

# Minutes

## Planning Advisory and Hearing Committee

**Meeting ID:** 2014-02  
**Meeting Date:** Tue April 22, 2014 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  
Bernadette Clément, Councillor  
Bob Kilger, Mayor  
Glen Grant, Councillor  
David Murphy, Councillor  
Denis Carr, Councillor  
Denis Thibault, Councillor  
Maurice Dupelle, Councillor  
Gerald E. Samson, Councillor

### **Attendance Staff:**

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

### **Regrets:**

Syd Gardiner, Councillor  
Elaine MacDonald, Councillor

### **Attendance Media:**

Ed Allard  
Greg Peerenboom, Cornwall Standard-Freeholder

### **Attendance Public:**

Rory Baksh, Project Manager, Dillon Consulting Ltd.  
Erik Karvinen, Watson & Associates

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

Chairman Glen Grant called the meeting to order at 7:05 p.m.

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

That the Agenda be approved as presented.

Moved By: Bernadette Clément, Councillor

Seconded By: André Rivette, Councillor

**MOTION APPROVED**

**ADOPTION OF THE MINUTES:**

**1 February 18, 2014 Planning Advisory and Hearing Committee Meeting**

Click for detail --> 

That the Minutes of the Planning Advisory and Hearing Committee Meeting (No. 2014-01) dated Tuesday, February 18, 2014 be approved as presented.

Moved By: Gerald E. Samson, Councillor

Seconded By: André Rivette, Councillor

**MOTION APPROVED**

**DECLARATION OF CONFLICT OF INTEREST:**

None

**BUSINESS ARISING FROM THE MINUTES:**

None

**PRESENTATION(S):**

PAC Secretary Ken Bedford advised that Mr. Rory Baksh, Consultant for Dillon and Erik Karvinen, Consultant for Watson & Associates would be presenting their interim findings with respect to the Official Plan Review and Land Needs

Assessment work. He advised that this was not a public meeting under the Planning Act, but instead an information session for PAC to provide members with an update on some of the key findings that have taken place.

Dillon Consultant Rory Baksh provided an overview of the combined Official Plan Review and Comprehensive Land Needs Analysis and Population Target Study. He highlighted the project's key issues such as the Official Policy Review, Outcomes of the first public consultation "Cornwall is My Place", Policy Background Report and the upcoming Public Consultation "Cornwall Tomorrow, Today". Erik Karvinen, Consultant of Watson & Associates provided an overview of the driver of Growth and Growth Forecast, opportunities to accommodate Growth and forecast Land Needs.

PAC Chair, Glen Grant asked whether there were any questions or comments from PAC.

Councillor Bernadette Clément asked whether it was a positive thing to have a high containment of residents working in the community.

Erik Karvinen replied that yes it is important as it does indicate the City is providing sufficient opportunities for residents to work here.

Councillor Denis Thibault asked where the work force would be coming from.

Erik Karvinen said the City has an under utilized labour force, much like the rest of Ontario, coming out of a recession. They expect that over the long term the unemployment rate will come down to a more moderate one, to get people who have been unemployed or under utilized back into the labour force in an active manner. The City will also see some population growth, and they expect that out of the 3,300 jobs, approximately 1,300 people can be accommodated through the labour force growth from net migration and the population growth identified. Even though the population is aging, over the last ten years there has been a much greater participation rate of those that are in the 55+ age group in the labour market, and they expect that to continue. The City will also continue to draw those living outside the City boundaries.

Councillor André Rivette asked if any consideration was given with regards to the possibility of amalgamating or annexing parts of our neighbouring townships for future land use.

Erik Karvinen replied that there was no consideration given directly as the study has been focused on the City as it exists today and understanding its' future needs for growth. Their feeling is that the City of Cornwall will grow at a faster rate than

the Counties.

Councillor Gerald Samson asked whether in their population growth/density analysis there was any factor given for a University.

Erik Karvinen replied that their study is based on place of work. Labour force employment represents all the business that operate within the City. They have forecasted the amount of employment that will be located in the City in the next 20 years. The City does compete with other municipalities and what makes it competitive is making sure there are opportunities to accommodate growth in the non-residential sector in terms of employment land. This also applies to commercial, such as Tim Horton's or any specific business that have better opportunities to be outside of Cornwall. Part of the study is to better understand the City's position and what it can do to better position itself, and much of that is making sure it has sufficient market choice for businesses to locate in the City.

Councillor Denis Carr asked whether the City was missing the boat if it does not have discussions with its' neighbouring Townships.

Rory Baksh replied if Councillor Carr was suggesting annexation from neighbouring Townships and continued by stating that the configuration of land is not necessarily ideal if the City does not have one or two large parcels, if a developer approaches the City in three weeks and want to set up a distribution centre. The City would have to scramble; buying from private landowners to assemble a sufficient parcel.

Councillor Denis Carr suggested that transferring land from a neighbouring municipality would be done in a way that would be "beneficial " for the neighbour as well as the City.

Rory Baksh replied that from a land use planning perspective, there is nothing wrong in speaking with neighbouring Municipalities to coordinate mutual benefits in terms of Economic Development.

PAC Chair, Glen Grant asked if lands need to be "shovel ready".

Erik Karvinen replied definitely not, however, the City needs to recognize that the time is now for discussions to get the ball rolling for the next five to 10 years.

Councillor Bernadette Clément asked whether the 2% housing growth is comparable to other municipalities.

Erik Karvinen replied that housing growth is on an upward trend, but the City

does not want to run into a situation where it is short in housing stock. There are plenty of opportunities to accommodate residential growth. They see housing growth is healthy and growing and within 5 to 10 years, they expect it will continue to grow. The City has to make sure it is working with the development community to make sure that the housing supply opportunities in terms of units that are registered and available to be built are there to meet the forecast. He said that yes the City is comparable to other municipalities within the Eastern Ontario sector. He added that no matter how great growth sounds, it also brings a lot of fiscal challenges, so in many ways, it would be best for the City to achieve a moderate rate of growth.

Mayor Bob Kilger asked whether their analysis looked at Development Charges.

Erik Karvinen replied that if the City can maintain a healthy industrial supply of lands going forward, along with competitive Development Charges, it is positioning itself well for the future.

Mayor Bob Kilger asked whether it would be advantageous to fully develop the Brookdale area corridor.

Rory Baksh replied there will be some further discussions with the Consultants, Planning Department and Staff, Engineering Department, as well as one or 2 members of the Steering Committee that will focus on that specific question.

Councillor Gerald Samson asked whether the Domtar site should be developed as soon as possible.

Erik Karvinen replied that the City needs to have a target through intensification and the Domtar site is a strong contender to accommodate that intensification they have identified. The site's potential on the commercial side is equally important, as there is a market for that type of use. It clearly needs to be on the radar for Planning to have that site developed.

PAC Chair Glen Grant thanked both Rory Baksh and Erik Karvinen for their presentations and asked for a motion to receive the reports. A final version of the Watson Report will be presented for endorsement following any revisions at a subsequent meeting of PAC.

That the reports be received.

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

## MOTION APPROVED

### 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 22, 2014 which fulfills the public meeting requirement under the Planning Act. Housekeeping No. 19 is the wording used for this initiative. Mary Joyce-Smith will be able to go over the highlights of the changes proposed in this Housekeeping exercise by the City's Planning Division.

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

#### **1 Proposed Modifications to the Comprehensive Zoning By-law No. 751, 1969, as amended (P.A.C. File Z-02-14 - Housekeeping No.19)**

Click for detail --> 

Mary Joyce-Smith provided an overview of the proposed modifications to the Comprehensive Zoning By-law No. 751, 1969, as amended (P.A.C. File Z-02-14 - Housekeeping No.19). She advised the amendments are brought forth to address changing development conditions/needs. Many of the changes which have resulted from past amendments have helped to clarify issues between Division staff, developers, lawyers, and the general public. Previous to this report, various City Division staff documented their particular issues and submitted them to the Planning Division staff. Through discussions and review, it is a general consensus that the modifications further strengthen and refine the Comprehensive Zoning By-Law.

PAC Chair Glen Grant asked three times whether there were any questions / comments from the public. Hearing none he asked whether there were any questions from PAC.

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

#### **1 Proposed Modifications to the Comprehensive Zoning By-law No. 751, 1969, as amended (P.A.C. File Z-02-14 - Housekeeping No.19)**

Click for detail --> 

Following a further brief discussion, it was moved, that the modifications / changes be approved as presented.

Moved By: Denis Carr, Councillor

Seconded By: André Rivette, Councillor

**MOTION APPROVED**

**OTHER / NEW BUSINESS:**

**1 CPPEC Recommendation February 20, 2014 HOTC#2013-18 837 Pitt St**

Click for detail --> 

Dana McLean advised this was an application by 2312507 Ontario Inc., located at 837 Pitt Street for HOTC funding assistance in an amount up to \$2,300 which will assist in design and installation of a new sign.

That HOTC#2013-18 funding request by 2312507 Ontario Inc. at 837 Pitt Street be approved as follows:

Program 3: Project Design Grant - \$300

Program 4: Facade Improvement and Sign Grant-\$2,000

Program 5: Municipal Planning/Development Fees Grant - actual

Moved By: Denis Carr, Councillor

Seconded By: André Rivette, Councillor

**MOTION APPROVED**

**2 CPPEC Recommendation April 10, 2014 HOTC#2013-15 Addendum 331 Water St E**

Click for detail --> 

Dana McLean advised this was an addendum application by MNG Real Estate Holdings Ltd. at 331 Water Street East for HOTC funding assistance in an amount up to \$8,800 for interior and exterior renovations.

That HOTC#2013-15 addendum funding request by MNG Real Estate Holdings Ltd at 331 Water Street East, be approved as follows:

Program 2: Building Restoration & Improvement Program-\$7,500

Program 4: Facade Improvement and Sign Grant-\$1,300

Program 5: Municipal Planning/Development Fees Grant - actual

Program 6: Discretionary Municipal Tipping Fees Grant - actual

Moved By: Denis Carr, Councillor

Seconded By: André Rivette, Councillor

**MOTION APPROVED**

### **3 CPPEC Recommendation April 10, 2014 HOTC#2014-01 503 Pitt St**

Click for detail --> 

Dana McLean advised this is an application by Rachel Landriault at 503 Pitt St for HOTC funding assistance in an amount up to \$18,250. This will assist in facade, and interior renovations for the new commercial tenant.

That HOTC#2014-01 funding request by Rachel Landriault at 503 Pitt St, be approved as follows:

Program 2: Building Restoration & Improvement Program-\$11,000

Program 3: Project Design Grant - \$1,250

Program 4: Facade Improvement and Sign Grant-\$6,000

Program 5: Municipal Planning/Development Fees Grant - actual

Program 6: Discretionary Municipal Tipping Fees Grant - actual

Moved By: Denis Carr, Councillor

Seconded By: André Rivette, Councillor

**MOTION APPROVED**

#### **INFORMATION:**

PAC Secretary Ken Bedford advised that the final piece of information provided is the 2013 Site Plan Summary of key development sites, and that staff will entertain any questions now or later with regards to this information.

#### **NEXT SCHEDULED MEETING:**

The next scheduled meeting will be held on Tuesday, May 20, 2014.

#### **ADJOURNMENT:**

That the meeting be adjourned at 8:35 p.m.

Moved By: André Rivette, Councillor

Seconded By: Gerald Samson, Councillor

**MOTION APPROVED**

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**Councillor Glen Grant, Chair**

That the Minutes of the Planning Advisory and Hearing Committee Meeting (No. 2014-02) dated Tuesday, April 22, 2014 be approved as presented.

Moved By: Denis Thibault, Councillor

Seconded By: Gerald E. Samson, Councillor

**MOTION APPROVED**