

# Minutes

## Planning Advisory and Hearing Committee

**Meeting ID:** 2013-02  
**Meeting Date:** Tue February 19, 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

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### **Attendance Committee Members:**

André Rivette, Councillor  
Glen Grant, Councillor  
Syd Gardiner, Councillor  
Denis Carr, Councillor  
Denis Thibault, Councillor  
Elaine MacDonald, Councillor  
Gerald E. Samson, Councillor

### **Attendance Staff:**

Dana McLean, Programs Coordinator Planning  
Division  
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  
Ely Daniels, Administrative Assistant

### **Regrets:**

Bernadette Clément, Councillor  
Bob Kilger, Mayor  
David Murphy, Councillor  
Maurice Dupelle, Councillor

### **Attendance Media:**

Cheryl Brink, The Standard-Freeholder

### **Attendance Public:**

Louis-Philippe Sénécal, M.Eng., Project Manager, Major Projects, GazMétro  
Martin Blanchet, Eng., Business Development Manager, GazMétro

Wayne Hargrove

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

Chairman Grant called the meeting to order at 7:05 PM.

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

That the Agenda be approved as presented.

**Moved By: André Rivette, Councillor  
Seconded By: Denis Carr, Councillor**

**MOTION APPROVED**

**ADOPTION OF THE MINUTES:**

That the Minutes of the Planning Advisory Committee Meeting (No.2013-01) dated January 21, 2013 be approved as presented.

**Moved By: Syd Gardiner, Councillor  
Seconded By: Gerald E. Samson, Councillor**

**MOTION APPROVED**

 - Minutes Planning Advisory and Hearing Committee - 1/21/2013 7:00:00 PM

**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 there was a Public Meeting item for consideration by PAC. This item was advertised in the Saturday, January 19, 2013 edition of the Standard-Freeholder with an additional Notice to land owners for PAC File Z-12-12 mailed out on Friday, January 11, 2013 with respect to the GazMétro Application. In addition, a Notice to a land owner in the Township of South Glengarry was mailed out on Thursday, January 17, 2013.

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

Ken Bedford read the nature/request of the hearing item that was prepared by Mary Joyce-Smith. He advised that the item of business is an application by GazMétro for a Site Specific Zoning exception to Manufacturing 40 (MFR 40) to permit the establishment of a Liquefied

Natural Gas (LNG) refuelling facility, situated at the intersection of Boundary Road and Industrial Park Drive, north of Tenth Street East, Cornwall, and that this development be subject to a Site Plan Control Approval Process to ensure adequate design of the (temporary) mobile facility and future permanent facility.

**1 Gaz Métro Liquefied Natural Gas (LNG) mobile refueling facility - Review of an application for a Site Specific Zoning exception to the Manufacturing 40 (MFR 40) zoning on Part of Lot D, Concession 2, being Part of Part 1 on Plan 52R-1495, situated at the intersection of Boundary Road and Industrial Park Drive, north of Tenth Street East, Cornwall.**

Click for detail --> 

Mary Joyce-Smith reviewed a Power Point Presentation on the proposed development of the facility situated at the intersection of Boundary Road and Industrial Park Drive, north of Tenth Street East, Cornwall.

She explained the application is a proposal to develop the site to accommodate a mobile refuelling facility to dispense Liquefied Natural Gas (LNG) to those transport trucks equipped for it. The present zoning on the lot is Manufacturing 40 (MFR 40) and this application will be requesting a site specific exception to the Zoning to introduce a mobile refuelling facility to the permitted uses of Manufacturing 40. The Official Plan designation for the area is "Industrial" as the lands are abutting and contiguous with the City of Cornwall Business Park. She added that the proposal is in conformity with the Provincial Policy Statement Policies promoting Energy Efficiency and Economic Prosperity. LNG is an alternative energy source and is more efficient as a trucking fuel source compared to gas and diesel. This allows for a much cleaner product and reduction in Green House Gas emissions and smog. The Official Plan designation is not being changed and Planning Division staff is supportive based on land use principles of on-site functionality, given its proximity to other very large and predominant Logistic Industries. She added that the location of the site is on a prominent corner and considered to be an extension of the Industrial activity and growth of the area to the north and west. Site Plan will be essential to ensure that appropriate siting, access and screening is introduced on the site, for example. The issues detailed by the Traffic Engineering concerning the future overpass have been taken into consideration by the proponent with a redesign of the site. CN has no objections, and will participate in the Site Plan Review. The Technical Standards and Safety Authority (TSSA) has given a positive comment to this proposal and will be providing additional commentary as the site progresses.

Chairman Grant asked to hold all questions until the proponents go through their PowerPoint presentation.

Louis-Philippe Sénécal and Martin Blanchet from GazMétro reviewed their Power Point Presentation. They explained that technology is present for this rare and significant development opportunity for natural gas and that Government support is now available. GazMétro Transport Solutions was created in the summer of 2010 to develop this opportunity. Efforts are presently concentrated on completing a foundation project: supplying 180 trucks with Liquefied Natural Gas (LNG) at Transport Robert. The trucks are all equipped with Westport technology with the capacity to use the LNG fuel system/network. The engines are as energy effective as diesel and will only use liquefied natural gas. Compressed natural gas is also attracting an increased amount of interest. The ship and rail transportation sectors are also being developed. LNG is odorless, colorless, non-toxic and non corrosive, once mixed with air, the flammability ratio is between 5 and 15%. In regards to safety codes and standards for LNG

stations, all are built according to NFPA 52 and respect all CSA and TSSA requirements. In regards to fuel distribution and off-loading, cryogenic gloves and face shield are required PPE. Specific nozzles are used which are not compatible with any others. Fuel management system is in place complete with NIP access. All stations come with safety systems and controls. A preliminary drawing was shown on how they will use the land. The truck refuelling facility will begin as a temporary land use but will transition to a permanent facility.

Chairman Grant asked three (3) times if there were any questions/comments from the audience and, hearing none, closed the public portion of the Meeting.

### **Questions from PAC Members:**

Councillor André Rivette stated this was a very good concept. He asked whether the Committee had received any commentary from the Fire Department. If this development is coming to Cornwall, firefighters will require proper training and a commentary from the Fire Department is absolutely needed.

Mary Joyce-Smith advised that they had not yet received any commentary from the Fire Department.

Louis-Philippe Sénécal explained they have a LNG Training School where emergency scenarios take place. This training program can be made available to firefighters, and emergency first responders as to better prepare them in case of an emergency. The program provides information on how to refuel, and all tanker trucks are built to resist any collision on the highway.

Councillor Gerald Samson stated that Police should get the training as well. He asked the proponents what percentage of the tank is filled.

Louis-Philippe Sénécal said that there is no air that exists in the tank, so it is filled 100%.

Councillor Denis Thibault asked when building the work station, will GazMétro subcontract the work.

Louis-Philippe Sénécal replied that they tend to use local qualified contractors. He added that when the Mississauga facility was being built, all work was done by local contractors.

Councillor Denis Thibault asked how many people would be hired to run this facility.

Martin Blanchet replied that only one qualified person/per shift would be hired full-time to run the facility and that there would be three shifts in total, but in the long-term as the station expands, to serve food for example, there could be room for more employees.

Councillor Syd Gardiner reiterated that training must be provided to all emergency crew. He stated that usage of LNG instead of gas and diesel, is great news for the environment as we move to a much cleaner environment with reductions in the Green House Gas emissions and smog. He asked what happens to the residue once the natural gas has been turned into liquid form.

Louis-Philippe Sénécal said that there is no residue.

Councillor Syd Gardiner asked whether all tanks were built above ground, since a concern

exists when a regular gas station closes, the City is left with cleaning of the underground tanks. Is there potential that a similar scenario could occur at this project?

Louis-Philippe Sénécal said there is no ground contamination as all tanks are built above ground.

Councillor Denis Carr asked what the forecast for growth on the number trucks.

Martin Blanchet replied that anything above 180 trucks would be an advantage.

Councillor Denis Carr asked what is the difference in cost between a diesel truck and an LNG truck.

Martin Blanchet replied that LNG trucks cost approximately \$98,000.00 more than diesel trucks.

Councillor Denis Carr stated that GazMétro not only has to sell gas but trucks as well. He asked whether GazMétro had spoken with the City's Economic Development.

Louis-Philippe Sénécal replied they have had conversations with Manager Mark Boileau from Economic Development.

Councillor Elaine MacDonald asked about buses whether they can also run on LNG.

Martin Blanchet replied that buses would run on compressed natural gas (CNG) as they are not meant for long hauls. Garbage trucks would also run on compressed natural gas, however, trucks used for long hauls would run on LNG.

Councillor Elaine MacDonald asked about flammability factors.

Martin Blanchet replied that flammability factors are very low. LNG will not explode nor light up.

Louis-Philippe Sénécal added that in their risk analysis study, they found that the only thing which can light up is the white cloud that is formed when LNG is exposed to air. It is lighter than air.

Chairman Grant thanked GazMétro for their attendance at the meeting and interest in our community and continuation to improve it.

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

**1 Gaz Métro Liquefied Natural Gas (LNG) mobile refueling facility - Review of an application for a Site Specific Zoning exception to the Manufacturing 40 (MFR 40) zoning on Part of Lot D, Concession 2, being Part of Part 1 on Plan 52R-1495, situated at the intersection of Boundary Road and Industrial Park Drive, north of Tenth Street East, Cornwall.**

Click for detail --> 

Following a brief discussion, it was moved:

1. That the subject lands be rezoned from Manufacturing 40 (MFR 40) to Manufacturing

40 (MFR 40) with a site specific exception to permit the establishment of an LNG refuelling facility.

2. That this development be subject to a Site Plan Control Approval Process to ensure adequate design of the (temporary) mobile facility and future permanent facility.

**Moved By: Syd Gardiner, Councillor**  
**Seconded By: Gerald E. Samson, Councillor**

**MOTION APPROVED**

**OTHER / NEW BUSINESS:**

**1 CPPEC Recommendation February 7, 2013 HOTC#2011-20 Addendum 141-145 Montreal Rd**

Click for detail --> 

Dana McLean advised that the applicant is requesting further funding for his proposed design.

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

**That HOTC #2011-20 – Addendum, 141-145 Montreal Rd – Wolfe and Judith Vracar’s request be approved as follows:**

<b>Program 2: Building Restoration &amp; Improvement Program.....</b>	<b>\$30,000</b>
<b>Program 4: Façade Improvement Grant.....</b>	<b>\$10,000</b>
<b>Program 5: Municipal Planning / Development Fees Grant.....</b>	<b>actual</b>
<b>Program 6: Discretionary Municipal Tipping Fees Grant.....</b>	<b>actual</b>

**With a letter of Commitment to complete the façade within the year.**

**Motion By: André Rivette, Councillor**  
**Seconded By: Denis Thibault, Councillor**

**CARRIED**

**2 CPPEC Recommendation February 7, 2013 HOTC#2013-02 17 1/2 Second St E**

Click for detail --> 

Dana McLean advised that at this time, the applicant is requesting funding for a new fascia sign.

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

**That HOTC #2013-02 – 17 ½ Second St. E., Shannon Trudeau request be approved as follows:**

**Program 4: Façade Improvement and Sign.....\$1,205.00**  
**Program 5: Municipal Planning / Development Fees Grant.....actual**

**Motion By: André Rivette, Councillor**  
**Seconded By: Denis Thibault, Councillor**

**CARRIED**

**3 CPPEC Recommendation February 7, 2013 BR#2013-01 249 Pitt St**

Click for detail --> 

Dana McLean advised that the applicants are requesting funding for a Phase II Environmental Site Assessment (ESA) and geotechnical investigation. A Phase I ESA was not completed on the property however, there is information on the history of the property that it was to be used as a furniture refinishing type facility. Staff was advised that this business was never started. A geotechnical investigation to determine the bearing capacity of the soil will also be used in order to support the new structure, as their intention is to construct a Boutique Hotel at this location. There will be testing along the property lines to check for any possible migration of contamination from previous adjacent dry cleaner sites.

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

**That BR#2013-01 – 249 Pitt St. – Giovanna Galletto & Eric Charron’s request be approved as follows:**

**Program 2: Environmental Site Assessment (ESA) Grant.....\$5,000**  
**Project Feasibility Study Grant.....\$3,000**

**Motion By: André Rivette, Councillor**  
**Seconded By: Denis Thibault, Councillor**

**CARRIED**

**4 CPPEC Recommendation February 7, 2013 HOTC#2011-05 Addendum 118 Pitt St**

Click for detail --> 

Dana advised that the applicant is requesting a grant for a new sign.

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

**THAT HOTC #2011-05 Addendum Application, 118 Pitt St., Gina Roach’s request be approved as follows:**

**Program 4:Façade Improvement and Sign Grant.....\$760**  
**Program 5:Municipal Planning/Development Fees Grant Program.....actual**

**Motion By: André Rivette, Councillor  
Seconded By: Denis Thibault, Councillor**

**CARRIED**

**INFORMATION:**

A hand out regarding Developments Subject to Site Plan Approvals 2012 was provided and prepared by Karl Doyle.



Site Plan Approval 2012.pdf

**NEXT SCHEDULED MEETING:**

Monday, April 15, 2013.

**ADJOURNMENT:**

That the meeting be adjourned at 8:30 PM.

**Moved By: André Rivette, Councillor  
Seconded By: Gerald E. Samson, Councillor**

**CARRIED**

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**Councillor Glen Grant, Chair**