

# Minutes

## Planning Advisory and Hearing Committee

**Meeting ID:** 2019-07  
**Meeting Date:** Tue October 22, 2019 07:00 PM  
**Location:** City Hall Council Chambers, 360 Pitt Street, Cornwall, Ontario, K6J 3P9  
**Chair:** Elaine MacDonald, Councillor  
**Prepared By:** Ely Daniels, Administrative Assistant

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### **Attendance Committee Members:**

Elaine MacDonald, Councillor  
Claude E. McIntosh, Councillor  
Justin Towndale, Councillor  
Dean Hollingsworth, Councillor  
Eric Bergeron, Councillor  
Glen Grant, Councillor  
Syd Gardiner, Councillor  
Todd Bennett, Councillor

### **Attendance Staff:**

Dana McLean, Development Coordinator  
Ely Daniels, Administrative Assistant  
Karl Doyle, Senior Planner  
Kaveen Fernando, Development Planner  
Mark A. Boileau, General Manager, Planning,  
Development and Recreation  
Mary Joyce-Smith, Division Manager, Planning  
Maureen Adams, Chief Administrative Officer

### **Regrets:**

Bernadette Clément, Mayor  
Maurice Dupelle, Councillor  
Carilyne Hébert, Councillor

### **Attendance Media:**

One member of the media was present.

### **Attendance Public:**

Nine gallery members signed the PAC public attendance sheet.

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

Chair Elaine MacDonald called the meeting to order at 7:00 PM.

**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: Todd Bennett, Councillor**

**Seconded By: Claude McIntosh, Councillor**

**Motion Carried**

**Adoption of the Minutes:**

Motion to endorse the following Minutes as presented.

**Moved By: Syd Gardiner, Councillor**

**Seconded By: Glen Grant, Councillor**

**Motion Carried**

**Declaration of Conflict of Interest:**

None

**Business Arising from the Minutes:**

None

**Presentation(s):**

None

**Review of Public Notice Requirements by PAC Secretary:**

PAC Secretary Mary Joyce-Smith advised that a notice appeared in the Saturday's edition of the Standard Freeholder of September 28th, 2019 covering two public meeting items. The first item is regarding PAC File Z-05-19 for an amendment to the Official Plan and Zoning By-Law on lands municipally known as 780 Sydney Street. The second item is with respect to a Zoning By-Law

Schedule Change (Housekeeping No. 28). In addition to the newspaper notice, a 400' radius letter notice was sent to land owners around the subject property on Monday, September 30th, 2019.

### **Public Meeting Item(s) - Public Hearing:**

PAC Secretary Mary Joyce-Smith invited Senior Planner, Karl Doyle to provide a brief presentation on the application for an amendment to the Official Plan and Zoning By-Law to allow for the expansion of the Miller Hughes Commercial Development for PAC discussion and final recommendations to Council.

**1 Miller Hughes Car Dealership, Principal Shawn Maloney with concurrence from present land owner Cornwall Wesleyan Church - Rev. Larry Blaikie. An Official Plan Amendment (No. 1) from Urban Residential (U.RES) to Business District (B.D.) designation and Zoning By-law Amendment from Institutional 10 (INS 10) to Commercial 12 (COM 12) at 780 Sydney Street. (PAC File Z-05-19, OPA No.1).**

Click for detail --> 

Senior Planner Karl Doyle provided an overview of this item which was presented at the July 29th, 2019 PAC meeting and deferred in order to re-examine the proposal in an attempt to address the concerns received at that said meeting. He advised that Planning staff met with abutting land owners and the applicants on two separate occasions; once on September 9th and again on September 25th, 2019 in order that dialogue continue on this proposal. On both occasions, consultations revolved mainly on heavy traffic, increased traffic volumes, buffering, lighting and loss of green space. He advised that Planning staff prepared a modified proposal to eliminate those parking areas, and that frontage will be increased by approximately 35 feet heading west. More green space will be established to create a corridor effect fronting the inventory parking area. The proposed modifications to the entrance along with the introduction of vegetative elements will aesthetically enhance the frontage and perimeter. A driveway corridor will be introduced so that no inventory will be seen, and it will also eliminate cars from stacking and idling on Sydney Street fronting the site. The Wesleyan Church will create a physical delineation with their existing driveway to the north and an aesthetically pleasing fence will be established along the entire north limit. He stated that Planning staff is supportive of the modified proposal based on Provincial Policy Statement and City's Official Plan policies and the introduction of the following conditions as part of the Site Plan approval process; the proposed parking is solely used for vehicle inventory and minor servicing parking; the area cannot be used for tire storage; no accessory structures are permitted on the lands; vehicle delivery is to remain status quo from Pitt Street; no heavy vehicle access from Sydney Steet and no signage will be permitted

along Sydney Street.

## **2 Proposed Modifications to the Comprehensive Zoning By-law No. 751, 1969, as amended (PAC File Z-06-19 - Housekeeping #28).**

Click for detail --> 

PAC Secretary Mary Joyce-Smith invited Development Planner, Kaveen Fernando to provide a brief presentation on PAC File Z-06-19 - Housekeeping #28 for PAC discussion and final recommendations to Council.

Development Planner Kaveen Fernando provided an overview of the Housekeeping No. 28 exercise, a tool used by the municipality to maintain a current and relevant Zoning By-law. The objective of Housekeeping No. 28 is to recognize a part of Ninth Street East, being part of Lot 7, Concession 1, on Reference Plan RP52R-1880, which was created by the realignment of Ninth Street in 2016, and propose that the zoning be changed from RES 20 to include the subject lands under the Community Commercial - Shopping Centre (CC-SC) Zoning. He added that by extending the Community Commercial - Shopping Centre boundary to include the subject lands would be consistent with the Official Plan Policies with the existing General Commercial (G.C) designation and the established Commercial Centre to the north of the subject lands. He concluded that the Planning Division is supportive of the proposed schedule change to the City's Zoning By-law #751,1969 as presented.

### **PAC Discussion of Public Meeting Item(s):**

**1 Miller Hughes Car Dealership, Principal Shawn Maloney with concurrence from present land owner Cornwall Wesleyan Church - Rev. Larry Blaikie. An Official Plan Amendment (No. 1) from Urban Residential (U.RES) to Business District (B.D.) designation and Zoning By-law Amendment from Institutional 10 (INS 10) to Commercial 12 (COM 12) at 780 Sydney Street. (PAC File Z-05-19, OPA No.1).**

Click for detail --> 

Chair Elaine MacDonald asked if there were any questions / comments from PAC.

Councillor Glen Grant asked what is the difference in parking spaces with the modified site plan.

Senior Planner replied that the modified site plan will see the elimination of 10 parking spaces.

Councillor Syd Gardiner asked whether Shawn Maloney approved this modified

design and who would be responsible for landscaping costs.

Senior Planner replied that the modified site plan is resultant from discussions that took place with both Mr. Shawn Maloney and Cornwall Wesleyan Church - Rev. Larry Blaikie. He added that the proponent would be responsible for incurred landscaping costs.

Lay Member Amanda Brisson stated that with the elimination of the entrance into the parking lot, would there be another entrance created at the north side of the Wesleyan Church.

Senior Planner replied that if approved, both Mr. Shawn Maloney and Rev. Larry Blaikie will proceed to go before the Committee of Adjustment with a severance application to create the parcel, and subsequently be subject to a Site Plan approval.

Hearing no further questions from PAC, Chair Elaine MacDonald asked if there were any comments from the public.

Ms. Lalonde who resides at 727 Sydney Street thanked the Mayor and those who were in favour of deferring the application at the July 29th PAC meeting. She then explained her confusion with respect to the application and how in her opinion felt it was misrepresented from the start (parking lot versus an apartment building/facility).

Rev. Larry Blaikie who was part of the audience wished to provide clarification with respect to the confusion felt by Ms. Lalonde. He advised that when they purchased the property eight years ago, they had secured plans to develop an assisted living facility. The plans were shown to the landowners who attended the subsequent meetings in order to demonstrate what was originally envisioned for those lands. When they realized there already existed many facilities of this type in the city, they decided to renovate the church instead and not proceed with the development. Rev. Blaikie added that ever since they have owned the property, Mr. Shawn Maloney has continually expressed interest in procuring the south acre portion of the land. After much thought, it was easier to sell that piece of land to Mr. Maloney and take the profit to do the much needed roof repair to the church.

Hearing no further questions from PAC, Chair Elaine MacDonald asked three times if there were any other comments from the public; hearing none she closed the public presentation portion of the meeting.

Following a brief discussion, the following motion to approve the modified

proposal was made:

**That PAC recommends to City Council to amend the Official Plan designation at 780 Sydney Street from 'Urban Residential' (U.RES) to 'Business District ' (B.D.), and amend the Zoning By-law from Institutional 10 (INS 10) to Commercial 12 (COM12) based on the September 2019 modified proposal; and that findings / recommendations of the various associated studies / reports included, be implemented to the satisfaction of the municipality and as part of the Site Plan Control approval process.**

**Moved By: Syd Gardiner, Councillor**

**Seconded By: Claude McIntosh, Councillor**

**Motion Carried**

## **2 Proposed Modifications to the Comprehensive Zoning By-law No. 751, 1969, as amended (PAC File Z-06-19 - Housekeeping #28).**

Click for detail --> 

Chair Elaine MacDonald asked if there were any questions / comments from PAC.

Councillor Justin Towndale asked if there were any concerns regarding the water lines that run across the property, and whether Goldmanco had been approached about purchasing this lot.

General Manager of Planning, Recreation and Development Mark Boileau replied that the Engineering Department would most likely have to do a review however he didn't believe that it would be a problem. He added that Goldmanco is aware and there is interest.

PAC Secretary Mary Joyce-Smith added that the Planning Department had received an email from Goldmanco requesting clarification with respect to their access and also that they wished to be contacted should anything occur that is not contiguous to the existing development.

Development Planner Kaveen Fernando added that no development proposals had been received as of yet and that this exercise was strictly to have the area economically ready according to the PPS.

Chair Elaine MacDonald asked three times if there were any comments from the public; hearing none she closed the public presentation portion of the meeting.

Following a further brief discussion, the following motion was made:

**That the Planning Advisory and Hearing Committee (PAC) recommends to Council that the item included in this Housekeeping No. 28 report be approved as presented.**

**Moved By: Glen Grant, Councillor  
Seconded By: Ron Symington, Lay Member**

**Motion Carried**

**Other / New Business:**

PAC Secretary Mary Joyce-Smith advised that Development Coordinator Dana McLean would provide a brief presentation for PAC discussion and final recommendation to Council with respect to the following (5) funding applications related CPPEG items.

**1 CPPEG Recommendation October 3, 2019 HOTC#2019-08  
220 Second St W**

Click for detail --> 

Development Coordinator Dana McLean advised that the first application by 2718574 Ontario Ltd located at 220 Second Street West is requesting HOTC funding to assist with interior and exterior renovations for the professional offices for two (2) Naturopath doctors to establish in the city. Following a review by CPPEG, and because the property is outside the Priority Area, it was moved to recommend to PAC that the funding request be accepted at 50% of the maximum: Program 2, Building Restoration & Improvement - \$15,000; Program 3, Project Design Grant - \$1,500 and Program 4, Facade Improvement & Sign Grant - \$6,000. She added that the proposed owner Dr. Véronique Thériault was present in the audience, and wished to address PAC as she would like to request the full funding (100%) of the programs.

Dr. Thériault thanked PAC and stated she would like to receive full funding for her renovation endeavour. She added that this project has been a massive undertaking and that her goal is to improve health care in the City of Cornwall. She described her vision to have 7 rooms filled with a full intravenous suite, a nurse practitioner and medical doctor, acupuncturist, chiropractor, massage therapist and physiotherapist.

Councillor Glen Grant stated that sometimes exceptions to the rules are good; and although he sits on the CPPEG who recommended that the applicant receive only 50% of the maximum, he would like to encourage this type of development

in the Downtown, so he is open to full funding.

Development Coordinator Dana McLean advised that all CPPEG applications are reviewed on their own merits and fall under the discretion of PAC and Council to make adjustments if need be.

Lay Member Amanda Brisson asked whether grants are taken away from applicants living in the priority area when funds are provided to owners living outside the zone.

Development Coordinator Dana McLean replied that although it does not take money away, there are limited funds.

Councillor Dean Hollingsworth stated that when it comes to augmenting the health of the municipality, he does not have a problem investing money and agreeing to full funding.

Councillor Justin Towndale stated that he was also in favour of full funding. He added that he never fully agreed with isolating the priority zone with the rest of the program zones, and stated "In order to have a successful city, you need to invest in all parts of the city".

Councillor Eric Bergeron was also in favour of full funding and asked for clarification as to where the funds are coming from.

Development Coordinator Dana McLean replied that the funds come from the 3.5 million dollar loan that was forgiven by the province of Ontario. This money sits in a trust and the interest earned of that principle is where the funds are used for the Programs.

Following a further brief discussion, it was moved to recommend to Council:

That HOTC#2019-08 funding request by 2718574 Ontario Limited at 220 Second St W, be accepted at 100% (full funding) indicated as follows:

Program 2 - Building Restoration & Improvement - \$30,000

Program 3 - Project Design Grant - \$3,000

Program 4 - Facade Improvement & Sign Grant - \$12,000

Program 5 - Municipal Planning/Development Fees Grant - Actual

Program 6 - Discretionary Municipal Tipping Fees Grant - Actual

**Moved By: Eric Bergeron, Councillor**

**Seconded By: Justin Towndale, Councillor**



## Motion Carried

### **2 CPPEG Recommendation October 3, 2019 HOTC#2019-09 29 Second St E**

Click for detail --> 

Dana McLean advised this is an application by 1943217 Ontario Inc. at 29 Second St E for HOTC funding assistance in an amount up to \$25,000. This request is for an interest free loan for exterior work at the rear of the property to demolish a garage, remove shrubs and repave.

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

That HOTC#2019-09 funding request by 1943217 Ontario Inc at 29 Second St E, be accepted as follows:

Program 5 - Municipal Planning/Development fees - Actual  
Program 7 - Parking & Landscape Enhancement - \$25,000

### **3 CPPEG Recommendation October 3, 2019 HOTC#2012-18 Addendum 328 Second St W**

Click for detail --> 

Dana McLean advised this is an application by Samson & Gibson Holdings Ltd at 328 Second St W for HOTC funding assistance in an amount up to \$3,888. This request is for funding for facade improvements, upgrading windows for energy efficiency.

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

That HOTC#2012-18 Addendum funding request by Samson & Gibson Holdings Ltd at 328 Second St W, be accepted at 50% of the maximum being outside the Priority Area indicated as follows:

Program 4 - Facade Improvement & Sign Grant - \$3,888  
Program 5 - Municipal Planning/Development Fees Grant - Actual  
Program 6 - Discretionary Municipal Tipping Fees Grant - Actual

### **4 CPPEG Recommendation October 3, 2019 HOTC#2017-06 Addendum 204 Second St E**

Click for detail --> 

Dana McLean advised this is an application by Twelve R Squared at 204 Second St E for HOTC funding assistance in an amount up to \$38,339. This request is for

the tax increment grant.

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

That HOTC#2017-06 Addendum funding request by Twelve R Squared at 204 Second St E, be accepted as follows:

Program 1 - HOTC Rehabilitation & Redevelopment Grant - \$38,339

**5 CPPEG Recommendation October 3, 2019 HOTC#2015-17 Addendum  
119 Sydney St**

Click for detail --> 

Dana McLean advised this is an application by 1727846 Ontario Inc at 119 Sydney St for HOTC funding assistance in an amount up to \$25,000. This request is for an interest free loan for exterior work at the rear of the property prepare the area for a wheelchair lift, incorporating a sidewalk and concrete pad.

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

That HOTC#2015-17 Addendum funding request by 1943217 Ontario Inc at 119 Sydney St, be accepted as follows:

Program 5 - Municipal Planning/Development fees - Actual  
Program 7 - Parking & Landscape Enhancement - \$25,000

Following a further brief discussion by the PAC, it was:

Recommended that CPPEG Items # 2 through # 5 be approved and endorsed by the PAC, as proposed, and recommend same to Council.

**Moved by: Glen Grant, Councillor**  
**Seconded by: Amanda Brisson, Lay Member**

**Motion Carried**

**Information:**

N/A

**Next Scheduled Meeting:**

Having received no public meeting items as of yet, PAC Secretary Mary Joyce-Smith advised that there most likely will not be a PAC meeting held in November.

If a public meeting item should be received by week's end, the next scheduled PAC meeting will be held on Monday, November 18th, 2019 or at the call of the Chair.

**Adjournment:**

The Public Meeting of the PAC was adjourned at 8:00 p.m.

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**Elaine MacDonald, Chair**