

Minutes

Planning Advisory and Hearing Committee

Meeting ID: 2015-07
Meeting Date: Mon September 21, 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

Attendance Committee Members:

Leslie O'Shaughnessy, Mayor
Andre Rivette, Councillor
David Murphy, Councillor
Elaine MacDonald, Councillor
Maurice Dupelle, Councillor
Carilyne Hébert, Councillor
Claude E. McIntosh, Councillor
Justin Towndale, Councillor

Attendance Staff:

Dana McLean, Programs Coordinator Planning Division
Ely Daniels, Administrative Assistant
Ken Bedford, Supervisor, Planning Division
Mark A. Boileau, General Manager, Economic Development, Planning, Parks and Recreation
Mary Joyce-Smith, Senior Planner

Regrets:

Bernadette Clement, Councillor
Brock Frost, Councillor
Mark A. MacDonald, Councillor

Attendance Media:

Bill Kingston, Cornwall Newswatch
Greg Peerenboom, Cornwall Standard Freeholder

Attendance Public:

Ten (10) members of the public were present.

WELCOME AND CALL MEETING TO ORDER BY CHAIRMAN:

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

ROLL CALL:

Roll Call was conducted by the Recording Secretary.

ADOPTION OF THE AGENDA - ADDITIONS AND DELETIONS:

As there were no additions or deletions, the Agenda was approved as presented.

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

MOTION CARRIED

ADOPTION OF THE MINUTES:

1 August 24, 2015 Planning Advisory and Hearing Committee Meeting

Click for detail --> 

That the Minutes of the Planning Advisory and Hearing Committee Meeting (No. 2015-06) of Monday, August 24, 2015 be approved as presented.

Moved By: Claude E. McIntosh, Councillor
Seconded By: André Rivette, Councillor

MOTION CARRIED

DECLARATION OF CONFLICT OF INTEREST:

Councillor Carilyne Hébert declared her interest and involvement as a volunteer Board Member of the Agape Centre, relating to the CPPEG item 1 - Addendum Application BR#2015-02, 40 Fifth Street West.

Councillor Elaine MacDonald also declared the same.

BUSINESS ARISING FROM THE MINUTES:

None

PRESENTATION(S):

PAC Secretary Ken Bedford announced that Centretown representatives Denis Carr and Artist Pierre Giroux would be providing an update of the progress on the Historic Plaques Walking Tour initiative of Downtown, Le Village and Waterfront. The project will tie the three districts together to enlighten tourists on the vibrant history of the City of Cornwall.

Denis Carr stated that they wanted to do something that was original and unique to Cornwall and made an appeal to the public that if anyone was in possession of old photographs of Cornwall's past/history to bring them in, so that they may be viewed and perhaps used to inspire additional plaques.

Artist Pierre Giroux advised that ten of the 30" X 40" bilingual plaques, have been sent to a company located in Valleyfield, Quebec for printing and there are 11 more planned. The plaques will be placed in various areas such as; walls of buildings at various locations in Le Village and Downtown BIA's, self-standing plaques in green spaces along the Waterfront Bikepath, and one outside City Hall, for example.

PAC members were all pleased and impressed with the project.

Councillor Elaine MacDonald stated that the artist had been successful in capturing the human history.

Mayor Leslie O'Shaughnessy advised that such details as the placement of the plaques will take some agreements with landowners in some locations.

Denis Carr advised that nothing has been etched in stone or finalized yet. He also added that the project has applied for funding through the Federal government's Canada 150 Program, and that there are plans to create coffee table books with prints of the plaques, which could be turned into a revenue source for the upkeep/maintenance of the plaques.

The committee hopes to have the plaques installed with a public unveiling in summer 2016.

After a brief discussion, there was a motion to accept the report.

Moved By: André Rivette, Councillor
Seconded By: Carilyne Hébert, Councillor

MOTION CARRIED

REVIEW OF PUBLIC NOTICE REQUIREMENTS BY PAC SECRETARY:

PAC Secretary Ken Bedford advised that there is one public meeting item which was advertised in the Standard-Freeholder on Saturday, August 22, 2015 with respect to PAC File No. Z-07-15, commonly being referred to as Housekeeping No.22 which fulfills the Planning Act requirement. It is a City initiated review of a Housekeeping item which is referred to as a Seasonal and Temporary Home Occupation and the potential options for standards to be placed in the City's Zoning Bylaw.

PUBLIC MEETING ITEM(S) - PUBLIC HEARING:

1 Proposed Modifications to the Comprehensive Zoning Bylaw No. 751, 1969, as amended (PAC File Z-07-15 Housekeeping No. 22).

Click for detail --> 

Senior Planner, Mary Joyce-Smith reviewed her PowerPoint presentation with respect to a city initiated exercise for Housekeeping No. 22. She advised that the Planning Division reviewed the Home Occupation provisions for other municipalities, and has prepared three options for PAC to consider ranging from status quo to the creation of a new subset of criteria, or simply a notwithstanding clause to consider infrequent summer (home occupation based) activities. She also stated that one other possible change concerns the introduction of a new sign area provision for the Home Occupation criteria to provide for a sign 1' x 2', which is 2 sq. feet or 0.19 square metres to be on the property, as opposed to 0.07 square metres or 108 square inches being 0.75 sq. ft. (6" x 18"). Also, that the Home Occupation activity would have the option of being included on such a sign with or without the name of the home owner. She concluded that Planning Staff was of the opinion that a combination of Options 2 and/or 3 in particular, could offer added clarification and flexibility in the range of activity commonly known as 'Home Occupation', which may not presently exist.

PAC DISCUSSION OF PUBLIC MEETING ITEM(S):

1 Proposed Modifications to the Comprehensive Zoning Bylaw No. 751, 1969, as amended (PAC File Z-07-15 Housekeeping No. 22).

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Chair Maurice Dupelle asked three times if there were any questions/comments from the public, and hearing none, proceeded to close the public meeting portion and open discussion to PAC. Mr. Cadieux, however, was permitted by the Chair to make a brief statement of concerns in support of the 'Worm Kids' activity later in the meeting.

Councillor André Rivette stated that with regards to Option 3, it should be clarified that there should only be a maximum of 2 yard sales per year, as per the City's Licensing Bylaw.

Councillor Claude McIntosh said that all bylaws can be passed, but enforcing them is the problem and challenge.

Councillor Justin Towndale said it was the "worm" issue that brought this up into the spotlight, and that he was also in favour of supporting primarily Option 2, including Option 3.

Mayor Leslie O'Shaughnessy added that suggesting a change to the bylaw now, because of this one issue, would open up a multitude of other problems. He added that the City was not restricting anyone from selling worms 365 days a year nor was it restricting people from having a lemonade stand on their property, provided they follow the existing rules/regulations set in place.

PAC Secretary Ken Bedford stated that there were two issues that came to light with this type of activity; excessive signage on the site, and the fact that it was taking place outside the unit. The options presented provide the full range of use for PAC discussion.

Councillor Elaine MacDonald said she was comfortable with Option 3 as well because it removes the ambiguity or lack of verbiage in the zoning bylaw, while not changing it entirely.

The exemption does not change the rules for signs, meaning that the Cadieux family would have to go before the Committee of Adjustment to have signs for their worm business.

After a brief discussion, there was a motion that PAC recommend to Council to approve Option 3 with a clarification to the Yard Sale component to specify that two sales are permitted per year, as per the City of Cornwall's Licensing Bylaw No. 200-2005 and introduce an exemption clause to the Home Occupation criteria, to be listed in the General Section (02-1-8) of the Comprehensive Zoning Bylaw, as follows:

"Notwithstanding anything else in this Bylaw, the Home Occupation criteria are not intended to prohibit lemonade stands, bake sales, yard sales (maximum 2 per year as per the City of Cornwall's Licensing Bylaw No. 200-2005), or similar temporary and infrequent activities on one's private property".

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

MOTION CARRIED

After a further brief discussion, there was a motion that PAC recommend to Council to fully deny staff recommendation b) and to maintain a status quo with respect to the sign provisions for the Home Occupations, so that the sign area will not be increased to 0.19 square metres being 2 square feet or (12" x 24"), and that the name of the Home Occupation business will not be permitted on the sign, for example. Further, no resultant amendment to the Signs Bylaw will be required.

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

MOTION CARRIED

OTHER / NEW BUSINESS:

PAC Secretary Ken Bedford advised that the following are a series of items with respect to CPPEG Recommendations which Dana McLean will present. PAC will vote on them in one motion at the end of her presentation.

Dana McLean reviewed her PowerPoint Presentation on the following matters:

1 CPPEG Recommendation September 10, 2015 BR#2015-02 Addendum 40 Fifth St W

Click for detail --> 

Dana McLean advised that this was an addendum application by the Agape Centre at 40 Fifth Street West for Brownfields funding assistance in an amount up to \$1,068.75 to assist with the proportional building permit fees for Brownfield related work.

It was recommended:

That BR#2015-02 Addendum funding request by the Agape Centre at 40 Fifth Street West, be approved as follows:

Program 4: Municipal Planning/Development Fees Grant -\$1,068.75

2 CPPEG Recommendation September 10, 2015 HOTC#2015-13 29 Second St E

Click for detail --> 

Dana McLean advised that this was an application by the Seaway Senior Citizens Club at 29 Second Street East for HOTC funding assistance in an amount up to \$2,000 which will assist with the design fees required for a building permit submission under the Ontario Building Code.

It was recommended:

That HOTC#2015-13 funding request by the Seaway Senior Citizens Club at 29 Second Street East, be approved as follows:

Program 3: Project Design Fees Grant - \$2,000

3 CPPEG Recommendation September 10, 2015 BR#2015-03 123-125 Pitt St

Click for detail --> 

Dana McLean advised that this was an application by Tracey Davies at 123-125 Pitt Street for Brownfields funding assistance in an amount up to \$7,500 which will assist with the posting of the Record of Site Condition, as a requirement by MOECC for new residential.

It was recommended:

That BR#2015-03 funding request by Tracey Davies at 123-125 Pitt Street be approved as follows:

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

4 CPPEG Recommendation September 10, 2015 HOTC#2015-05 Addendum 101-105 Montreal Rd

Click for detail --> 

Dana McLean advised that this was an addendum application by Tony Fourkiotis at 101-105 Montreal Road for HOTC funding assistance in an amount up to \$9,183 which will assist with the replacement of the roof.

It was recommended:

That HOTC#2015-05 funding request by Tony Fourkiotsis at 101-105 Montreal Road, be approved as follows:

Program 2: Building Restoration and Improvement Program- \$9,183
Program 5: Municipal Planning/Development Fee Grant - Actual

Following a brief discussion, there was a motion to support/approve all four (4) CPPEG recommendations, as presented:

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

MOTION CARRIED

INFORMATION:

None

NEXT SCHEDULED MEETING:

PAC Chairman Maurice Dupelle advised that the next scheduled PAC meeting of Monday, October 19, 2015 falls on the night of the Federal election. A circulation will go out to PAC members indicating an alternate or next meeting date.

ADJOURNMENT:

That the meeting be adjourned at 8:45 PM.

Moved By: André Rivette, Councillor
Seconded By: Claude McIntosh, Councillor

MOTION CARRIED

Maurice Dupelle, Chair

That the Minutes of the Planning Advisory and Hearing Committee Meeting (No. 2015-07) of Monday, September 21, 2015 be approved as presented.

Moved By: Claude E. McIntosh, Councillor
Seconded By: Carilyne Hébert, Councillor

MOTION APPROVED