

# Minutes

## Planning Advisory and Hearing Committee

**Meeting ID:** 2015-03  
**Meeting Date:** Mon April 20, 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  
Carilyne Hébert, Councillor  
Claude E. McIntosh, Councillor  
Justin Towndale, Councillor  
Mark A. MacDonald, Councillor

### Attendance Staff:

Bob Peters, Senior Development Officer  
Dana McLean, Programs Coordinator Planning Division  
Ely Daniels, Administrative Assistant  
Karl Doyle, Zoning and Site Plan Coordinator  
Ken Bedford, Supervisor, Planning Division  
Mark A. Boileau, Manager, Economic Development  
Mary Joyce-Smith, Senior Planner  
Maureen Adams, General Manager, Financial Services  
Stephen Alexander, General Manager, Planning, Parks and Recreation

### Attendance Media:

**Greg Peerenboom, Cornwall Standard Freeholder**  
**Bill Kingston, Cornwall Newswatch**

### Attendance Public:

Keith W. Frost, 412 Danis, Cornwall, ON  
Adam McGrath, 216 - 710 Cotton Mill St., Cornwall, ON  
Bob Pelda, 705 Cotton Mill St., Cornwall, ON  
Ron Chenier, 333 Pitt St., Cornwall, ON  
Dick Markell, 3306 Second St. East, Cornwall, ON  
Chris Markell, 3306 Second St. East, Cornwall, ON

Irene Larin, 438 Gloucester St., Cornwall, ON  
Pierre Lefebvre, 111 Montreal Road, Cornwall, ON  
Linda Bélanger, 733 Champlain Dr., Cornwall, ON  
Terry Sylvester, 532 Sydney Street, Cornwall, ON  
Rory L. MacLennan, 5680 County Rd. 44, Long Sault, ON  
Denis Carr, 228 Adolphus St., Cornwall, ON  
Pat Finucan, 700 Riverdale Avenue, Cornwall, ON  
Mike O'Neil, 733 Champlain, Cornwall, ON  
Gary Jans, 840 Campbell St., Cornwall, ON  
Jack Haines, 1150 Montreal Rd., Cornwall, ON  
JC Godard, Cornwall, ON

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

Chairman Maurice Dupelle called the meeting to order at 7:00 PM.

### **ROLL CALL** **ROLL CALL**

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

That the Agenda be approved as presented.

Moved By: David Murphy, Councillor  
Seconded By: Brock Frost, Councillor

**MOTION APPROVED**

### **ADOPTION OF THE MINUTES:**

#### **1 February 17, 2015 Planning Advisory and Hearing Committee Meeting**

Click for detail --> 

That the Minutes of the Planning Advisory and Hearing Committee Meeting (No. 2015-02) of Tuesday, February 17, 2015 be approved as presented.

Moved By: Andre Rivette, Councillor  
Seconded By: Elaine MacDonald, Councillor

**MOTION APPROVED**

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

Councillor Justin Towndale declared a conflict of interest with regards to Other/New Business, Item No. 2 relating to the Agape Centre, as he currently sits on their Fundraising Committee.

Councillor Bernadette Clément declared the same.

Both Councillors Elaine MacDonald and Carilyne Hebert also declared conflict, as they sit on the Board of the Agape Centre.

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

None

### **PRESENTATION(S):**

PAC Secretary Ken Bedford advised a Power Point presentation would be provided by representatives of RMP Construction and Development Ltd., Bob Pelda (Principle), and Adam McGrath regarding the next development phases of the Cotton Mills Complex Condominium project (multi-phased mixed use development).

Both Principle Bob Pelda and Adam McGrath provided an overview of progress on the multi-phased Cotton Mills Complex Condominium project. Mr. Pelda thanked PAC members for their continued support, and expressed how with the support received, they are able to build a new community in Le Village/Harbour area of the City of Cornwall. He stated that this massive development would not be a reality without the availability of the Heart of the City Tax Increment Grant Programs. He advised that this project is a major economic development for the City of Cornwall with sales valued at over \$55 million. It is attracting people from Montreal, Ottawa and surrounding areas making Cornwall their new home.

Councillor Claude McIntosh asked whether a tower would exist on top of the Cornwall Harbour warehouse, as per the slide shown.

Adam McGrath replied that this was an artistic interpretation of what could happen there, assuming the existing building could be retained and the budget manageable.

Councillor Elaine MacDonald stated this was an exciting project and out of the many attributes/features it possesses, the openness to the public from the riverside was the one she liked best. She asked for clarification regarding the remaining \$ 800,000 of environmental work to be done under the Weave Shed.

Bob Pelda replied that the Weave Shed clean up had been completed to the other side of the Heritage Courtyard (east side) all the way west. There is still environmental cleaning to be done right to the property line along the Waterfront (south side).

Adam McGrath added that since it was economically viable to expand the project, they elected to put 10 residential custom loft units at the back of the Weave Shed to take advantage of the view there.

Councillor Bernadette Clément asked if the concept design was their own, who would be responsible for the maintenance of the public access areas, and where would the parking be located.

Bob Pelda replied that although it was their design, they also had various levels of input from their Consultants, this Committee and City Staff/CPPEC, as well as, the Waterfront Committee. He added that the common elements would be looked after by the Condominium Corporation.

Adam McGrath added that there are 105 parking spaces available under the Weave Shed and Edison Building. The Bell Tower has sufficient parking underground for all units as well as additional ones. In total, there will be 3 underground parkades. There will also be satellite parking across Cotton Mill Street (60 spots) to service the commercial area.

Mayor Leslie O'Shaughnessy asked if any of the commercial units had already been purchased or leased, and if those were from people that were already operating their business within the City, or were they brand new clients. He also asked CFO, Maureen Adams what was the percentage of tax increment return given in the first year, and whether there would be any costs/expenses to the City.

Bob Pelda replied yes commercial units had been sold and/or leased and that there were a couple of new start up entrepreneurs (a legal firm from Toronto). There was definitely a mixture of new start ups, outsiders and existing.

CFO Maureen Adams replied it would be 80% for the commercial component and 100% for the residential component of municipal portion of taxes. She added there could be some costs with respect to services the Corporation provides, but that the tipping fees would cover/offset those service fees.

Councillor André Rivette stated he fully supported this development.

Councillor Brock Frost urged all to take a tour of the development, and said it was much more of a community than a development, he described the work as "impressive."

Councillor Claude McIntosh asked that out of the 41 units already sold, how many would be from out of town, and whether these types of projects attract people from other Cities. He then asked Bob Peters for the dollar figure amount these new residents would end up spending in the City.

Bob Pelda replied that 60% of future residents would be comprised of well established out of towners (retirees with good pensions).

Bob Peters replied that although he did not have the actual dollar value, the stats they tract are; average age of the population, average income per family, and the overall population. He added the City is embarking on a new strategic plan, and the goal is to increase the population based upon the economic model that more people that live in town with higher disposable incomes will create an economic spin off throughout their purchases (support the local business; restaurants, buildings, contractors, etc.) which in turn creates new jobs for younger workers.

Councillor Claude McIntosh stated that "the tax increment grants the City forgives today, would be recovered in more ways than one".

Councillor David Murphy stated he echoed sentiments already expressed by other members. He stated this project will be a benefit to the City in the long-term, and added that he will continue to support the tax increment grant program as it helps revitalize areas that otherwise would be dormant.

Chair Maurice Dupelle thanked both Mr. Bob Pelda, and Adam McGrath for their excellent presentation.

PAC Secretary Ken Bedford advised this was a pre-cursor for one of the items that would later be discussed as well as a follow-up to a recent tour with PAC members and City Staff. The City has been long standing in their participation in joint infrastructure programs with the Province and the Federal Government and

invested millions to create infrastructure to facilitate this type of vision. More information will be heard in Planning Program Administrator, Dana McLean's orientation presentation.

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

PAC Secretary Ken Bedford advised that there was one public meeting item for consideration by PAC which was advertised in the Standard-Freeholder on Saturday, March 21, 2015 with respect to PAC File No. Z-04-15, referred to as Housekeeping #20. Planning Division and other Staff initiated modification proposals to various sections of the City of Cornwall Comprehensive Zoning Bylaw. These changes are intended to assist both Municipal staff and the public/development sectors in clarifying/correcting certain regulations or zone mapping and is conducted on approximately an annual basis to maintain contemporary Bylaw standards.

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

### **1 Proposed Modifications to the Comprehensive Zoning Bylaw No. 751, 1969, as amended (PAC File Z-04-15 Housekeeping No. 20)**

Click for detail --> 

Mary Joyce-Smith provided an overview of the proposed modifications to the Comprehensive Zoning Bylaw - Housekeeping No. 20. She advised that a modified circulation was conducted with City departments and in this case, due to the specific technical nature of the subject changes, only Planning and Permits Divisions are directly affected. Staff of these Divisions have reviewed and support the following changes; statement with respect to a (1) one year time limit on rebuilding due to a destruction of the structure by natural causes should be removed, as it is inconsistent with Divisional Court of Ontario rulings; reference to performance/zoning standards should be removed as a land use enjoys the standards it had prior to demolition as a result of natural cause i.e. fire, wind, flooding etc.; the definition for setback for steps and handicap ramps will be changed from 6 feet (1.8 m) to 8 feet (2.4 m) to be consistent with previous changes made to the Setback section of the Zoning Bylaw; the height for steps, landings and handicap ramps will increase from 18" to 24"(60 cm) (*before a permit is required*); recognize the existing lot areas for Lots 8, 11, 12, 13, 14 in the St. Michel Subdivision. This plan was approved by the province in the early 90's however, the recent revisions to the plan and introduction of the semi lots has caused a slight deficiency in the lot areas; introduce a statement in the Special Uses 20 (SPU20) section that directs the reconstruction of singles, semis and duplex dwellings to adhere to the Residential 15 (RES15) zoning regulations.

There are also two Mapping Changes; property located at 2903 Marleau Avenue is to be changed to Manufacturing 40 (MFR40) with exceptions as per Bylaw 015-1995. It was identified as MFR40 during the GIS mapping exercise, when it should have remained MFR40 with exceptions (MFR40 EXC); and properties located at 424-426 and 425 ½ Eleventh Street West currently identified as being located in a Highway Commercial (CH) zone should be reflected as Residential 20 (RES20) zone.

Chair Maurice Dupelle asked three times if there were any questions from the public, and hearing none, proceeded to open discussion to PAC.

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

#### **1 Proposed Modifications to the Comprehensive Zoning Bylaw No. 751, 1969, as amended (PAC File Z-04-15 Housekeeping No. 20)**

Click for detail --> 

Following a further brief discussion by PAC,

Councillor Bernadette Clément made a motion to accept the modifications.

That the Housekeeping items included in this Housekeeping No. 20 report be approved as presented.

Moved By: Bernadette Clement, Councillor

Seconded By: André Rivette, Councillor

### **MOTION APPROVED**

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

PAC Secretary Ken Bedford suggested that any motions for the following 4 (four) items with respect to the City's Community Improvement Plans and Programs be made separately due to their distinct nature.

#### **1 CPPEC Recommendation March 26, 2015 HOTC#2012-04 701 Cotton Mill St**

Click for detail --> 

Dana McLean advised this was an application by Cotton Mill Cornwall Inc. at 701 Cotton Mill St for HOTC funding assistance in an amount up to \$2.5 million. This will provide funding through a tax increment grant, for the development of Phase

Ill being the Stephen's building. Her presentation touched on the property's challenges it faced; excavation for parking area; remediation of north end of building; heavy metals and hydrocarbons contamination; and, storm sewer connection complications. She also spoke of the project's great attributes; waterfall, reflecting pond and fire pit, with a pond built during the Stephen's building phase; "hard" and "soft" landscaping (stairs, seating, walkways, flora); concourse for Weave Shed requested from the Waterfront committee; re-use of site material and historic features; custom work for existing arches; all would become a draw for people to the Waterfront.

Councillor André Rivette stated the presentation really represents the investment the City is putting into the community, and the benefit it will have in the future.

Councillor David Murphy asked for clarification with regards to not approving any more applications until a report was received for consideration for the revamping of the Program.

PAC Secretary Ken Bedford replied this application is a phased application and was already in the pipelines in terms of approvals. The applicants severed the different lots, so that they could do the individual applications as each development phase moved forward. He added that this is the last approval under the old exercise. It is a grand fathered situation, and an expectation that was put forward, and agreed to by the previous Council and previous approvals which allowed this development to first commence and then move forward. Recommendations will be brought forward at the May PAC meeting to look for direction from PAC with respect to possible revisions/clarification of criteria of the HOTC Program 1 (TIG).

Councillor Bernadette Clément stated the project will be a great transformation for the City. She added she believes in the value the Corporation gets from the tax increment grants, and fully supports the programs.

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



That HOTC #2012-04 funding request by Cotton Mill Cornwall Inc. at 701 Cotton Mill St., be approved as follows:

Program 1: HOTC Rehabilitation & Redevelopment Grant - \$2,553,057

Moved By: Andre Rivette, Councillor

Seconded By: Bernadette Clement, Councillor

### **MOTION APPROVED**

## **2 CPPEC Recommendation March 26, 2015 BR#2015-02 40 Fifth St W**

Click for detail --> 

Dana McLean advised this is an application by Agape Centre at 40 Fifth St West for Brownfield funding assistance in an amount up to \$15,000. This will assist with the Environmental Site Assessment - Designated Substances Survey and sampling and Feasibility Study for new commercial space.

Elaine MacDonald questioned whether the applicant would be allowed to return for further funding to do the actual Brownfield cleanup.

Dana McLean replied they would be able to return for further Brownfield funding.

Following a brief discussion it was moved:

That BR#2015-02 funding request by Agape Centre at 40 Fifth St. West be approved as follows:

Program 2: Environmental Site Assessment Grant - \$7,500

Program 2: Project Feasibility Study Grant - \$ 7,500

Moved By: Andre Rivette, Councillor

Seconded By: Elaine MacDonald, Councillor

### **MOTION APPROVED**

## **3 A Status Update on the Dominion Place Mixed Use Condominium Project at 1 Second St E (HOTC#2006-10)**

Click for detail --> 

PAC Secretary Ken Bedford advised this matter is being brought forth to provide

an important update to PAC on the Dominion Place Mixed Use Condominium project's progress. In the absence of any debate by PAC/Council to the contrary, this constitutes recommencement of construction as described. Further progress reports can be provided at subsequent PAC meeting(s), as construction advances.

Councillor André Rivette stated the project is a great City investment and asked when the project would be completed.

Ron Chenier replied that the completion date is Spring of 2016.

Councillor Carilyne Hebert asked what were the future plans for the mural hoarding boards.

Denis Carr, Program Coordinator of HOTC, replied they have been inundated with requests regarding the mural and that a decision would be made in the near future.

Councillor André Rivette asked CFO Maureen Adams to explain how the tax rebate program worked.

Maureen Adams replied that each year properties pay their taxes in full, and that at the end of the year, once payments have been made and confirmed, a rebate is provided according to the parameters of the program. The program runs for a maximum period of 10 years, and a time is chosen when that begins once the building is completed and MPAC has assessed it.

Councillor McIntosh stated this project will be the "anchor" of Downtown.

Councillor Brock Frost asked how many units were sold.

Ron Chenier replied that out of 18 units, more than half have been reserved.

Following a brief discussion, it was moved:

That PAC considers the subject project as being commenced for HOTC funding purposes, as per information presented in the associated Staff report.

Moved By: Andre Rivette, Councillor

Seconded By: Carilyne Hébert, Councillor

### **MOTION APPROVED**

#### **4 Orientation for Heart of the City and Brownfield CIPs**

Click for detail --> 

PAC Secretary Ken Bedford advised this was a comprehensive supplementary orientation and follow up to the one that took place last January regarding the City's primary CIP's; Brownfield and Heart of the City (HOTC). This orientation will be presented by Dana McLean, with the assistance of Senior Staff Stephen Alexander and Maureen Adams, and will lead up to bring forward, anticipated to be at the May PAC Meeting, new proposed criteria for large new construction mixed use projects. He added that this was the opportunity to talk about what the programs are all about, their successes, and also refresh PAC's memory of some of the solid projects that have come forward over the years. He added that the presentation will be opened to questions as it goes through and then cited the names of the members who sit on the Cornwall Planning Programs Evaluation Committee (CPPEC); Dana McLean, Planning Programs Coordinator, Ely Daniels, Recording Secretary, Councillor Maurice Dupelle, Chair and also Chair of PAC, Councillor Elaine MacDonald, Council Representative, Denis Carr, Vice Chair (HOTC), Dr. Michel Dubuc and Pierre Lefebvre both from Le Village BIA, Brian Merkley, Downtown BIA, Irene Larin, member at large, Mark Boileau, Manager of Economic Development, Maureen Adams, CFO, Brad Maloney, Municipal Assessor, Stephen Alexander, GM of Planning, Parks and Recreation, John St.Marseille, GM of Infrastructure & Municipal Works and himself, Supervisor of Planning Division.

Dana McLean provided her presentation and main message which was how the Community Improvement Plans represent a vehicle for developing a range of ways to facilitate economic development in areas which are in decline, or otherwise provide opportunities for community improvements.

Stephen Alexander added that the foundations to these programs are very much focused toward redevelopment and reinvestment of key sites. The municipality cannot bonus development, that's a general provision, but if it is furthering community improvement objectives, then it can, and that is how it is done through section 28 of the Planning Act. The City adopts an Official Plan, which talks about the importance of not only planning for new things in a City that is over 225 years old, but how it can reinvest in neighbourhoods, key sites, Waterfront, and areas that otherwise would be left out. He added that the City has to get more involved in smart growth, reuse those sites where it has investment in infrastructure, because that is a better return on investment in the long term. It is also a key element of Council's adopted Strategic Plan (that deals with infill development and Brownfield sites). He concluded that Brownfield's sites are more challenging to deal with, and if there are no programs to assist in taking those sites back to a considerable level for redevelopment, then the City is doomed to only deal with Greenfield sites. It comes down to what the City is doing to further the community's objectives.

PAC Secretary Ken Bedford stated that items seen tonight have been concluding business for the CPPEC group. There is an outstanding motion from Council for Staff to bring back additional criteria options which will be brought forth at the May PAC meeting. He advised that direction is needed as to whether to hold a second public meeting, as well as, a definitive statement regarding waiting for criteria to receive any new applications with respect to large multi storey projects, some of which were presented tonight. Effectively the CIP's are moving forward on a status quo basis, however, there is an outstanding business about the large new construction mixed use projects that needs to be concluded.

Mayor Leslie O'Shaughnessy stated that for fairness there will be a requirement for Council to approve the revised program criteria(s) so that it is fair and equitable for all.

Ken Bedford stated that success has been achieved in the smaller projects, but the larger projects have gone beyond what the original CIP's envisioned which is the issue at hand that must be concluded.

Dana McLean read the motion that was made at the last CPPEC's meeting and asked whether PAC wanted to consider the same motion and move it forward to Council.

The CPPEC motion read:

"That CPPEC will not receive for review any new construction multi-storey mixed use project applications, pending a final outcome of any revised program criteria approved by Council."

Councillor Andre Rivette stated he would support hearing more presentations from those who especially feel were not treated fairly and encourage them to make a presentation to PAC.

Councillor Elaine MacDonald stated that due to large scale multi-residential projects not being part of the original intent of the programs, and draining resources needed to sustain them, she supported a moratorium, and suggested that Council should have one as well, until such time as possible alternatives are presented and Council accepts the new criteria(s).

Andre Rivette asked Maureen Adams to clarify what the "draining of the resources" meant.

Maureen Adam stated it is a question of how rich the subsidy should be for the programs. She added the Committee is very much in support of subsidy for development and recognizing that in many situations the development would not have occurred without the subsidy. However, we have programs where potentially 90% or 80% of the building is residential and 10% or 20% is commercial. A commercial component is declining scale and the residential component is 100%. It is about taking a closer look at how much subsidization is reasonable. The Committee has come a long way as a group to try and ascertain what would be a good program that would still provide a fair amount of subsidy.

Councillor Bernadette Clément stated the presentation provided a great synopsis and asked for more clarification regarding the process of review subsequent to a moratorium.

PAC Secretary Ken Bedford replied that the process still outstanding is that recommendations would come forward to PAC and in turn PAC would discuss this either in a second public forum or just discuss it considering that a public meeting had already been held (in November 2014). A decision would be made about the available options to go forward with the CIP program, which would then become a recommendation to Council. Council would have an opportunity to debate, and pass an amending Bylaw, which would be subject to appeal to the Ontario Municipal Board. He added that it was important to dialogue and liaison with the Provincial Government as well. The timeline will take several months, resembling steps like a rezoning exercise. It could potentially last until mid to late summer.

Councillor Bernadette Clément stated she supported having a moratorium, and also holding a second public meeting.

Mayor Leslie O'Shaughnessy stated he had no issues with the Brownfield's program (productive program which helps reclaim land that would otherwise be dormant), no issues with the facade program for the revitalization of buildings, but struggles with subsidizing new construction residential developments, which are becoming too rich in rebate.

Councillor André Rivette stated development would not happen if there were no incentives to encourage it, and that it is important to work with developers in the Community.

Dana McLean stated that for clarity there were no changes to the Tax Increment Grant under the Brownfield Program, **only** to the HOTC Program. She asked whether this should be added for clarification to the motion by Councillor Brock Frost.

Councillor Brock Frost replied that the motion should be clarified to reflect that.

Councillor Claude McIntosh asked for clarification regarding not accepting any more applications.

PAC Secretary Ken Bedford replied that if the Motion is approved, then applicable HOTC applications would not be received for consideration until the new criteria(s) is discussed.

Chair Maurice Dupelle asked the Recording Secretary, Ely Daniels to then read the motion, as clarified with the HOTC application verbiage, which she did.

Following some further discussion, it was:

Moved By: Brock Frost, Councillor  
Seconded By: Leslie O'Shaughnessy, Mayor

"That CPPEC will not receive for review any new construction multi-storey mixed use project HOTC applications, pending a final outcome of any revised program criteria approved by Council."

A recorded vote was requested by Councillor André Rivette and subsequently taken:

Councillor	For	Against
O'Shaughnessy, Leslie, Mayor	X	
Clément, Bernadette, Councillor	X	
Dupelle, Maurice, Councillor (Chair)		X
Frost, Brock, Councillor	X	
Hebert, Carilyne,	X	

Councillor		
MacDonald, Elaine, Councillor	X	
MacDonald, Mark, Councillor	-----not present	-----not present
McIntosh, Claude, Councillor		X
Murphy, David, Councillor		X
Rivette, André, Councillor		X
Towndale, Justin, Councillor	X	

**MOTION CARRIED**

The PAC then concluded on receiving of the orientation material and having a second public meeting for this matter.

Stephen Alexander suggested that the second public meeting be held at the May PAC meeting, in order that public feedback may be available as the report comes back from Staff.

Following some further discussion it was:

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

That,

- i) PAC receive the orientation presentation; and
- ii) That a second public meeting be held at the scheduled May 19th, 2015 Regular PAC meeting for the proposed amendment to HOTC Program 1 - Rehabilitation and Redevelopment criteria.

**MOTION APPROVED**

**INFORMATION:**

PAC Secretary Ken Bedford advised there was one item (Ministry of Municipal Affairs and Housing (MMAH) backgrounder document) under "Information" and Staff would be available to answer any questions with respect to possible streamlining initiatives for Land Use Planning and Appeals (under the Planning Act) in Ontario.

**NEXT SCHEDULED MEETING:**

The next scheduled meeting will be held on Tuesday, May 19, 2015.

**ADJOURNMENT:**

That the meeting be adjourned at 9:15 PM.

Moved By: Leslie O'Shaughnessy, Mayor  
Seconded By: Carilyne Hebert, Councillor

**MOTION APPROVED**

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**Maurice Dupelle, Chair**

That the Minutes of the Planning Advisory and Hearing Committee Meeting (No. 2015-03) of Tuesday, May 19, 2015 be approved with the following amendments:

Moved By: Justin Towndale, Councillor  
Seconded By: Andre Rivette, Councillor

**MOTION APPROVED**