

# Minutes

## Planning Advisory and Hearing Committee

**Meeting ID:** 2017-07  
**Meeting Date:** Mon November 20, 2017 07:00 PM  
**Location:** City Hall Council Chambers, 360 Pitt Street, Cornwall, Ontario, K6J 3P9  
**Chair:** Bernadette Clément, Councillor  
**Prepared By:** Ely Daniels, Administrative Assistant

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### **Attendance Committee Members:**

Leslie O'Shaughnessy, Mayor  
André Rivette, Councillor  
Bernadette Clément, Councillor  
David Murphy, Councillor  
Elaine MacDonald, Councillor  
Claude E. McIntosh, Councillor  
Justin Towndale, Councillor  
Mark A. MacDonald, Councillor  
Denis Carr, Councillor

### **Regrets:**

Maurice Dupelle, Councillor  
Carlyne Hébert, Councillor

### **Attendance Staff:**

Bob Peters, Division Manager, Economic Development  
Dana McLean, Development Coordinator  
Ely Daniels, Administrative Assistant  
John St Marseille, General Manager, Infrastructure and Municipal Works  
Karl Doyle, Senior Planner  
Mark A. Boileau, General Manager, Planning, Development and Recreation  
Mary Joyce-Smith, Division Manager, Planning  
Maureen Adams, Chief Administrative Officer  
Michael Fawthrop, Division Manager, Infrastructure  
Nick Sutherland, Planner  
Tracey Bailey, General Manager, Financial Services

### **Attendance Media:**

Two (2) members of the media were present.

### **Attendance Public:**

Fourteen (14) gallery members were present.

### **Welcome and Call Meeting to Order by Chairman:**

Councillor Bernadette Clément, Alternate Chair, 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: Leslie O'Shaughnessy, Mayor  
Seconded By: André Rivette, Councillor

**Motion Carried**

**Adoption of the Minutes:**

**1 October 16, 2017 Planning Advisory and Hearing Committee Meeting**

Click for detail --> 

Motion to adopt the Minutes as presented.

Moved By: Elaine MacDonald, Councillor  
Seconded By: Claude E. McIntosh, Councillor

**Motion Carried**

**Declaration of Conflict of Interest:**

None

**Business Arising from the Minutes:**

None

**Presentation(s):**

PAC Secretary Mary Joyce-Smith announced that City staff will be presenting additional information with respect to the extension of municipal sanitary services on Brookdale Avenue. Following that, three separate property owners of Brookdale North who previously submitted a written application to the City Clerk requesting permission to speak in front of PAC, will have 5 - 10 minutes to make a brief presentation. The property owners in question are: Marc Gosselin, Sr.

Manager, Real Estate Development of Irving Oil, Brian Graveley on behalf of Hugh Graveley Estate and Martin Lalande of Cornwall Camping Centre.

Both John St.Marseille, G.M., Infrastructure & Municipal Works, and Mark Boileau, G.M., Planning, Development and Recreation, provided a presentation with respect to the completion of the full municipal sewer servicing of Brookdale Avenue North (Tollgate Road West to Cornwall Centre Road). They offered detailed background information and listed current sewer servicing challenges, information on other similar municipal projects, Economic benefits and Planning & Engineering considerations. They listed the benefits of the project which meet the Strategic Corporate Plans, complement the new Official Plan, Zoning and Urban Settlement Boundaries, fulfill owner/developer requests, add property value, capture additional traffic from Hwy 401 and 138 transportation corridor, and provide infrastructure for future partnership (expanded area of South Stormont). They advised that their next steps are: to seek Council approval, notify property owners, pass a By-law, procure detailed engineering designs and approvals, and issue a construction tender (Spring of 2018). Construction of this project could take up to one calendar year and be commissioned in Spring of 2019 at a total cost estimated to be \$9M including the \$1.5M for municipal water servicing already completed by the City.

Mr. Sean Michael, hired Consultant for Watson & Associates, prepared and presented the findings of a Cost Recovery Study and elaborated on two recommended mechanisms available to the City for this extension project; the first being imposed under the Development Charges Act which provides for the recovery of growth related capital costs related to development; includes limitations on services that can be included and prescribes a detailed calculation methodology that must be followed. Development charges (D.C.s) are payable at the time of building permit issuance and do not allow for the recovery of costs of providing service to existing privately serviced developments. The second recommendation is imposed under the Municipal Act, Capital Charges; which are imposed to recover infrastructure costs related to: the extension of municipal services to private service users; recovery of capital improvement costs from existing developments. The Municipal Act permits imposing Capital charges to persons who receive an immediate benefit or a benefit at some later point (deferred benefit). He elaborated on a cost analysis based on peak sanitary design flows and costs recovery mechanisms (D.C. vs Capital Charge) apportioned to properties where those with existing commercial developments would be charged a Municipal Act Capital Charge and vacant properties be charged area specific D.C.s on future development. He advised that the next steps will be to release a City-wide Development Charge Background Study, as well as prepare a Municipal Act Capital Charge Study and By-law based on

actual costs.

Alternate Chair Bernadette Clément then called the first speaker to present.

Mr. Marc Gosselin, Real Estate Development Manager of Irving Oil thanked PAC for the interest shown to Irving Oil as they work through their logistics of their proposed Big Stop development and redevelopment of their existing site. With respect to the City's proposal to have landowners along Brookdale Avenue share the cost of extending municipal services to Brookdale Avenue North, he advised that he supports the idea and believes that the extension of services to this area will spur development and enhance property values for the whole area. He added that the expansion will make the Cornwall Big Stop one of their flagship locations offering motorists, professional drivers and the general public services that are second to none. To achieve this, they will improve their current diesel offering; add professional driver conveniences such as showers, lounge area, free wi-fi, laundromat, expanded washrooms, multiple food choices, and a first rate convenience store. He concluded that their development, with the addition of municipal sanitary services, will improve the entire Brookdale Avenue North region when completed, and will accommodate 150 full and part-time jobs.

The next speaker to present was Mr. Brian Graveley who spoke on behalf of his family and argued that their farm had already sacrificed enough for the sake of progress. They have provided more than their share since the 1960's towards Brookdale's development through expropriation of their land and lost value, and they simply do not have the funds to pay their share of the cost for the sewer extension. He added that the cost for the properties that fall under their responsibility is adding up to \$1.37M, which is not financially viable for them. He stated it was not fair for the local landowners to finance the full cost of this project when it will also benefit the City both financially and economically. He then suggested that property owners be charged their fair share of the expansion cost only when they decide to hook up their property to the sewer system and benefiting from its use. In conclusion, Mr. Graveley stated that they are willing to have further discussions on this extension to find options that would create significantly less financial stress to the Estate.

The third and final speaker to present was Mr. Martin Lalande, owner of Cornwall Camping Centre who mirrored the sentiments of Mr. Graveley. He stated he had no need for the sanitary sewer extension since his dealership located on 5 acres of land is on a private septic system which he recently spent \$50,000 to replace. This new septic bed should last him 20 years.

G.M. Mark Boileau reiterated that the need for a full municipal sewer servicing of Brookdale Avenue North really depends on the intensity of the operations located there. Cornwall Camping has a low demand for sewer services, however, traditional land uses at the main entrance to the City from Highway 401 tend to be more intensive and the only reason they are not is due to the lack of sewer services there. He added that this is the case at most urban interchanges between Montreal and Toronto, so while services may not necessarily be in such dire need at this particular location, I think some of the developments that are being requested, desperately need it. He added that the City will never see intense development on Brookdale Avenue North, as long full municipal services to this area is non-existent.

Mayor Leslie O'Shaughnessy added that the City of Cornwall is the biggest beneficiary of the sewer extension and the developments it would allow. He added that the City should make some changes to the cost-recovery plan to cut down harm to the affected property owners, even if that means that the City will have to take on more debt or has to search for additional sources of revenue. He stated "I don't think it was ever the intention of the City to just nail these 13 property owners and get it done, so a little bit more work needs to be done to get a cost that will be fair to everyone. The City doesn't want to overcharge people that can't pay for it."

G.M., Mark Boileau added that at the end of the day, everyone agrees that this corridor would be more beneficial with full municipal sewer services. City staff has worked hard to put together the best financial plan for this project's cost recovery. He suggested that City staff is willing to go back and speak with the affected landowners and go over some of the finer details before returning to Council with the Development Charge By-law. He added that some tweaking could occur to allow for additional lands (possibility of South Stormont) being involved.

Following a brief discussion, it was moved,

That Administration or City staff communicate with the Conservation Authority of Ontario to enquire if there is a funding program available through the Eastern Ontario Health Board or the Raisin Region Conservation Authority that could facilitate and/or assist with this project.

Moved By: André Rivette, Councillor

Seconded By: David Murphy, Councillor

Motion Carried

Following a further brief discussion,

There was a motion to receive the presentations .

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

Motion Carried

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

PAC Secretary Mary Joyce-Smith advised that there were no Planning Act based Public Meeting items scheduled for this PAC meeting/session.

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

None

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

None

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

#### **1 CPPEG Recommendation November 9, 2017 HOTC#2017-10 127 Augustus**

Click for detail --> 

Development Coordinator, Dana McLean advised this was an application by 2577775 Ontario Inc. at 127 Augustus for HOTC funding assistance in an amount up to \$51,628 to help fund for interior and exterior renovations incorporating a new business and 2 additional commercial units.

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

That HOTC#2017-10 funding request by 2577775 Ontario Inc. at 127 Augustus, be accepted as follows:

- Program 2 - Building Restoration & Improvement Program - \$30,000
- Program 3 - Project Design Grant - 2,850
- Program 4 - Facade Improvement Grant - \$12,000
- Program 5 - Municipal Planning/Development Fees Grant- Actuals
- Program 6 - Discretionary Municipal Tipping Fees Grant - Actuals
- Program 7 - Parking & Landscape Enhancement - \$6,778

## **2 CPPEG Recommendation November 9, 2017 HOTC#2013-13 Addendum 806 Pitt St**

Click for detail --> 

Dana McLean advised this was an application by Dr. Steven Deneka at 806 Pitt Street for HOTC funding assistance in an amount up to \$2,000 to help fund for a new freestanding sign to complete the development of the new parking area.

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

That HOTC#2013-13 Addendum funding request by Dr. Steven Deneka at 806 Pitt Street, be accepted as follows:

Program 4 - Facade Improvement Grant - \$2,000

Program 5 - Municipal Planning/Development Fees Grant- Actual

## **3 CPPEG Recommendation November 9, 2017 HOTC#2017-08 Addendum 407 Pitt St**

Click for detail --> 

Dana McLean advised this was an application by 2590147 Ontario Inc. at 407 Pitt Street for HOTC funding assistance in an amount up to \$2,000 to assist with funds for a new freestanding sign.

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

That HOTC#2017-08 Addendum funding request by 2590147 Ontario Inc. at 407 Pitt Street, be accepted as follows:

Program 4 - Facade Improvement Grant - \$2,000

Program 5 - Municipal Planning/Development Fees Grant- Actual

## **4 CPPEG Recommendation November 9, 2017 HOTC#2010-35 Addendum 319-327 Montreal Rd**

Click for detail --> 

Dana McLean advised this was an application by Alexandra Adamou at 319-327 Montreal Road for HOTC funding assistance in an amount up to \$10,000 to assist with funds for a new roof.

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

That HOTC#2010-35 Addendum funding request by Alexandra Adamou at 319-327 Montreal Road, be accepted as follows:

Program 2 - Building Restoration & Improvement Program - \$10,000 (interest free loan)

Program 5 - Municipal Planning/Development Fees Grant- Actual  
Program 6 - Discretionary Municipal Tipping Fees Grant - Actual

Following a brief discussion,

There was a motion that PAC approve the aforementioned four CPPEG recommendations as presented, and recommend same to Council.

Moved By: Leslie O'Shaughnessy, Mayor  
Seconded By: Elaine MacDonald, Councillor

Motion Carried

**INFORMATION:**

PAC Secretary Mary Joyce-Smith introduced the newest member to the Planning Department, Mr. Nick Sutherland, Planner. Nick was once a former Planning Summer Student for the department.

**NEXT SCHEDULED MEETING:**

PAC Secretary Mary Joyce-Smith advised there were presently no public meeting items scheduled for the PAC meeting in December, however, she would provide information to members if any changes occurred.

**ADJOURNMENT:**

Motion to adjourn the PAC Meeting at 9:05 pm.

Moved By: Mayor Leslie O'Shaughnessy  
Seconded By: Jack Lindsay, Lay Member

Motion Carried

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Councillor Bernadette Clément, Alternate Chair

Motion to endorse the following Minutes as presented.

Moved By: Elaine MacDonald, Councillor  
Seconded By: Bernadette Clement, Councillor

**MOTION APPROVED**