by: Glen Grant, Councillor**  
**Seconded by: David Murphy, Councillor**

— — — **CARRIED**

**6 CPPEC Recommendation December 6, 2012 HOTC#2012-23 107-109 Pitt St**  
Click for detail --> 

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

**That HOTC#2012-23 funding request by Steve Montroy at 107-109 Pitt St, be approved as follows:**

**Program 2: Building Restoration & Improvement Program - \$22,000**  
**Program 5: Municipal Planning/Development Fees - actual**

**Motion by: Glen Grant, Councillor**  
**Seconded by: David Murphy, Councillor**

— — — **CARRIED**

**7 CPPEC Recommendation December 6, 2012 HOTC#2010-07 Addendum 2-4 Montreal Rd**  
Click for detail --> 

Dana McLean advised that the applicant has requested funding for design fees for a new fire alarm system, to update the safety features of the building.

Councillor Bernadette Clément asked whether fire alarm systems were funded by the program?

Dana McLean advised that this was a safety issue. It is an older building and that the applicant could not go without a sprinkler system.

Councillor Denis Thibault said he was fully supportive with the recommendations. The focus of this program is to help bring people back to live in Cornwall and do business in a safe environment.

Councillor André Rivette was concerned that funding for fire alarm systems would open doors to others wanting to ask for such funding and that there is just a limited amount of funding to go around. He explained that funds have not been put there for that type of renovation.

Dana McLean reiterated that the main reason for it's approval was that it is a fire safety issue.

Councillor Elaine MacDonald said that is a critical issue.

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

**That HOTC#2010-07 Addendum funding request by Cornwall Professional Centre at 2-4 Montreal Rd, be approved as follows:**

**Program 3: Project Design Grant - \$2,000**

**Motion by: Glen Grant, Councillor  
Seconded by: David Murphy, Councillor**

— — — CARRIED

**8 CPPEC Recommendation December 6, 2012 BR#2011-01 Addendum 711 Pitt St**  
Click for detail --> 

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

**That BR#2011-01 Addendum funding request by 1271450 Ontario Inc at 711 Pitt St be approved as follows:**

**Program 1 - Rehabilitation Grant - \$141,930**

**Motion by: Glen Grant, Councillor  
Seconded by: David Murphy, Councillor**

— — — CARRIED

**9 CPPEC Recommendation December 6, 2012 HOTC#2011-16 Addendum 213 Montreal Rd**  
Click for detail --> 

After further discussion, a Motion to deny as presented was made.

**That HOTC#2011-16 Addendum funding request by Ling Hong Zhao at 213 Montreal Rd, be denied as it does not meet the requirements of the**

**Heart of the City CIP.**

**Motion by: Glen Grant, Councillor  
Seconded by: David Murphy, Councillor**

----- **CARRIED**

**10 CPPEC Recommendation December 6, 2012 HOTC#2009-15 Addendum  
251-257 Pitt St**

Click for detail --> 

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

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

**Program 2: Building Restoration & Improvement Program - \$6,161  
Program 4: Sign Grant - \$830**

**Motion by: Glen Grant, Councillor  
Seconded by: David Murphy, Councillor**

----- **CARRIED**

**INFORMATION:** None

**NEXT SCHEDULED MEETING:** Monday, January 21, 2013

**ADJOURNMENT:**

**That the meeting be adjourned at 9:00 p.m.**

**MOVED BY: Councillor André Rivette  
SECONDED BY: Councillor Glen Grant**

----- **CARRIED**

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Councillor Maurice Dupelle, Vice-Chair,  
acting on behalf of Chair Glen Grant

That the Minutes of the Planning Advisory Committee Meeting (No. 2012-08) dated December 17, 2012 be approved as presented.

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

**MOTION APPROVED**