

# Minutes

## Planning Advisory and Hearing Committee

**Meeting ID:** 2018-04  
**Meeting Date:** Mon June 18, 2018 07:00 PM  
**Location:** City Hall Council Chambers, 360 Pitt Street, Cornwall, Ontario, K6J 3P9  
**Chair:** Carilyne Hébert, Councillor  
**Prepared By:** Ely Daniels, Administrative Assistant

Planning Advisory and Hearing Committee

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**Attendance Committee Members:**

Leslie O'Shaughnessy, Mayor  
Andre Rivette, Councillor  
Bernadette Clement, Councillor  
David Murphy, Councillor  
Elaine MacDonald, Councillor  
Carilyne Hébert, Councillor  
Claude E. McIntosh, Councillor  
Mark A. MacDonald, Councillor  
Denis Carr, Councillor  
Jack Lindsay, Lay Member

**Attendance Staff:**

Dana McLean, Development Coordinator  
Ely Daniels, Administrative Assistant  
Mary Joyce-Smith, Division Manager, Planning

**Regrets:**

Maurice Dupelle, Councillor  
Justin Towndale, Councillor  
Ron Symington, Lay Member

**Attendance Media:** One (1) member of the media was present.

**Attendance Public:** There were no gallery members present.

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

Vice-Chair Carilyne Hébert 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: Bernadette Clement, Councillor  
Seconded By: Elaine MacDonald, Councillor

**Motion Carried**

**ADOPTION OF THE MINUTES:**

Motion to endorse the following Minutes as presented.

Moved By: Leslie O'Shaughnessy, Mayor  
Seconded By: Claude E. McIntosh, Councillor

**Motion Carried**

**1 April 16, 2018 Planning Advisory and Hearing Committee Meeting**

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**DECLARATION OF CONFLICT OF INTEREST:**

There were no disclosures of interest declared.

**BUSINESS ARISING FROM THE MINUTES:**

None.

**PRESENTATION(S):**

None.

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

PAC Secretary Mary Joyce-Smith advised there were no Public Meeting items, and added that Development Coordinator Dana McLean would provide a brief presentation for PAC discussion and final recommendation to Council with respect to four (4) funding applications related CPPEG items.

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

None.

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

None.

**OTHER / NEW BUSINESS:**

**1 CPPEG Recommendation May 3, 2018 HOTC#2018-02 103 Sydney Street**

Click for detail --> 

Dana McLean advised this was an application by Jerome MacDonell at 103 Sydney Street requesting HOTC funding assistance in an amount up to \$5,300 for facade improvements.

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

That HOTC#2018-02 funding request by Jerome MacDonell at 103 Sydney Street be accepted as follows:

Program 4 - Facade Improvements & Sign Grant - \$5,300

**2 CPPEG Recommendation May 3, 2018 HOTC#2018-03 329 - 335 Montreal Road**

Click for detail --> 

Dana McLean advised this was an application by 10523364 Canada Corporation at 329 - 335 Montreal Road requesting HOTC funding assistance in an amount up to \$28,000 for exterior and interior renovations for both commercial and residential units.

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

That HOTC#2018-03 funding request by 10523364 Canada Corporation at 329 - 335 Montreal Rd, be accepted as follows:

Program 2 - Building Restoration & Improvement Program - \$15,000

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

Program 4 - Facade Improvements & Sign Grant - \$12,000

Program 5 - Municipal Planning/Development Fees Grant - Actual

Program 6 - Discretionary Municipal Tipping Fees Grant - Actual

### **3 CPPEG Recommendation May 3, 2018 BR#2018-01 825 McConnell Avenue**

Click for detail --> 

Dana McLean advised this was an application by Cornwall MD Inc. at 825 McConnell Avenue requesting Brownfield funding assistance in an amount up to \$15,000 for an Environmental Phase III Testing.

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

That BR#2018-01 funding request by Cornwall MD Inc. at 825 McConnell Avenue be accepted as follows:

Program 2 - Environmental Site Assessment Grant- \$15,000

### **4 CPPEG Recommendation May 3, 2018 HOTC#2006-01 Addendum 52-54 Pitt St**

Click for detail --> 

Dana McLean advised this was an application by Meg~N~Boo at 52 - 54 Pitt Street requesting HOTC funding assistance in an amount up to \$8,696 for exterior renovations to rebuild the exterior brick wall.

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

That HOTC#2006-01 Addendum funding request by Meg~N~Boo at 52 - 54 Pitt Street be accepted as follows:

Program 2 - Building Restoration & Improvement Program - \$8,696

Program 5 - Municipal Planning/Development Fees Grant - Actual

Program 6 - Discretionary Municipal Tipping Fees Grant - Actual

Following a further brief discussion by PAC, it was:

**MOVED BY:** Bernadette Clément, Councillor

**SECONDED BY:** Jack Lindsay, Lay Member

That recommended CPPEG items #1 through to #4 be approved and endorsed by PAC, as proposed, and recommend same to Council.

**Motion Carried**

## **INFORMATION:**

PAC Secretary Mary Joyce-Smith advised that the new Official Plan for the City of Cornwall is in force and available for viewing on the City's website. It received approval on April 11th, 2018 from The Ministry of Municipal Affairs and The Ministry of Housing, (adopted by By-law # 2017-154), replaces the 2004 version, and updates the planning horizon to 2036. It also includes policies that are consistent with the new Provincial Policy Statement, 2014, and complies with recent changes in the Planning Act through the Smart Growth for our Communities Act, 2015. She added that the City of Cornwall is the first municipality to have its' Official Plan sanctioned by the Ministry post Bill 139; a bill containing changes to the Planning Act with respect to the Ontario Municipal Board. The Ministry is pleased by the way the City has integrated all of the Ministry's requirements. Should any PAC member require a hard copy of the new Official Plan, all they need to do is contact the Planning Department directly and a hard copy would be provided to them.

Councillor Mark MacDonald wanted clarification with respect to what is being designated as Open Space; in other words all of the Waterfront. He added that the City is going through a process of evolution where all that Open Space is going to be assessed and become available for purchase. He asked if a report would be provided to them as they may want to designate some of those lands for development.

PAC Secretary Mary Joyce-Smith advised that the process of rewriting a new waterfront plan has begun and that close attention should be given to the Open Houses and Stakeholders meetings that are presently taking place and will take place. She added that there is an ability, if need be, for Council to pass a Resolution to allow for a designation change on the new Official Plan, but as it stands, there are no changes allowed for the next two years.

Councillor Mark MacDonald asked once Council receives the consultants' report whether it wants all the Waterfront lands to be designated Open Space/Parkland or whether members want a certain percentage of parkland, commercial and residential with some affordable housing. He also asked whether PAC will become a lame duck or whether the committee will still be able to make some decisions.

PAC Secretary Mary Joyce-Smith advised that the consultants will provide a background report to Council by the end of July beginning of August which will give members a better idea of where they are heading with the updated Waterfront Plan.

Mayor Leslie O'Shaughnessy added that even if a developer buys some lands, Council still controls the zoning; they would not be able to change the zoning without Council's approval. Council still has control regardless of who owns the property.

PAC Secretary Mary Joyce-Smith reminded PAC that the first public Open House for the Waterfront Plan will take place at the Ramada Cornwall, on Wednesday, June 20th, 2018; first session will take place from 2 pm - 4 pm and the second session from 6:30 pm - 8:30 pm.

#### **NEXT SCHEDULED MEETING:**

Due to summer holidays, Vice-Chair Carilyne Hébert asked PAC members whether they would be able to attend the next PAC meeting scheduled for **Monday, July 16th, 2018**. No conflicts were expressed and all were in agreement to hold the next PAC meeting for that date.

#### **ADJOURNMENT:**

That the meeting be adjourned at 7:35 p.m.

**MOVED BY:** André Rivette, Councillor  
**SECONDED BY:** Jack Lindsay, Lay Member

**Motion Carried**

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Councillor Carilyne Hébert, Vice-Chair