

# Minutes

## Planning Advisory and Hearing Committee

**Meeting ID:** 2015-01  
**Meeting Date:** Mon January 19, 2015 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:**

Leslie O'Shaughnessy, Mayor  
Andre Rivette, Councillor  
Bernadette Clement, Councillor  
David Murphy, Councillor  
Elaine MacDonald, Councillor  
Maurice Dupelle, Councillor  
Brock Frost, Councillor  
Carlyne Hébert, Councillor  
Claude E. McIntosh, Councillor  
Justin Towndale, Councillor

### **Regrets:**

Mark A. MacDonald, Councillor

### **Attendance Staff:**

Anne-Marie Fobert-Poirier, Social Housing Program  
Coordinator  
Dana McLean, Programs Coordinator Planning  
Division  
Debora M. Daigle, Manager, Social and Housing  
Services  
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

### **Attendance Media:**

No media present.

### **Attendance Public:**

Denis Chevrier, 896 Kenyon Cres., Cornwall, ON

**WELCOME AND CALL MEETING TO ORDER BY PAC SECRETARY:**

PAC Secretary Ken Bedford welcomed members to PAC's Inaugural Meeting and advised that the meeting would provide them an opportunity to hear different presentations with respect to orientation on various Planning and CPPEC/ CIP matters. He advised he would run the first part of the meeting for the Election of Chair and Vice-Chair, and once that was concluded, the meeting would be handed over to the Chair to carry on with the rest of the proceedings. He then opened the nominations for Chair of PAC.

Councillor André Rivette recommended Councillor Maurice Dupelle for Chair.

Councillor Maurice Dupelle agreed to have his name stand.

PAC Secretary Ken Bedford asked three times whether there were any other nominations for Chair of PAC. As none were declared, the nominations for Chair of PAC was closed and by acclamation, Councillor Maurice Dupelle became the new Chair of PAC.

PAC Secretary Ken Bedford opened the nominations for the Vice-Chair position.

Councillor Elaine MacDonald nominated Councillor Carilyne Hébert for Vice-Chair.

Councillor Carilyne Hébert agreed to have her name stand for Vice-Chair of PAC.

Then Councillor Brock Frost nominated Councillor David Murphy for Vice-Chair of PAC.

Councillor David Murphy agreed to have his name stand.

PAC Secretary Ken Bedford asked three times whether there were any other nominations for Vice-Chair of PAC. As none others were declared, he posted the nominations and asked that each Councillor fill out the ballots provided, and submit them to him. He counted the ballots and announced that Carilyne Hébert was the new Vice-Chair.

The meeting was then turned over to the new Chair, Councillor Maurice Dupelle who thanked the PAC for his nomination and support, and congratulated Councillor Carilyne Hébert on her Vice-Chair position.

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

That the Agenda be approved as presented.

Moved By: André Rivette, Councillor  
Seconded By: David Murphy, Councillor

**MOTION APPROVED**

## **ADOPTION OF THE MINUTES:**

### **1 November 17, 2014 Planning Advisory and Hearing Committee Meeting**

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That the Minutes of the Planning Advisory and Hearing Committee Meeting (No. 2014-08) of Monday, November 17, 2014 be approved as presented.

Moved By: David Murphy, Councillor  
Seconded By: Bernadette Clément, Councillor

**MOTION APPROVED**

## **DECLARATION OF CONFLICT OF INTEREST:**

None

## **BUSINESS ARISING FROM THE MINUTES:**

None

## **PRESENTATION(S):**

PAC Secretary Ken Bedford advised that in order to allow new councillors a chance to acquaint themselves with planning issues and legislation, two presentations would be provided by Planning Staff. The first by Senior Planner, Mary Joyce-Smith would provide an overview of the numerous roles and responsibilities of the Planning Division, including that of PAC. The second by Planning Programs Administrator, Dana McLean would detail key elements of funding programs of the three existing CIP's.

Senior Planner Mary Joyce-Smith emphasized how Land Use Planning helps decide how the City will rebuild and how redevelopment will occur. She spoke of the Planning Act and its' requirements, key elements of the Provincial Policy Statement (PPS), the current efforts to add an Urban Settlement Boundary mapping delineation to the City as part of a new Official Plan, and how it is prepared in order to ensure that future planning and development meet the specific needs of the community. She touched on the purpose and process of the Zoning By-Law, and provided a brief summary of what a Legal Non-conforming use is under Section 34(9), Zoning trends for Residential and Commercial, and how Council is the approval authority for Subdivision/Condominium activity. She spoke about the Committee of Adjustment (COA) who is a sister committee to PAC and addresses delegated responsibilities on behalf of Council. She added that the COA is responsible for Minor Variance applications, as well as Consents, Right of Ways, Long Term Leases, and Easements, and provided a brief summary of other functions of the Planning Division.

Mayor Leslie O'Shaughnessy added that the Planning Process also provides for amendments to the Official Plan which would involve a public process.

Mary Joyce-Smith agreed and replied that it involves the same process of that of a rezoning. She added that Official Plan amendments necessitate extensive studies in order to be supported by PAC.

Councillor Elaine MacDonald stated she was impressed with the key plans/documents that were provided, and asked whether the Ten Year Housing Plan could also be included.

Debora Daigle, Manager of Social Services responded that a copy of the plan would be provided to each member of PAC.

Councillor Bernadette Clément asked "How does the Planning Division use Zoning as a tool to direct some Planning?"

PAC Secretary Ken Bedford responded that the Open Space zoning along the Waterfront is an excellent example of how zoning is used. He added that the recent creation of the CC-SC zone provided more opportunities for commercial properties, and that over 30 properties were rezoned to CC-SC, and none of the owners appealed the rezoning.

After a further brief discussion, there was a motion to receive the Planning Division's orientation report.

Moved By: André Rivette, Councillor

Seconded By: Leslie O'Shaughnessy, Mayor

### **MOTION APPROVED**

Planning Programs Administrator, Dana McLean provided an overview of the funding programs of the three existing CIP's; Renaissance, Brownfields and Heart of the City (HOTC), and advised that the PAC's secondary role will be to approve recommendations forwarded by the Cornwall Planning Programs Evaluation Committee (CPPEC). She touched on the history of the creation of the three CIP's and their application processes. She also provided summaries of the Brownfield Tax Increment Grant for different properties illustrating how typically in year 4 and onwards, the municipality will be able to benefit 100% of the incremental taxes as a result of the development on the property. She spoke of the Heart of the City CIP and how its' initiative is a broad-based community rejuvenation plan which brings together the diversity of business, community and civic interests in the City to focus resources on the creation of a liveable and economically vibrant urban core for the City. She added that such CIP efforts are partially supported from a financial aspect, and as a result of the forgiveness of the Cornwall Square loan by former Premier Dalton McGuinty in 2006 and direction to use this forgiveness on Community Renewal efforts in the core. She concluded that CPPEC will continue to promote the funding programs and monitor the effectiveness of such programs in meeting fundamental community renewal rehabilitation efforts with Council's continued support. In the future there will be periodic review of the CIP Programs themselves to see where the most effective emphasis should be placed, while gauging changing needs/trends within the core values / limitations of the funding mechanisms.

Councillor Bernadette Clément stated that over the next term, she hoped to see a stronger engagement and more information flow between CPPEC and PAC.

Mayor Leslie O'Shaughnessy also added that the City of Cornwall is one of the few municipalities which does not charge development fees. He suggested that in the future, he believes the CIP Plans can be run based on development charges relief, as opposed to the tax increment grants, but that would be a discussion for another day.

Councillor André Rivette asked "How short is the City in affordable housing?"

Debora Daigle, Manager of Social Housing replied there is a substantial waiting list for low income housing such as rent geared to income housing. The question is always "is it a financial issue and would these people be able to find a rental accommodation in the private market if we could not help them pay the rent. In some cases, should a rent subsidy be applied or rent supplement, or is it a supply issue where we need to build more housing. She added it was a balance of both, because the City needs a new purpose built multi-residential project and there are presently many incentives available. She added that developers are far more interested in building condominiums than they are in rental developments. She added that presently Homelessness and Homelessness Prevention is a major focus for the Provincial Government. They are focused in dealing with affordability issues and other issues such as mental health, and support for seniors, so there are a number of ways we can address homelessness and prevention of homelessness. She added that the idea of rental accommodations is a really good one and that variable levels of affordability is probably something they would be interested in discussing.

Councillor André Rivette commented that the quality of housing must be raised in order to achieve a higher quality of life in the community.

After a brief discussion, there was a motion to receive the Community Improvement Plans' orientation report.

Moved By: André Rivette, Councillor

Seconded By: Bernadette Clément, Councillor

### **MOTION APPROVED**

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

No public meeting items were scheduled for this meeting.

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

N/A

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

N/A

#### **OTHER / NEW BUSINESS:**

A summary listing of the key points of this Planning based initiative, continuing through the 2015 calendar period was provided.

**INFORMATION:**

Key documents (ie. HOTC CIP, Brownfield CIP, Dillon Consulting Official Plan Background Report dated August 2014, and the Watson MCR Report dated May 2014) were provided to each Councillor in order to inform them on the requirements the City must fulfill to satisfy the Ontario Planning Act, and what the PAC will be dealing with over the next 4 years.

**NEXT SCHEDULED MEETING:**

The next scheduled meeting will be held on Tuesday, February 17, 2015.

**ADJOURNMENT:**

That the meeting be adjourned at 9:30 PM.

Moved By: André Rivette, Councillor  
Seconded By: Brock Frost, Councillor

**MOTION APPROVED**

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**Maurice Dupelle, Chair**

That the Minutes of the Planning Advisory and Hearing Committee Meeting (No. 2015-01) of Monday, January 19, 2015 be approved with the following amendment. On page 6, Councillor Bernadette Clément made a motion to nominate Carilyne Hébert for Vice-Chair, and Councillor Elaine MacDonald seconded the motion.

Moved By: Bernadette Clement, Councillor  
Seconded By: Brock Frost, Councillor

**MOTION APPROVED**