

Meeting #: 2020-03
Date: Monday, September 21, 2020, 7:00 PM
Location: Cornwall Civic Complex, 100 Water Street East, Cornwall, Ontario, K6H 6G4, Salon B, Lower Level
Chair: Elaine MacDonald, Councillor
Prepared By: Ely Daniels, Administrative Assistant

Welcome and Call Meeting to Order by Chair

Roll Call

Adoption of Agenda - Additions and Deletions

Adoption of Minutes

1

Declaration of Conflict of Interest

Business Arising from Minutes

Presentation(s) (Non-Legislated Public Meeting Item)

Proposed Draft Zoning Strategy Report, City of Cornwall

Prior to the public portion of this PAC meeting, a virtual presentation will be provided by WSP(Ms. Nadia De Santi, Senior Project Manager). The focus of the presentation is to consider the Zoning Strategy Report prepared as part of the City's Comprehensive Zoning By-law Review. Please note: This presentation is not the Statutory Public Meeting item under Section 34 of the Planning Act, which will be provided at a later date during the project process. Therefore, only questions and/or comments will be accepted from the PAC. The presentation will be made available at the meeting under separate cover.

Review of Public Notice Requirements by PAC Secretary

There is no specific notice requirement for the presentation by WSP (non-

Planning Act item), however, it was posted on the City's website as well as advertised in the Saturday edition of the Standard Freeholder on September 12th, 2020. A Notice did appear in the Saturday, August 22nd, 2020 edition of the Standard-Freeholder for the Public Meeting Item mentioned below. A 400' radius Letter Notice was also sent to landowners around the subject property on August 19th, 2020.

Public Meeting Item(s) - Public Hearing

Naeem Malik 822 Marlborough Street

PAC Discussion of Public Meeting Item(s)

10.1 Naeem Malik 822 Marlborough Street - 2020-369-Planning, Development and Recreation

7

Action Recommended

(a) That the subject lands, legally described as Part of Lots 1 and 2, South Side of Ninth Street; as shown on Part 1, Plan 52R-7131, and municipally located at 822 Marlborough Street be rezoned from Residential 20 (RES 20) to Residential 40 (RES 40) to allow for the establishment of a Multi-Residential development; and

(b) That the property be subject to Site Plan Approval; and

(c) That an Archeological Stage 2 assessment be prepared if the undisturbed west area of the subject lands is disturbed as part of the redevelopment of the site.

Other / New Business

11.1 CPPEG Recommendation September 3, 2020 BR#2020-02 881 Tenth Street East, 2020-366-Planning, Development and Recreation

48

Action Recommended

That BR#2020-02 funding request by Reego Realty Corp at 881 Tenth Street East, be accepted as follows:

Program 2 - Environmental Site Assessment Grant - \$15,000

11.2 CPPEG Recommendation September 3, 2020 HOTC#2007-11 Addendum 600-606 Montreal Road, 2020-367-Planning, Development and Recreation

49

Action Recommended

That HOTC#2007-11 Addendum funding request by Raymond & Alain Filion Holdings Limited at 600-606 Montreal Rd, be accepted as follows:

Program 2 Building Restoration & Improvement Program -\$1,556

Program 7 - Parking & Landscape Enhancement Program - \$8,995 (interest free loan)

Conditional to provide a lot grading plan to Engineering.

11.3 CPPEG Recommendation September 3, 2020 HOTC#2011-22 Addendum 171-173 Montreal Road, 2020-368-Planning, Development and Recreation

50

Action Recommended

That HOTC#2011-22 Addendum funding request by Medical Arts Pharmacy at 171-173 Montreal Rd, be accepted as follows:

Program 7 - Parking & Landscape Enhancement - \$12,500 (interest free loan)

Information

An Open House #3 with respect to the update of the City of Cornwall's Comprehensive Zoning By-law will be held in early 2021. A notice will be posted on the City's website as well as the Standard Freeholder newspaper.

Next Scheduled Meeting

The next scheduled PAC Meeting will be held on Monday, October 19th, 2020 or at the call of the Chair.

Note

Any PAC recommendations resulting from this meeting will be considered at the Tuesday, October 13th, 2020 Meeting of Council. The Clerk's Department may be contacted at 613-932-6252 to verify that the report and resultant documents to which you have an interest is included in the Agenda of the above date.



Minutes Planning Advisory and Hearing Committee

Meeting ID: 2020-02
Meeting Date: Mon March 16, 2020 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

The Planning Advisory & Hearing Committee Meeting

Attendance Committee Members:

Elaine MacDonald, Councillor
Carilyne Hébert, Councillor
Claude E. McIntosh, Councillor
Justin Towndale, Councillor
Glen Grant, Councillor
Syd Gardiner, Councillor
Todd Bennett, Councillor

Attendance Staff:

Mary Joyce-Smith, Division Manager, Planning
Maureen Adams, Chief Administrative Officer
Tracey Bailey, General Manager, Financial Services

Regrets:

Bernadette Clement, Mayor
Maurice Dupelle, Councillor
Dean Hollingsworth, Councillor
Eric Bergeron, Councillor

Attendance Media:

None

Attendance Public:

As necessary measures are taken against the spread of COVID-19, the Council Chamber was closed to the public.

Welcome and Call Meeting to Order by Chairman:

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

Roll Call:

Roll call was conducted by Chief Administrative Officer Maureen Adams.

Adoption of the Agenda - Additions and Deletions:

Motion to adopt the Agenda as presented.

Moved By: Glen Grant, Councillor

Seconded By: Ron Symington, Lay Member

Motion Carried

Adoption of the Minutes:

Motion to endorse the following Minutes as presented.

Moved By: Syd Gardiner, Councillor

Seconded By: Glen Grant, Councillor

1 January 20, 2020 Planning Advisory and Hearing Committee Meeting

Click for detail --> 

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 there were no public meeting items to be considered by PAC.

Public Meeting Item(s) - Public Hearing:

None

PAC Discussion of Public Meeting Item(s):

None

Other / New Business:

PAC Secretary Mary Joyce-Smith advised that the Chief Administrative Officer Maureen Adams would provide a brief presentation on the following (6) funding applications related to CPPEG items for PAC discussion and final recommendation to Council.

1 CPPEG Recommendation February 27, 2020 HOTC#2020-01 116 Pitt St

Click for detail --> 

This is an application by 11651633 Canada Inc. at 116 Pitt Street for HOTC funding assistance in an amount up to \$3,000. This request for funding is for design fees to submit drawings for building permits for the renovations of the commercial unit.

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

That HOTC#2020-01 funding request by 11651633 Canada Inc. at 116 Pitt Street, be accepted as follows:

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

2 CPPEG Recommendation February 27, 2020 HOTC#2020-02 780 Sydney St

Click for detail --> 

This is an application by Wesleyan Church of Canada at 780 Sydney Street for HOTC funding assistance in an amount up to \$22,000. This request for funding is for design fees for site work and building restoration.

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

That HOTC#2020-02 funding request by Wesleyan Church of Canada at 780 Sydney Street, be accepted as follows:

Program 2 - Building Restoration & Improvement - \$18,000 (interest free loan)

Program 3 - Project Design Grant - \$4,000

A question with respect to the tax relief for the Wesleyan Church was directed to the CFO.

Chief Financial Officer Tracey Bailey replied that she would research it and provide an answer to PAC.

3 CPPEG Recommendation February 27, 2020 HOTC#2020-03 134 Montreal Rd

Click for detail --> 

This is an application by 1943217 Ontario Inc. at 134 Montreal Road for HOTC funding assistance in an amount up to \$7,500. This request for funding is for design fees to submit drawings for building permits for the renovations to convert to residential units.

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

That HOTC#2020-03 funding request by 1943217 Ontario Inc. at 134 Montreal Road, be accepted as follows:

Program 3 - Project Design Grant - \$7,500

4 CPPEG Recommendation February 27, 2020 HOTC#2020-04 145 Pitt St

Click for detail --> 

This is an application by Elizabeth & Christopher Nurse at 145 Pitt Street for HOTC funding assistance in an amount up to \$5,400. This request for funding is for design fees to submit drawings for building permits for the renovations of the commercial unit.

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

That HOTC#2020-04 funding request by Elizabeth & Christopher Nurse at 145 Pitt Street, be accepted as follows:

Program 3 - Project Design Grant - \$5,400

5 CPPEG Recommendation February 27, 2020 HOTC#2020-05 117-119 Montreal Rd

Click for detail --> 

This is an application by Robert & Michelle Chesebro at 117 - 119 Montreal Road for HOTC funding assistance in an amount up to \$3,000. This request for funding is for design fees to submit drawings for building permits for the renovations of the commercial and residential units.

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

That HOTC#2020-05 funding request by Robert & Michelle Chesebro at 117-119 Montreal Road, be accepted as follows:

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

6 CPPEG Recommendation February 27, 2020 HOTC#2020-06 115 Sydney St

Click for detail --> 

This is an application by 1943217 Ontario Inc. at 115 Sydney Street for HOTC funding assistance in an amount up to \$7,500. This request for funding is for design fees to submit drawings for building permits for a new multi-storey residential building.

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

That HOTC#2020-06 funding request by 1943217 Ontario Inc. at 115 Sydney Street, be accepted as follows:

Program 3 - Project Design Grant - \$7,500

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

That recommended CPPEG items # 1 through #6 be approved and endorsed by the PAC, as proposed, and recommend same to Council.

Moved By: Glen Grant, Councillor

Seconded By: Todd Bennett, Councillor

Motion Carried

Information:

PAC Secretary Mary Joyce-Smith advised that as the Municipality continues to take necessary measures against the spread of COVID-19, the Public Open House scheduled for April 1st, 2020 regarding the update of the Comprehensive Zoning By-law has been postponed. She added that PAC members and stakeholders would be notified once a new date is determined.

Next Scheduled Meeting:

PAC Secretary Mary Joyce-Smith advised that the next scheduled PAC meeting of Monday, April 20th, 2020 has also been cancelled until normal operations resume.

Adjournment:

Motion to adjourn the meeting of PAC at 7:45 PM.

Moved By: Syd Gardiner, Councillor

Seconded By: Carilyne Hébert, Councillor

Motion Carried

Elaine MacDonald, Chair

**The Corporation of the City of Cornwall
Planning Advisory and Hearing Committee**

File Number: Z-02-20

Applicant: Naeem Malik

Department: Planning, Development and Recreation
Division: Planning
Report Number: 2020-369-Planning, Development and Recreation
Prepared By: Karl Doyle, Senior Planner
Meeting Date: September 21, 2020
Subject: Naeem Malik (Agent EVB Engineering) - Review of an application to rezone lands located at 822 Marlborough Street (former St. Matthew Secondary School) from Residential 20 (RES 20) to Residential 40 (RES 40) - (PAC File Z-02-20)

Recommendation

Based on the proceeding discussion, it is recommended:

- (a) That the subject lands, legally described as Part of Lots 1 and 2, South Side of Ninth Street; as shown on Part 1, Plan 52R-7131, and municipally located at 822 Marlborough Street be rezoned from Residential 20 (RES 20) to Residential 40 (RES 40) to allow for the establishment of a Multi-Residential development; and
- (b) That the property be subject to Site Plan Approval; and
- (c) That an Archeological Stage 2 assessment be prepared if the undisturbed west area of the subject lands is disturbed as part of the redevelopment of the site.

Background

The applicant proposes to convert the former St. Matthew Secondary School at 822 Marlborough Street located in a Residential 20 (RES 20) zone into a multi-residential development. The School was erected in 1954 and the 2-storey building is approximately 585 m. sq (6,297 sq. ft). The Institutional Use has been in place since construction and is a Permitted Use under the current zoning, specifically 02-2-2 i) School.

Mr. Malik purchased 822 Marlborough Street in July 2020 when the former Secondary School was being offered for sale by the Catholic District School Board of Eastern Ontario (CDSBEO). School Board trustees voted to close the school in June 2019, and then listed the property as surplus to the school board's needs. St. Matthew Secondary School has since moved to Augustus Street.

The new owner met City staff earlier in the year to discuss repurposing the former secondary school into a multi-residential development consisting of approximately 15 units. Part of the re-development exercise will include modifying external components of the site to ensure the development works in conjunction with abutting land uses and meets current Provincial and Municipal development standards.

Site Characteristics

Location

Part of Lots 1 and 2, South Side of Ninth Street; as shown on Part 1, Plan 52R-7131.

Size

- Frontage 143' +/- along Marlborough Street
- Depth 352' +/-
- Lot Area 57,935 sq ft (1.33 acres) +/- (Irregular)

Surrounding Land Use

North: Low Density Residential

South: Low Density Residential

East: Medium Density Residential (Multi-Residential Developments)

West: Low Density Residential

Official Plan

Urban Residential (U. RES) Designation - No Change.

Zoning

Existing: Residential 20 (RES 20)

Proposed: Residential 40 (RES 40)

Comments from Other Departments / Agencies

Municipal Works

No objections.

Building Division

No objections.

Transportation Division

We support the proposed use. We presume this development will be subject to SPC. If not sure, perhaps it could be added as a condition on this application. Approval of this application does not preclude the approval of the site sketches as presented, which will be under further review during SPC.

Engineering Division

In the absence of a specific proposal for servicing, Engineering would generally be in favor of the rezoning application. A detailed review of the servicing proposal for the site will be undertaken at site plan review.



Transit Division

No objections.

Social Housing Services

We do not foresee any issues. Should the owners wish to discuss possible rent supplement units, for the new apartment building, they should contact Carmen Cousineau at Cornwall and Area Housing (613-933-7717 ext. 20). There is no guarantee that this is an available option.

Municipal Assessor

No objections.

Economic Development

Economic Development supports the redevelopment of the property at 822 Marlborough Street.

There is a shortage of rental properties in Cornwall at the current time, with a further identified need to accommodate expanding employment opportunities presented by larger employers in the Cornwall Business Park.

The proposed redevelopment will provide additional rental units in a relatively short time frame, in a central easy-to-access location that is supported by nearby retail and transit.

Raisin Region Conservation Authority (RRCA)

The RRCA has reviewed the circulation and does not have any adverse comments or concerns with the proposed Zoning By-law Amendment. No natural hazards or natural heritage concerns have been flagged.

Ministry of the Environment and Climate Change (MOECC):

The MOECC has yet to provide an official response regarding this item.

In the past, the following would apply when converting an Institutional use to a sensitive land use.

As per O. Reg. 153/04 Records of Site Condition, this site is not required to file for a RSC when going from institutional to residential use. Not requiring to file for a RSC does not imply anything about the site as far as contamination.

Both Phase I and II Environmental Site Assessments were submitted and it appears no concerns from the information was presented.

Evaluation

1) The Planning Division has reviewed the subject application to allow for the change in zoning to Residential 40 (RES 40) is supportive of the request based on the following:

The 1.33 acre parcel fronts onto Marlborough Street (arterial) and the existing building occupies 11% of the overall site. The subject site is bound by low/medium residential land uses to the north, south and west which consists mainly of single family/semi-detached and duplex dwellings. Directly across Marlborough Street fronting the subject site sits two multi-residential development sites.

- Cornwall Area and Housing (3 x 3 storey buildings - 19 units -.98 acre)
- Skyline Development (1 x 2 ½ storey building - 40 units / Bachelor - 2 bedroom -1.03 acre)

The site is being redeveloped to include adequate parking, currently the site contains approximately 2,240 m sq (24,100 sq ft) of paved and granular surface designated for parking and vehicular movements. The property is delineated with a perimeter chain link fence, the remainder of the property is landscaped (grassed) to the west and contains vegetative elements along both the north and south boundary. There is a noticeable grade differential towards the west limit of the property. The property is fully serviced, and the building was solely used for an Institutional type use for the St. Matthew Secondary School.

Provincial Policy Statement 2020 (PPS)

2) The Provincial Policy Statement (PPS) directs municipalities to consider development which adhere to its policies, the following apply to the proposed development and are applied to this analysis:

Section 1.1.3 Settlement Area

1.1.3.2 a, b) calls for municipalities to efficiently use land and resources and develop land use patterns that are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;

- The repurposing of the existing approximately 6,297 sq. ft. building and reconfiguration of the lands to accommodate functional vehicular and pedestrian movements on and to the subject site will integrate well with the abutting residential land uses and existing vegetative and physical buffers.

1.1.3.3 The Provincial Planning Policy Statement also calls for a focus on Intensification and Redevelopment within built-up areas. The Statement directs that Planning authorities should "identify and promote intensification and redevelopment where this can be accommodated, taking into account existing building stock or areas and utilizing the existing infrastructure"

1.1.3.4 Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas

- With the redevelopment of the old school into new Multi-Residential development, the intended residential use is certainly in keeping with the major idea of the statement that being, using old building stock and infrastructure. Furthermore, the parcel is ideally located along a transit route and in close proximity to major arterials that promotes a transit-supportive development.

1.4.3 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market

- The immediate rental apartment conversion will provide for 15 residential units ranging from single to double occupancies. The owner

will discuss the opportunity to enter into a rent supplement unit(s) agreement with Cornwall Area and Housing.

1.6.6.7 calls for Storm Water Management to be planned in such a manner that it minimizes a change in water balance or erosion.

- In discussion with the City's Engineering Division they agree that the applicant will be required to slightly reconfigure the parcel by removing existing asphalt and introducing additional impervious areas for vehicle parking. The release of storm water from the parking lot into the City's storm sewer system will be on a controlled basis so as not to cause a change in the water balance. This application will efficiently use land without the need to expand or upgrade public services (sanitary, water, storm water management) in order to accommodate the proposed use. The site currently has access to a 200-250 mm sanitary, 150-600 mm water and 525 mm storm water main along Marlborough Street. This application did not contain a preliminary servicing report for the proposed site modifications which will be reviewed during the Site Plan Approval exercise if this request is approved.

Relevant Official Plan Policies:

3) The Land Use designation for the site is Urban Residential (U. RES) and the physical attributes of the site are in keeping with Official Plan.

4.3.1 The policies of the Official Plan for an Urban Residential (U. RES) designation provide for all densities of residential development such as singles, semi-detached on through to high rise apartment buildings.

4.3.3.7 Determine locations for medium and high-density housing and evaluate applications on the basis of conformity to the following criteria:

- a) locations near or within the Business Districts (B.D.), General Commercial (G.C.) areas, community facilities and major focal points;
 - the property is located in close walking distance to the Goldmanco Commercial Development (Freshco)

- b) on select and suitable redevelopment sites in older neighbourhoods;
 - the subject site is contained within an established residential neighborhood and would constitute an infill development site that will compliment the established area once redeveloped
- d) access to arterial or collector roads and locations near the periphery of the neighbourhood in order to provide suitable accessibility, to minimize traffic penetration through lower density housing areas, and to have proximity to public transit;
- e) adequate municipal services available to serve the site;
 - full municipal services are available
- f) sites of adequate size and shape;
 - the parcel is 1.33 acres in size, the existing building occupies 11% of the development site
- g) if the proposed site is an intensification site adjacent to or situated between existing apartment and townhouse projects.
 - The development site is located across the street from two (2) higher density multi residential developments.

4) The Housing Goals of the City of Cornwall Official Plan direct:

To encourage attractive, well designed and innovative residential subdivisions and housing projects.

5.2.5 Ensure that all residential development is suitable located and that future medium and high-density housing projects are developed at a high standard of site development and design and reflect the projected increase in demand for medium and high density, and accessible housing;

- As part of the Site Plan process the owner will have to provide elevation renderings to ensure the development is aesthetically pleasing and is modified to a present a more residential feel opposed to the current institutional cladding and window treatments. The existing building footprint fronts the street and contains an ample landscaping buffer, the remainder of the site can accommodate parking requirements for the intended use. The development will be subject to the Site Plan Approval process and

part of the process external components will be reconfigured to ensure the site is functional.

5) The change to Residential 20 (RES 20) from Residential 40 (RES 40) zoning on the property will permit the construction of the Multi-Residential development. The Residential 40 (RES 40) zoning makes provisions for apartment buildings whereas Residential 20 (RES 20) only permits townhouse developments.

6) It is the opinion of the Planning Division that no further zoning amendments will be required to facilitate this redevelopment. The existing building currently adheres to applicable zoning provisions regulating parcel size, setbacks, and lot occupancy requirements. As a result, this will help to provide for an efficient development consistent with the policies of the PPS and the Urban Residential Policies in the Official Plan. The 1.33 acre parcel provides sufficient area for potential additional development in the future. Initial discussions with the owner included the ability to proceed with a future addition to the existing building or to proceed with introducing with a secondary building at the west of the property. Municipal staff commented that if the either scenario were to be proposed development approvals would be required and the nature of the expansion or new build would have to be in scale with abutting low-density residential land uses. The property slopes down towards the west limit, as a result of the grade differential engineering requirements would have to be analyzed from a sediment and stormwater management perspective.

7) The Planning Division continues to maintain that this change to the Zoning on the site is appropriate from an Urban Residential Land Use Planning perspective. There are existing multi-residential land uses in close proximity to this development so the introduction of this development will be in keeping with the density mix of the dwellings along the north pocket of Marlborough Street.

8) PAC File Z-02-20 was mailed out to a 400' radius and advertised in the Standard Freeholder on Saturday on August 22nd, 2020. The Planning Division received 3 calls from abutting landowners regarding the proposal, some of the questions pertained to:

- the number of residential units being proposed
- if the intent is to build a high-rise building
- would the development cause a traffic issue
- concerns about amenity space privacy
- what's the form of tenure

Planning staff provided an overview of the proposal, staff confirmed the following;

- the initial re-purposing of the existing building will include 15 residential units consisting of 1 to 2 bedroom units.
- there is no immediate proposal to build an addition to the existing building nor is there a proposal to erect a secondary building at this time. If the owner is successful in obtaining an approval the development site will be subject to Site Plan approval, if an addition or second building is proposed in the future it will be subject to an amending Site Plan approval and potential Committee of Adjustment application if the proposal does not meet applicable zoning standards. We have emphasized that any potential expansion will have to be in scale with the abutting low density residential land uses.
- the site has access onto Marlborough Street and Ninth Street, they are both major arterials as defined in the City's Official Plan Transportation network Schedule. The traffic generation for the proposed development would be less than the traffic generated by the previous institutional use.
- part of the Site Plan exercise the owner will be required to modify the site to accommodate for parking, the property is currently bound by a chain link fence and vegetative elements along the north and south boundary. Where required, screened fencing will be introduced to mitigate negative impacts to abutting properties.
- the proposed development is a rental apartment.

9) Related site issues such as fencing, lighting, snow clearance will be addressed during the Site Plan Approval process. The development's attributes will be cognizant of the residential character of the area.

The submitted Stage 1 Archeological assessment for the site, recommendations have been made based on the background historic research, property inspection, and indicators of archaeological potential. These recommendations include the following:

The entire property contains archaeological potential, but some of the property has been disturbed by previous development. Therefore, a Stage 2 Test Pit survey at 5 m intervals is required for all undisturbed land within the study area. Planning would recommend that the Stage 2 assessment and findings be submitted at time of the Site Plan process.

Conclusion

The Planning Division supports this application to rezone the subject site to Residential 40 (RES 40) largely based on the long history of institutional land use. The repurposing of the building to accommodate a new Multi-Residential development promotes intensification, in accordance with the Provincial Policy Statement and Official Plan Policy. The proposal will be subject to Site Plan Approval to ensure proper design.



APPLICATION

for

OFFICIAL PLAN

and / or

ZONING BYLAW AMENDMENT(S)

Department of Planning, Development and Recreation
100 Water Street East, 2nd Floor
PO Box 877, Cornwall, ON K6H 5T9

Tel.: (613) 930-2787, ext. 2328

Fax: (613) 930-7426

Email: planning@cornwall.ca

The Corporation of the City of Cornwall OFFICIAL PLAN AND ZONING AMENDMENT APPLICATION FORM

PRE-CONSULTATION: The City of Cornwall suggests pre-consultation with the City and other relevant agencies prior to the submission of an application for Official Plan or Zoning By-law Amendment to outline the City's requirements necessary to process an application. In order to meet the processing time frames, the applicant is advised that pre-consultation is key to identifying all issues and in identifying all requirements to support the application.

Information and Material to be Provided Under Subsection 22(4) and (5) of the *Planning Act*

INSTRUCTIONS

NOTES TO APPLICANT(S)/AGENTS:

- 1) Application must be fully completed and submitted to the Planning Department, signed by both the applicant and owner of the affected land.
- 2) The applicant is to provide a supporting letter detailing their proposed strategy for consulting with the public with respect to this requested development application.
- 3) It is the responsibility of the applicant to research and evaluate the site and the proposal to ensure that the development will conform to the Provincial Policy Statement and City's Official Plan Policies.

The application must be complete and comprehensive and include the following where applicable:

Where additional supporting materials are required, **(6)** copies of all supporting technical reports and information must be submitted with the application together with a CD containing all digital copies.

Required Supporting Documentation to be submitted with the application **(including but not limited to):**
(Pre-Consultation meeting will determine the required supporting documents)

- i. Phase I and if required a Phase 2 Environmental Site Assessment
 - ii. Preliminary Site Servicing Report and/or brief
 - iii. Archaeological Resource Assessment Stage 1
 - iv. Transportation Impact Assessment and/or brief
 - v. Minimum Distance Separation (MDS)
 - vi. Natural Heritage Impact Statement
 - vii. Cultural Heritage Impact Statement
 - viii. Noise Attenuation Study
- 3.) A Survey/Site Plan **(8)** paper copies showing:
- i. Applicant/owner's total holdings in the area.
 - ii. Land(s) which are the subject of the proposed amendment.
 - iii. The location, size and use of all existing buildings or structures on the subject lands and on immediately adjacent properties.
 - iv. Proposed buildings or structures, together with height, size, setbacks and exterior design.
 - v. Ingress-egress, parking, unloading and driveway areas.
 - vi. Landscaping, including fencing and buffers.
- Note:** *In some cases the proposed development, access points, buffering and landscaping will be subject to review and approval through the Site Plan Control Bylaw.*
- 4.) Any other information that the applicant feels is warranted should be attached on additional sheets.

- 5.) Planning Advisory Committee meetings are scheduled at least 20 days in advance, therefore, applications must be submitted in excess of 34 days before the anticipated meeting to comply with the legislated notification period.
- 6.) The applicant should note that in case the request for an amendment to the City's Official Plan and/or Zoning Bylaw is denied / refused by the Approval Authority and/or appealed then the item will be referred to the Local Planning Appeal Tribunal (LPAT) to hear the matter.

The onus is on the applicant to demonstrate:

- 1) How their proposal would be consistent with provincial and local policies and;
- 2) How the existing Official Plan Policies or Zoning provisions fall short

The Local Planning Appeal Support Centre helps people understand and navigate the land use planning and appeal process in Ontario - www.lpasc.ca

Local Planning Appeal Tribunal (LPAT) - Rules of Practice and Procedure
www.elto.gov.on.ca/proposed-rules-and-effective-date-for-lpat

- 7.) Bylaw No. 2013-040, as amended, of the City of Cornwall, prescribes fees for applications which should be submitted at the time of application. Cheques should be payable to the City of Cornwall.

Fee Schedule attached separately.

DETAIL(S) OF APPLICATION SECTIONS

PARTS I & II: GENERAL INFORMATION AND NATURE OF PROPOSED DEVELOPMENT

This section must be completed for reference purposes.

PART III: REQUESTED OFFICIAL PLAN AND/OR ZONING BYLAW AMENDMENT(S)

Existing Zoning and/or Official Plan designations may be confirmed with the City of Cornwall Department of Planning and Housing Services. Information relating to the specifics of the Zoning and/or Official Plan requested must be provided.

PART IV: JUSTIFICATION / SUITABILITY OF SITE

The justification information must be provided and will be used by the Planning Division in consideration of the application. Attach additional sheets, signed and dated, if more room is required. Detailed information as to the reasons for requesting the Zone or Official Plan change and particulars of any special circumstances which the applicant wishes to be considered in support of the application should be included in this section.

The Planning Division cannot accept or process an application for a Zoning Bylaw Amendment that is not in conformity with the Official Plan.

PART V: CURRENT AND PREVIOUS USES

This section must be completed.

PART VI: SERVICING

This section must be completed.

PART VII: AGREEMENT TO INDEMNIFY

This section must be signed by the owner/applicant.

**The Corporation of the City of Cornwall
OFFICIAL PLAN AND ZONING BYLAW AMENDMENT APPLICATION FORM**

Office Use Only

File Number: _____

Date Accepted: _____

Related Files Number: _____

PART I: GENERAL INFORMATION

1. Applicant's Name
9421-3691 Quebec Inc. _____
- 1.2 Location of Lands
(Address, Ref. plan, Part #, etc.)
822 Marlborough Street North _____
- Phone Number _____ Plan 52R-7131 _____
- 1.3 Please identify the names and addresses of any mortgages, charges or other encumbrances on the subject lands.
- _____
- _____

PART II: NATURE OF PROPOSED DEVELOPMENT

- 2.1 Describe in general terms the nature of the development proposal to be accommodated by the proposed Zoning/Official Plan designation. If no new development is proposed, describe in detail the reason(s) for this application.
- The existing site located at 822 Marlborough St. N is to be rezoned from RES 20 to RES 40 for the purpose of converting the former St. Mathews Secondary School Building to a new apartment complex.
- 2.2 Where appropriate, please provide the following detailed information on your proposal:
- Lot Dimensions: (*in metric*) Frontage 43 m Depth 110 m Lot Area 5,200 m²
- Residential Information (*if applicable*)
- | | |
|---|---|
| 2.2.1 No. of Units _____ | 2.2.6 Proposed Density _____ (du/ha) |
| 2.2.2 Height of Building _____ (m) | 2.2.7 Housing Type _____ |
| 2.2.3 No. of Storeys _____ | 2.2.8 Type & No. of units: |
| 2.2.4 Ground Floor Area _____ (m ²) | Bachelor <input type="checkbox"/> 1 Bedroom <input type="checkbox"/> 2 Bedroom <input type="checkbox"/> |
| 2.2.5 Total Floor Area _____ (m ²) | 3 Bedroom <input type="checkbox"/> 4 Bedroom <input type="checkbox"/> Other <input type="checkbox"/> |
| | 2.2.9 Total number of Parking Spaces: |
| | (Existing /proposed) Surface _____ |
| | Underground _____ |

Commercial / Industrial Information (if applicable)

2.2.10 Building Dimensions _____ (m) 2.2.18 No. of Handicapped Spaces _____

2.2.11 Ground Floor Area _____ (m²) 2.2.19 Lot coverage (as % of _____
Total area)

2.2.12 Gross Floor Area _____ (m) 2.2.20 Nature of Buffering Landscaped
Open Space (fencing, berming,
plantings, etc.) _____

2.2.13 Gross Leasable Area _____ (m²) 2.2.21 Is Outdoor Storage Proposed YES ☐ NO ☐
If Yes, how much? _____

2.2.14 Mezzanine Level _____ (m²)

2.2.15 Building Height _____ (m)

2.2.16 Number of Storeys _____

2.2.17 Total Number of Parking Spaces (existing/proposed) _____

PART III: REQUESTED ZONING BYLAW AND/OR OFFICIAL PLAN AMENDMENT

- 3.1 Existing Zoning designation on the property? Existing Official Plan designation on the property?
Residential 20 Urban Residential
- 3.2 Other Applications
Is the subject land also the subject of an application for a Plan of Subdivision, Consent, Official Plan Amendment or a Site Plan approval?
N/A
- Yes ☐ No ☒ Unknown ☐
- 3.3 If yes and if known, please indicate the application file number(s) and status.

- 3.4 Is a change in the Official Plan Designation being proposed?
Yes ☐ No ☒ If so, to which Designation(s)? _____
- 3.5 Is a change in the Zoning category being proposed?
No ☐ Yes ☒ If so, to which zone(s)? Residential 40

- 3.6 Are changes to the list of permitted uses proposed?
No ☒ Yes ☐ If so, identify the proposed use: _____

3.7 Are changes to the general provision or definition Section(s) of the Bylaw proposed?

No ☒ Yes ☐ If so, identify the existing requirement and the requested requirement: _____

3.8 Are changes to the Zone Regulations proposed? (e.g. lot frontage, height, side yard, etc.)

No ☒ Yes ☐ If so, please identify:

Section	Existing	Proposed
_____	_____	_____
_____	_____	_____
_____	_____	_____

3.9 Is it possible to modify your proposal so that no change(s) to the applicable regulations, provisions or definitions are required?

The current RES 20 zoning does not allow for the development of a multiple family residence or apartment complex. The proposal is to convert the former school to an apartment complex, which requires the zoning to be changed to RES 40.

PART IV: JUSTIFICATION / SUITABILITY OF SITE

4.1 Describe the suitability of the subject land in terms of both physical characteristics and location for the proposed change in Zoning/Official Plan designation.

The subject land has suitable access to Ninth St., a main City Arterial Road, from Marlborough St. and is surrounded by residential housing and apartment complexes. As such, it is suitable for a zoning change to RES 40.

4.2 Indicate the existing surrounding zones/designations and how the requested zone is suitable in relation to the surrounding zones/designations.

The surrounding area is designated as RES 20, the requested zone change to RES 40 provides similar developments as RES 20 zones, with the exception of allowing for the development of an apartment complex.

4.3 Indicate the adjacent land uses and how the use(s) permitted in the required zone will be compatible with surrounding uses.

The site is surrounded by residential housing along the west side of Marlborough St. Across the street at 805 Marlborough St. is an apartment complex, which is consistent with the proposed development.

4.4 What is the existing Official Plan designation on the lands?

The existing Official Plan designation is "Urban Residential"

4.5 Indicate how the requested zoning complies with the relevant policies of the Official Plan. Alternatively, an "Official Plan Amendment will need to be requested.

The development is to be created in a logical pattern, and direct medium density housing projects into suitable locations. As such, the proposed development is consistent with the purpose of the Official Plan's major goals.

PART V: CURRENT AND PREVIOUS USES

5.1 What are the:

Current uses(s): Vacant

All previous known uses: St. Mathew's Secondary School

5.2 Current land use(s) carried on since: 2018

5.3 Existing Buildings: (describe briefly) Number: 1 Number of Storeys: 2

Height: _____ (m) Ground Floor Area: 585 (m²) Gross Floor Area: 1,170 (m²)

5.4 Are any existing buildings designated as being architecturally and/or historically significant under the Ontario Heritage Act?

Yes ☐ No ☒

Does this property abut a historically designated property or district?

Yes ☐ No ☒

5.5. Identify any building or structures to be removed: N/A

5.6 Has there been any industrial or commercial use(s) on the subject land or adjacent lands?

Yes ☐ No ☒ Unknown ☐

If Yes, specify the use(s) and the last year of operation of said use(s):

5.7 Has the grading of the subject land been changed by adding earth or other material?

Yes ☐ No ☒ Unknown ☐

5.8 Has a gas station been located on the subject land or land adjacent to the subject land at anytime?

Yes ☐ No ☒ Unknown ☐

5.9 Has there been petroleum or other fuel stored on the subject land or land adjacent to the subject land?

Yes ☐ No ☒ Unknown ☐

5.10 Is there a reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites?

Yes ☐ No ☒ Unknown ☐

5.11 Has the land ever been subject of an environmental order such as control, stop, preventative, clean-up or prohibition order?

Yes ☐ No ☒

If Yes, explain: _____

5.12 Have you ever been advised by the Ministry of Environment and Energy or another source that the property is or may be contaminated?

Yes ☐ No ☒

If Yes, explain: _____

5.13 Do any Environmental Audits or Environmental Class Assessments exist examining the subject site?

Yes ☐ No ☒ Unknown ☐

If Yes, is a copy available for review? Yes ☐ No ☐ Unknown ☐

5.14 What information did you use to determine the answers to the above questions?

If Yes to 5.6, 5.7, 5.8, 5.9, 5.10, 5.11, 5.12 or 5.13, a previous use inventory is needed, showing all former uses of the subject land, and if appropriate, the adjacent land.

PART VI: SERVICING

6.1 Indicate the proposed sewage disposal system:

- ☒ (a) Public piped sewage
☐ (b) Public or private communal septic system
☐ (c) Individual septic system
☐ (d) Other (specify) _____

Note: If (b), (c) or (d) above are indicated, then a servicing options statement and/or hydro geological report may be required.

6.2 Indicate the proposed water supply system:

- ☒ (a) Public piped water system
☐ (b) Public or private communal well
☐ (c) Individual well
☐ (d) Other (specify) _____

Note: If (b), (c), or (d) above are indicated, then a servicing options statement and/or hydro geological report may be required.

6.3 Indicate the proposed storm drainage system:

- ☒ (a) Sewers
☐ (b) Ditches or swales
☐ (c) Other (specify) _____

Note: A preliminary stormwater management report may be required.

6.4 Road Access will be from:

☐ Provincial Highway ☒ Municipal Road ☐ Right-of-way

☐ Other (explain) _____

PART VII: AGREEMENT TO INDEMNIFY

The Owner/Applicant agrees to reimburse and indemnify the City of all fees and expenses incurred by the City to process the application, including any fees and expenses attributable to proceedings before the Local Planning Appeal Tribunal (LPAT) or any court or other administrative tribunal if necessary to defend Council's decision to support the application.

The required fee for the processing of this application shall be in accordance with the City's current Fees Bylaw pertaining to planning matters. A cheque for the required amount must accompany the application at the time of submissions. The amount of the required fees should be confirmed with the City prior to the submission of the application.

LIST OF SUPPORTING MATERIALS ATTACHED:

(Minimum Requirement ⇨ 4 copies of any survey/site plan)

Phase I and Phase II ESA Report, Archeological Study

Legal Survey

822 Marlborough St. Re-zoning Application

SOLICITOR OR AGENT

NAME: Adam Paopst, EVB Engineering

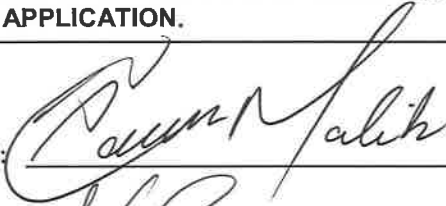
ADDRESS 800 Second St. West
Number and Street Address
Cornwall, ON K6J 1H6
City / Province / Postal Code

TELEPHONE NO.: 613 935 3775 FAX: 613 935 6450

EMAIL: adam.paopst@evbengineering.com

I/WE CERTIFY THAT TO THE BEST OF MY/OUR KNOWLEDGE AND BELIEF, THE PARTICULARS GIVEN IN THIS APPLICATION AND ACCOMPANYING PLAN(S) ARE CORRECT. I/WE HEREBY APPLY IN ACCORDANCE WITH THE PROVISIONS OF SECTIONS 17 AND/OR 34 OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, FOR THE CHANGE OF OFFICIAL PLAN AND/OR ZONING DESCRIBED IN THIS APPLICATION.

OWNER(S) SIGNATURE:



DATE:

Aug 17-2020

APPLICANT'S SIGNATURE



DATE:

Aug 17, 2020

NOTE: PLEASE FILL OUT APPENDIX (I) AND (II) TO THE BEST OF YOUR ABILITY, SINCE IT FORMS THE BASIS OF ANALYSIS IN DETERMINING IF THERE IS ANY POTENTIAL ARCHAEOLOGICAL/HISTORIC SIGNIFICANCE ON-SITE.

APPENDIX I

PROVINCIAL POLICY INFORMATION

Significant Features Checklist

Check through the following list, indicate under YES, NO, or UNKNOWN if a listed feature is on-site or within 500 m (metres). Indicate under YES, NO or UNKNOWN if a listed development circumstance applies. Be advised of the potential information requirements in noted sections.

FEATURES OR DEVELOPMENT CIRCUMSTANCES	YES	NO	UNKNOWN	IF A FEATURE / LAND USE: SPECIFY DISTANCE IN METRES	POTENTIAL INFORMATION NEEDS
Non-farm development near designated urban areas or rural settlement areas		X			Demonstrate sufficient need within 20 year projections and that proposed development will not hinder efficient expansion of urban areas or rural settlement areas.
Class 1 Industry ¹		X			Assess development for residential and other sensitive uses within 70 metres. A noise / odour particulate study may be needed.
Class 2 Industry ²		X			Assess development for residential and other sensitive uses within 300 metres. A noise/odour particulate study may be needed.
Class 3 Industry ³ within 1000 metres		X			Assess development for residential and other sensitive uses within 1000 metres. An assessment of the full range of impacts and mitigation measures may be needed.
Land fill Site(s): Closed/ Active Landfill		X			<p>If a sensitive land use is proposed and if within 500 metres of the perimeter of the fill area, studies including leachate and groundwater impacts, noise, methane gas control, odour, vermin and other impacts may be needed.</p> <p>The proponent may also be requested to provide other information such as age and size of landfill site; type of waste disposed on site; projected life of site; size of buffer area; amount of truck traffic per day, etc.</p> <p>If proposal is on a closed landfill that is 25 years old or less, approval under Section 46 of the <i>Environmental Protection Act</i> is required and should be obtained prior to any <i>Planning Act</i> approval.</p>
Sewage Treatment Plant and Waste Stabilization Pond		X			<p>Need for a feasibility study if the proposal is for a sensitive land use and the property line is within:</p> <ul style="list-style-type: none"> - 100 metres from the periphery of the noise/odour -producing source structure of a sewage treatment plant (STP) producing less than 500 cubic metres of effluent per day; or - 150 metres from the periphery of the noise/odour- producing source structure of a sewage treatment plant (STP) producing less than 25,000 cubic metres of effluent per day; or - 400 metres from the boundary line of a waste stabilization pond.
Provincial Highway		X			<p>Consult with the Ministry of Transportation in order to assess whether direct access to the provincial highway will be permitted. If so, permits will be required for all proposed buildings/land use and entrances within the permit control area in accordance with the <i>Public Transportation and Highway Improvement Act</i>.</p> <p>If the proposal is located in proximity to a provincial highway, a traffic impact study and a stormwater management report would be required by the Ministry of Transportation.</p>

<u>FEATURES OR DEVELOPMENT CIRCUMSTANCES</u>	<u>YES</u>	<u>NO</u>	<u>UNKNOWN</u>	<u>IF A FEATURE / LAND USE: SPECIFY DISTANCE IN METRES</u>	<u>POTENTIAL INFORMATION NEEDS</u>
Airports where noise exposure forecast (NEF) or noise exposure projection (NEP) is greater than 30		X			If the proposal is to redevelop existing residential uses and other sensitive land uses, or infill of residential and other sensitive land uses in areas above 30 NEF/NEP, assess feasibility of proposal by demonstrating no negative impacts on the long-term function of the airport.
Active railway line and major highways		X			A noise feasibility study may be needed to determine possible noise impacts and appropriate mitigation measures if sensitive land use is proposed within: <ul style="list-style-type: none"> - 500 metres of a main railway line or of any provincial highway; - 250 metres of a secondary railway line; - 100 metres of other railways or a freeway right of way; and - 50 metres of a provincial highway right-of way
Electric generating station, hydro transformer, railway yards etc.		X			If sensitive land use is proposed and if within 1000 metres, a noise study may be needed to determine possible noise impact and appropriate mitigation measures.
High voltage electric transmission line		X			Consult the appropriate electric power service / utility for required buffer / separation distance.
Transportation, other infrastructure, utility and hydro corridors		X			For all corridors, demonstrate that the proposed development in planned corridors would not preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified.
Prime agricultural land		X			Demonstrate need for use other than agricultural and indicate how impacts are to be mitigated.
Agricultural operations		X			If development is proposed outside of a settlement area, it must comply with the Minimum Distance Separation Formulae.
Mineral aggregate operations, and known deposits of mineral aggregate resources (Existing pits and quarries)		X			If a sensitive land use is proposed, a feasibility study is needed to determine noise, dust/particulate and hydrogeology if within: <ul style="list-style-type: none"> • 1000 metres of the property boundary line (or licensed area) of any land designated for an existing pit, or • 1000 metres of the property boundary line (or licensed area) of any land designated for an existing quarry. If within 1000 metres of a known deposit of sand and gravel or a bedrock resource, the applicant needs to demonstrate that development and activities would: <ul style="list-style-type: none"> • not preclude or hinder the expansion of existing operations, or their continued use, or establishment of new resource operations or access to the resources; • not be incompatible for reasons of public health, public safety or environmental impacts; or • serve a greater long-term public interest if the resource use is not feasible, and • address issues of public health, public safety and environmental impact
Significant wetlands; Significant coastal wetlands; Significant habitat of endangered species and threatened species		X			Development and site alteration are not permitted in the features. Are any significant wetlands, significant coastal wetlands or unevaluated wetlands present on the subject lands or within 120 metres? Are any known significant habitats present on the subject lands or within 50 metres? Has there been preliminary site assessment to identify whether potentially significant habitats are present?

FEATURES OR DEVELOPMENT CIRCUMSTANCES	YES	NO	UNKNOWN	IF A FEATURE / LAND USE: SPECIFY DISTANCE IN METRES	POTENTIAL INFORMATION NEEDS
Significant woodlands and valleylands Significant wildlife habitat; Significant Areas of Natural and Scientific interest (ANSI)		X			Development and site alteration are not permitted in the feature unless no negative impacts on the natural features or their ecological functions have been demonstrated. Are any significant woodlands, significant valleylands, significant wildlife habitat and Areas of Natural and Scientific Interest (ANSIs) on the subject lands or within 50 metres? If yes to the above, an Environmental Impact Study may be needed. Consult with the regional Municipal Services Office.
Fish Habitat		X			Development and site alteration are not permitted in fish habitat except in accordance with provincial and federal requirements. Is any fish habitat on the subject lands or within 15 metres? Is any lake trout lake on the subject lands or within 30 metres? If yes to the above, an Environmental Impact Study may be needed. Consult with the Ministry of Municipal Affairs and Housing early in the planning proposal stage.
Adjacent lands to natural heritage features and areas		X			Development and site alteration are not permitted on adjacent land to natural heritage features unless: • the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.
Sensitive surface water features and sensitive groundwater features		X			Development and site alteration are restricted in or near sensitive surface water features and sensitive groundwater features. Demonstrate suitable mitigation measures and/or alternative development approaches to protect, improve or restore sensitive surface water features, sensitive groundwater features and their hydrologic functions.
Water quality and quantity		X			For all plans of subdivision/condominium proposals, a stormwater management plan or an assessment is generally required to determine potential impacts on water quality and quantity. • If the proposal is adjacent to a water body such as a lake or stream, wetland, spring, or ground water recharge area, an impact assessment on the water body may be needed. Development adjacent to a lake trout lake must address other requirements. Consult with the Ministry of Municipal Affairs and Housing early in the planning stage. The province has particular interest in lake trout lakes.

<u>FEATURES OR DEVELOPM ENTCIRCUMSTANCES</u>	<u>YES</u>	<u>NO</u>	<u>UNKNOWN</u>	<u>IF A FEATURE / LANDUSE: SPECIFY DISTANCE IN METRES</u>	<u>POTENTIAL INFORMATION NEEDS</u>
Cultural heritage and archaeology		X			<p>Significant built heritage resources and significant cultural heritage landscapes shall be conserved; adverse impacts on these resources are to be mitigated.</p> <p>Development and site alteration shall only be permitted on lands containing archaeological resources or areas of archaeological potential if significant archaeological resources have been conserved by removal and documentation, or by preservation on site.</p> <p>Where significant archaeological resources must be preserved on site, only development and site alteration which maintain the heritage integrity of the site may be permitted.</p> <p>Development and site alteration may be permitted on adjacent lands to protected heritage property if it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.</p> <p>Mitigation measures and/or alternative development approaches may be required in order to conserve the heritage attributes of the protected heritage property affected by the proposed adjacent development or site alteration.</p>
Human-made hazards ⁴ including mine hazards and high forest fire hazards		X			<p>Development proposed on abutting or adjacent to lands affected by mine hazards, oil, gas and salt hazards, or former mineral mining operations, mineral aggregate operations, or petroleum resources operations may be permitted only if rehabilitation measures to address and mitigate known or suspected hazards are under-way or have been completed.</p> <p>Are the subject lands on or within 75 metres of existing un-decommissioned oil and gas works?</p> <p>Are the subject lands on or within 1000 metres of a salt solution mining well?</p> <p>Demonstrate how the hazard(s) will be addressed.</p>
Erosion hazards		X			<p>Determine feasibility within the 1:1000 year erosion limits of ravines, river valleys and streams.</p>
Natural hazards		X			<p>Development should generally be directed to areas outside of hazardous lands and hazardous sites .</p> <p>Floodplain - Erosion Where development is permitted in portions of hazardous lands, flood proofing, protection works standards and access standards must be adhered to. Demonstrate how the hazards will be avoided, or addressed through flood- proofing and protection works.</p> <p>Where one-zone floodplain management is in effect, development is not permitted within the floodplain. Where two-zone floodplain management is in effect, development is not permitted within the floodplain.</p> <p>Erosion hazard limit is determined using the 100 year erosion rate (average annual rate of recession over a one hundred year time frame.)</p> <p>If the proposal is in a hazardous area, demonstrate how the hazards will be avoided, or where appropriate, addressed through standards and procedures such as flood-proofing and protection works.</p>

<u>FEATURES OR DEVELOPM ENTCIRCUMSTANCES</u>	<u>YES</u>	<u>NO</u>	<u>UNKNOWN</u>	<u>IF A FEATURE/ LANDUSE: SPECIFY DISTANCE IN METRES</u>	<u>POTENTIAL INFORMATION NEEDS</u>
Contaminated sites		X			<p>To determine potential soil contamination, there is a need for a Phase 1 Environmental Site Assessment (ESA) as per applicable regulation of the Ministry of Environment and Climate Change (MOECC) .</p> <p>A Phase 2 Environmental Site Assessment (ESA) is needed if the site has potential for soil contamination.</p> <p>Remediation of contaminated sites shall be undertaken as necessary, prior to any activity on the site(s) associated with any proposed new sensitive use such that there will be no adverse effects. A Record of Site Condition (RSC) is required where a more sensitive use is proposed.</p>
Crown lands ⁵		X			<p>Consult your local regional Municipal Services Office as the first point of contact for assistance in dealing with planning issues relating to proposals requiring the acquisition or use of Crown lands.</p> <p>Contact the Ministry of Natural Resources District Office regarding the actual acquisition or use of Crown lands.</p>

Notes:

1. Class 1 Industry – small scale, self-contained plant, no outside storage, low probability of fugitive emissions and day time operations only.
2. Class 2 Industry – medium scale processing and manufacturing with outdoor storage, periodic output of emissions, shift operations and daytime truck traffic.
3. Class 3 Industry - Indicate if within 1,000 m. (metres) - processing and manufacturing with frequent and intense off site impacts and a high probability of fugitive emissions.
4. Hazardous sites – property or lands that could be unsafe for development or alteration due to naturally occurring hazards. These hazards may include unstable soils (sensitive marine clays - Leda, organic soils) or unstable bedrock (Karst topography).
5. Certain areas of Crown Lands are identified by MNR as being of special interests, such as lake access points.

APPENDIX II

MINISTRY OF TOURISM, CULTURE AND SPORT – Criteria for Determining Areas of Archaeological Potential

A checklist of screening questions of archaeological potential features for non-specialist guidance

FEATURE OF ARCHAEOLOGICAL POTENTIAL	YES	NO	N/A	COMMENT
1 Is there a pre-approved screening checklist, methodology or process in place?		X		If Yes , please follow the pre-approved screening checklist, methodology or process. If No , continue to Question 2.
2 Has an archaeological assessment been prepared for the property (or project area) and been accepted by MTCS?	X			If Yes , do not complete the rest of the checklist. You are expected to follow the recommendations in the archaeological assessment report(s).

The proponent, property owner and/or approval authority will:

- summarize the previous assessment
- add this checklist to the project file, with the appropriate documents that demonstrate an archaeological assessment was undertaken e.g., MTCS letter stating acceptance of archaeological assessment report

The summary and appropriate documentation may be:

- submitted as part of a report requirement e.g., environmental assessment document
- maintained by the property owner, proponent or approval authority

If **No**, continue to Question 3.

3	Are there known archaeological sites on or within 300 metres of the property (or the project area)?				
4	Is there Aboriginal or local knowledge or archaeological sites on or within 300 metres of the property (or project area)?				
5	Is there Aboriginal knowledge or historically documented evidence of past Aboriginal use on or within 30 metres of the property (or project area)?				
6	Is there a known burial site or cemetery on the property or adjacent to the property (or project area)?				
7	Has the property (or project area) been recognized for its cultural heritage value?				If Yes , to any of the above questions (3 to 7), do not complete the checklist. Instead, you need to hire a licensed consultant archaeologist to undertake an archaeological assessment of your property or project area. If No , continue to question 8.
8	Has the entire property (or project area) been subjected to recent, extensive and intensive disturbance?				If Yes , to any of the above questions (3 to 7), do not complete the checklist. Instead, please keep and maintain a summary of documentation that provides evidence of the recent disturbance. An archaeological assessment is not required. If No , continue to question 9.
9	Are there present or past water sources within 300 metres of the property (or project area)?				If Yes , an archaeological assessment of your property or project area is required. If No , continue to question 10.

APPENDIX II – Continued...

MINISTRY OF TOURISM, CULTURE AND SPORT – Criteria for Determining Areas of Archaeological Potential

10	<p>Is there evidence of two or more of the following on the property (or projected area)?</p> <ul style="list-style-type: none"> • Elevated topography • Pockets or well-drained sandy soil • Distinctive land formations • Resource extraction areas • Early historic settlement • Early historic transportation routes 				<p>If Yes, an archaeological assessment of your property or project area is required.</p> <p>If No, there is low potential for archaeological resources at the property (or project area).</p>
----	--	--	--	--	--

The proponent, property owner and/or approval authority will:

- summarize the conclusion
- add this checklist with the appropriate documentation to the project file

The summary and appropriate documentation may be:

- submitted as part of a report requirement e.g., under the *Environmental Assessment Act, Planning Act* processes
- maintained by the property owner, proponent or approval authority


AUTHORIZATIONS

If the applicant is not the owner of the land that is the subject of this application, a written authorization from the owner confirming that the applicant is authorized to make the application, must be included with this form or the authorization set out below must be completed.

AUTHORIZATION OF OWNER FOR AGENT TO MAKE THE APPLICATION

I/We NAEEM MALIK (print) being the
owner(s) of the land(s) that is the subject of this application and hereby authorize
EV3 Engineering (print) to
prepare and submit this application on my/our behalf.

Aug 17-2020
Date


Signature of (Registered) Owner

If the applicant is not the owner of the land that is the subject of this application, complete the Authorization of the owner concerning personal information set out below.

AUTHORIZATION OF OWNER FOR AGENT TO MAKE THE APPLICATION

I/We NAEEM MALIK (print)
being the owner(s) of the land(s) that is the subject of this application for a consent and for the
purposes of the Freedom of Information and Protection of Privacy Act, and I/we authorize
EV3 Engineering (print)
as my agent for this application, to provide any of my personal information that will be included in this
application or collected during the processing of the application.

Aug 17-2020
Date


Signature of (Registered) Owner

Affidavit/Sworn Declaration of Applicant

This must be completed by the applicant(s) for proposed consent

I/We x Adam Peipst of the City of Cornwall

in the County / District / Regional Municipality of Stormont make oath and say (or solemnly declare)

that the information contained in this application is true and that the information contained in the documents that accompany this application is true.

Sworn (or declared) before me at the City of Cornwall in the County of Stormont

this 17th day of August, 2020.

Eleonora Lamenta, a Commissioner, etc.,

Province of Ontario,

for the Corporation of the City of Cornwall,
A Commissioner of Oaths
Expires August 25, 2022.

x [Signature]
Signature of Applicant/Owner(s)/Authorized Agent

Consent of the Owner

Complete 'the consent of the owner' concerning personal information set out below.

Consent of the Owner to the Use and Disclosure of Personal Information

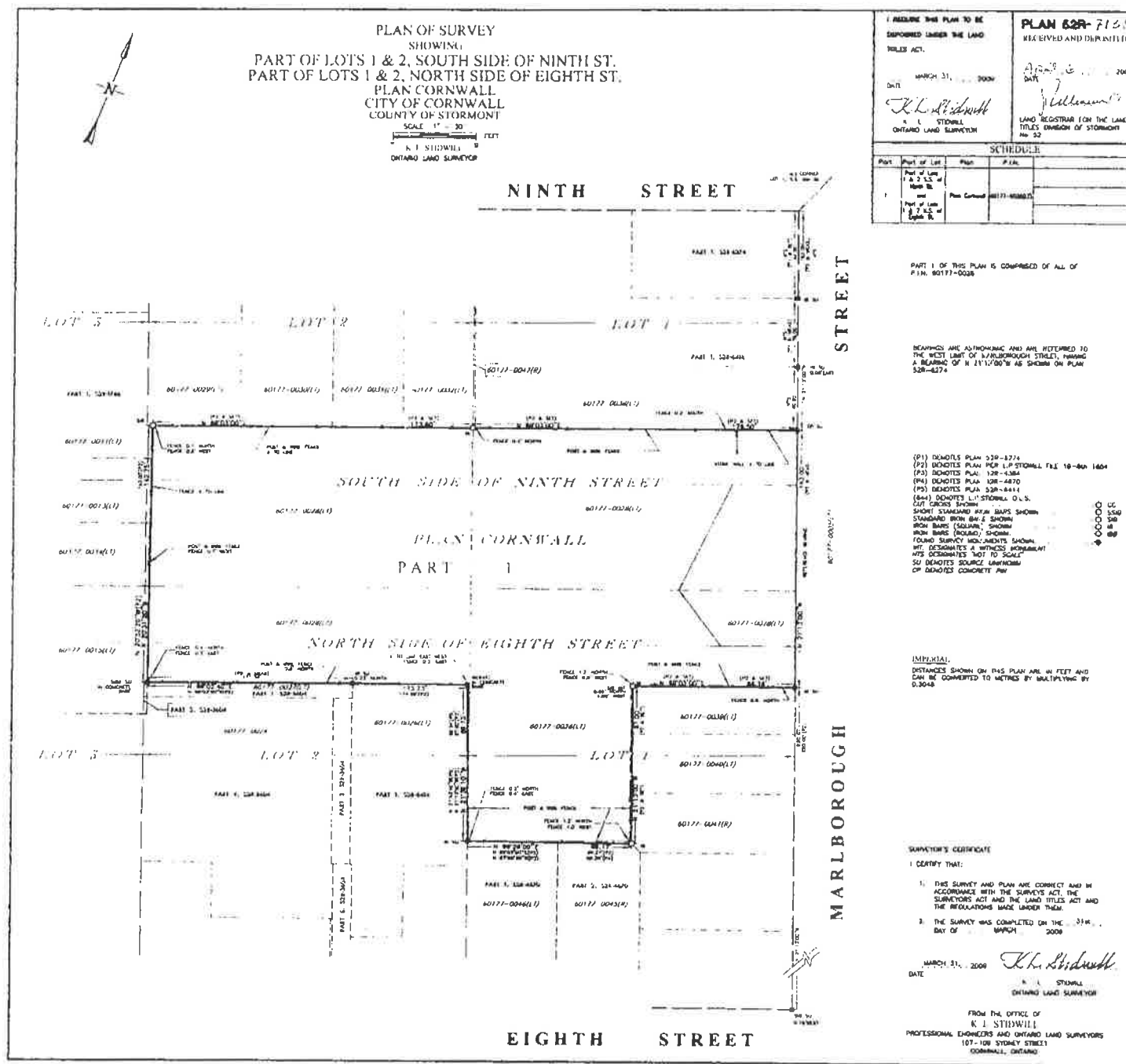
I/We NAEEM MALIK (print) am/are the

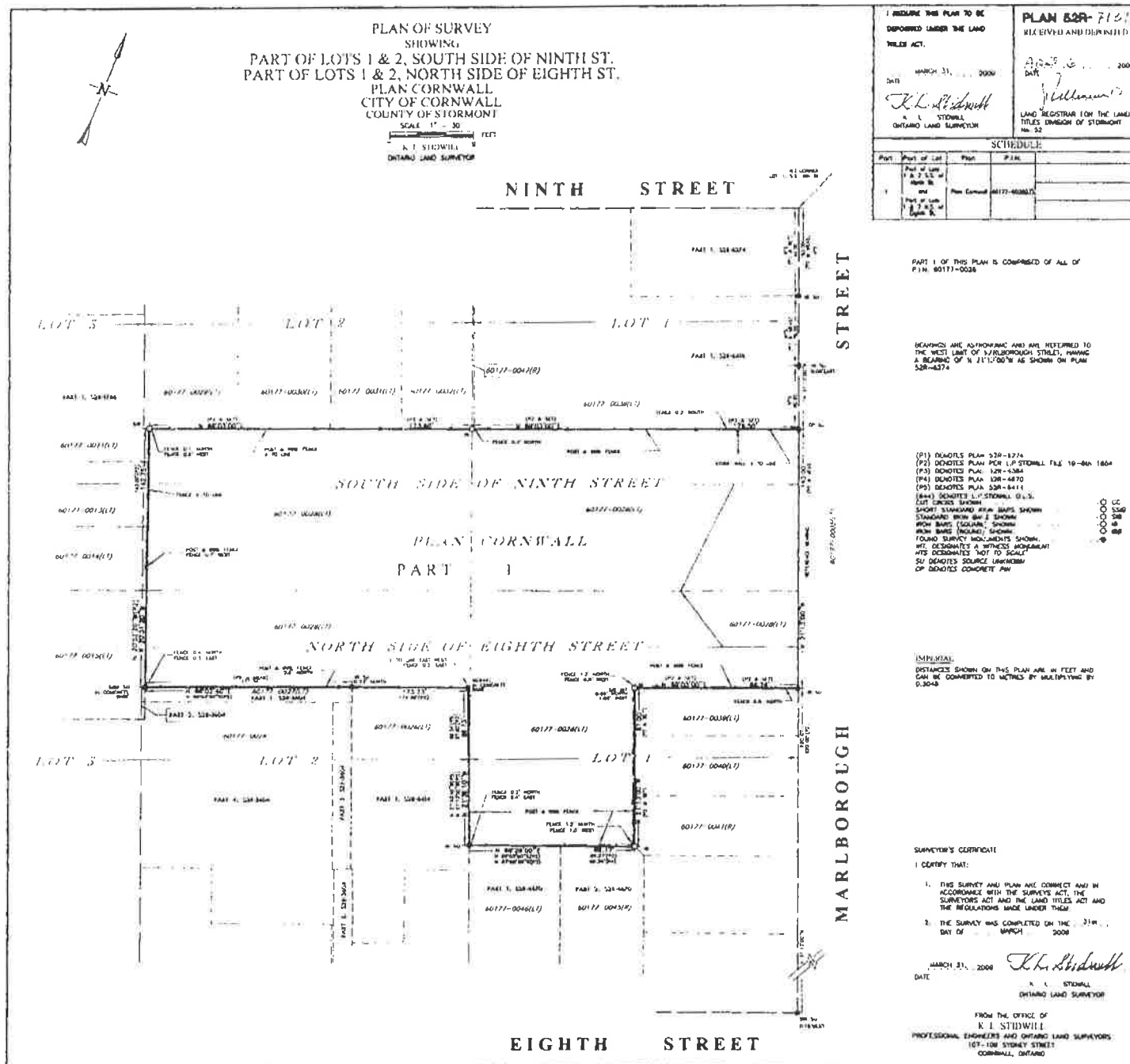
owner(s) of the land(s) that is/are the subject of this application for approval of a plan of subdivision (or condominium description) and for the purposes of the Freedom of Information and Protection of Privacy Act, and I/we authorize and consent to the use by, or the disclosure to, any person or public body of any personal information that is collected under the authority of the Planning Act for the purposes of processing this application.

[Signature]
Signature(s) of owner(s)

2020.08-2020
Date (yyyy/mm/dd)

The personal information on this form is collected under the authority of the Planning Act, 1998, and will be used for Subdivision Registration Approval purposes only. Questions about the collection of personal information should be directed to the City Clerk, 360 Pitt Street, Cornwall, Ontario, K6J 3P9, Tel.: 613-930-2787.







822 MARLBOROUGH St. Re-Zoning Application

Prepared for 9421-3691 Quebec Inc.

**JOB#: 20034 | 16.07.2020
SUBMITTED BY: EVB Engineering**

800 Second Street West. Cornwall
ON K6J 1H6
613.935.3775
EVBengineering.com

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1 Introduction

This Zoning Assessment has been prepared by EVB Engineering on behalf of 9421-3691 Quebec Inc. in support of the zoning amendment application for the formerly known St. Mathew's Secondary School, located at 822 Marlborough Street North, in the City of Cornwall. The purpose of this report is to assess the appropriateness of a proposed zoning amendment for the site from Residential 20 to Residential 40.

2 Existing Site Conditions

2.1 Site and Surrounding Area

This development is located on a 5,200 m² parcel of land, at 822 Marlborough Street North, City of Cornwall (and Geographic Township of Cornwall), south of Ninth Street, which is legally described as parts of Lot 1 and Lot 2, North side of Eighth Street, and Lot 1 and Lot 2, South Side of Ninth Street, within the Town Plot of Cornwall, historic Stormont County, now within the City of Cornwall, Province of Ontario.

Previously, the site was occupied by St. Mathews Secondary School before being moved to a new location in 2018. It is intended to convert the existing building, formerly used as the school, to a new apartment complex.

The site is surrounded by residential housing along the west side of Marlborough Street. Across the street, at 805 Marlborough Street is an apartment complex named "Marlborough Street Apartments". The property adjacent to this complex, at 813 Marlborough Street, also contains a three-building apartment complex.

2.2 Existing Building

The existing building has an approximate footprint of a 585 m² and is located in the north east side of the property. There is one portable building that is 152 m² located behind the main building. Access to the site is through a paved driveway from Marlborough Street at the south east side of the property. The driveway connects to an existing paved parking lot, that covers approximately 2,240 m² of the property. The site features and setbacks from property line can be seen on Figure 1.

2.3 Servicing

The proposed development will be serviced with municipal storm, sanitary and water services, all of which are available on Marlborough Street and a description of which is as follows:

Watermain

There is a 150 mm diameter watermain along the west side of Marlborough Street and a 600 mm diameter CPP watermain along the east side.

A fire hydrant, located in front of the development, is connected to the 150 mm diameter watermain.

Sanitary

A 200 mm diameter sanitary sewer, constructed in 1970, runs along the west side of Marlborough Street and a 250 mm diameter sanitary sewer, constructed in 1970, runs under the sidewalk along the east side of Marlborough Street. These two sanitary sewers flow to the north.

A new 250 mm diameter PVC sanitary sewer, constructed in 2015, runs along the center of the northbound lane on Marlborough Street.

Storm Sewer

A 525 mm diameter reinforced concrete storm pipe, constructed in 1975, runs along the center of Marlborough Street and flows to the north.

The existing building is currently serviced, and the existing service laterals may be of sufficient size to support the proposed development. This will be further investigated during the Site Plan Control and Building Permit Application process, when the proposed building upgrade design is further advanced.

3 Planning Policy Review

The following is an overview of the City of Cornwall Official Plan and the City of Cornwall Zoning By-Law. The policies have been reviewed in reference to the proposed development.

3.1 City of Cornwall Official Plan, 2018

The Official Plan designates the site as “Urban Residential” under Schedule 1 – Landuse. This designation encompasses a large area surrounding the new development, allowing for all forms of dwellings such as singles, semi-detached, duplexes, triplexes, quadruplexes, senior citizen apartments, high-rise apartments, and condominiums. As such, the proposed development is consistent with the purpose of the Official Plan designation.

The City of Cornwall’s Official Plan contains major goals with respect to Urban Residential developments. These goals set forward a framework that strives to create a housing need for various lifestyles, income levels and tenure. The development is to be created in a logical pattern, and direct medium density housing projects into suitable locations. As such, the proposed development is consistent with the purpose of the Official Plan’s major goals.

3.2 City of Cornwall Zoning By-Law

The City of Cornwall By-law designates the property as Residential 20 (RES 20). It is intended to have the zoning designation amended to Residential 40 for the new development.

This zone permits a variety of residential types, as well as some complementary uses such as a multiple family dwelling, including an apartment house and row house, a home occupation, an office or consulting room of a physician or dentist when located in his or her residence, school, church,

hospital, community center, a private senior's residence. The proposed development is consistent with the City of Cornwall Zoning By-law for Residential 40 (RES 40).

Section 02-4-3 provides the following building and lot requirements for main buildings in a RES 40 zone. Subsection (a) General Provisions, section (ii) states that all uses, other than Row Houses, shall conform to the standards listed in Table 1 and below.

Table 1: Conformance with the RES 40 By-Law

PROVISION	REQUIRED		PROPOSED	COMPLIANCE
	APARTMENT HOUSES	OTHER USES		
Minimum Front Yard	6m	6m	7.9m	YES
Minimum Side Yard	4.5m	Equal to the height of the building	6.4m	YES
Minimum Rear Yard	7.6m	10.6m	65.9m	YES
Maximum Lot Occupancy (Main Buildings)	N/A	40%	11%	YES

Subsection (g) of 02-4-3 states that the gross floor area of any apartment building shall not exceed twice the area of the lot. The existing building has a current footprint of 585 m² and is two storeys, which would provide a gross floor area of 1,170 m², or 22.5% of the total lot area. As such, the corresponding minimum open space, as a percent of the lot area, is 30%. Currently, there is 4,159 m² of open space on the site between the paved and unpaved areas, which accounts for approximately 80% of the lot area.

Subsection (h) requires a lot occupied by a multiple-family dwelling to have not less than 35% of the required open space reserved for landscaping. The paved section of the lot covers 2,200 m², which accounts for 52% of the open space, leaving 48% for landscaping. If the three portable buildings are removed from the site, an additional 456 m² can be allocated for landscaping.

4 Impacts

4.1 Environmental

The site has 1,959 m² of green space available in the rear yard. Trees are located along the property line of the site, following the fence line, with three large maple trees located inside the site's boundary. Additionally, three small trees are planted in the front of the building between the sidewalk and road. The proposed development and zoning amendment for the site do not consist of work that would require the removal of trees, as such there will be no environmental impact at the site.

4.2 Traffic

The site has good access to Marlborough Street from the existing driveway located on the south side of the site. The site has access to Ninth Street, a main City Arterial Road, from Marlborough Street. The traffic generation for the proposed development is expected to be the same or less than the traffic generated from the previous use as a school, as such there will be no impact on the traffic.

5 Summary

Our review of the Official Plan designation and Zoning By-law designation for the existing property indicate that the existing property meets the criteria set out for a Residential 40 Zoning designation.

We recommend that the proposed development be approved to have the zoning designation amended from a Residential 20 Zone to a Residential 40 Zone for the purpose of converting the former St. Mathews Secondary School building to a new apartment complex.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Adam Poapst', written over a light blue rectangular background.

Adam Poapst, E.I.T.
Municipal Engineering Intern
EVB Engineering

M:\2020\20034 - St. Matthew School Zoning Amendment\3.0 Design\3.1 Resources\Client\20034-FIG-1.dwg Aug 13, 2020 3:28pm BY: (Adam.Poapst)



800 SECOND STREET WEST
CORNWALL, ONTARIO CANADA, K6J 1H6
TEL: 613-935-3775 | FAX: 613-935-6450
WEBSITE: EVBengineering.com

CLIENT:

9421 - 3691 QUEBEC INC.

PROJECT:

ST. MATTHEW'S SCHOOL
ZONING AMENDMENT

TITLE:

SITE PLAN

SCALE: 1:500	JOB NO: 20034
DESIGNED BY: R.L.	DATE: 2020/03/11
DRAWN BY: R.L.	DRAWING NO.
CHECKED BY: J.E.	FIG.1

PLAN 638-7121
RECEIVED AND DURNED

DATE: 2000
APPROVED: [Signature]
LAND REGISTAR FOR THE LAND
REVENUE DIVISION OF STORMONT

DATE: 2000
APPROVED: [Signature]
STORMONT
OUTWARD LAND SURVEYOR

SCHEDULE	
Part	Part of Lot
1	Part of Lot 1
2	Part of Lot 2
3	Part of Lot 3
4	Part of Lot 4
5	Part of Lot 5
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7	Part of Lot 7
8	Part of Lot 8
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99	Part of Lot 99
100	Part of Lot 100

PART 1 OF THIS PLAN IS COMPOSED OF ALL OF
P.L.N. 60177-0028

REMARKS ARE SUPPLEMENTARY AND ARE REFERRED TO
A RECORD OF N. 211/0078 AS SHOWN ON PLAN
538-4274

- (1) SHOTLES PLAN 528-4274
- (2) SHOTLES PLAN 528-4274
- (3) SHOTLES PLAN 528-4274
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INDIVIDUAL
DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND
CAN BE CONVERTED TO METERS BY MULTIPLYING BY
0.3048

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:

1. THE SURVEY AND PLAN ARE CORRECT AND IN
ACCORDANCE WITH THE SURVEY ACT AND THE
REGULATIONS MADE UNDER THEREIN
2. THE SURVEY WAS COMPLETED ON THE 31st
DAY OF MARCH 2000

DATE: MARCH 31, 2000
K. L. Stidwell
STORMONT
OUTWARD LAND SURVEYOR

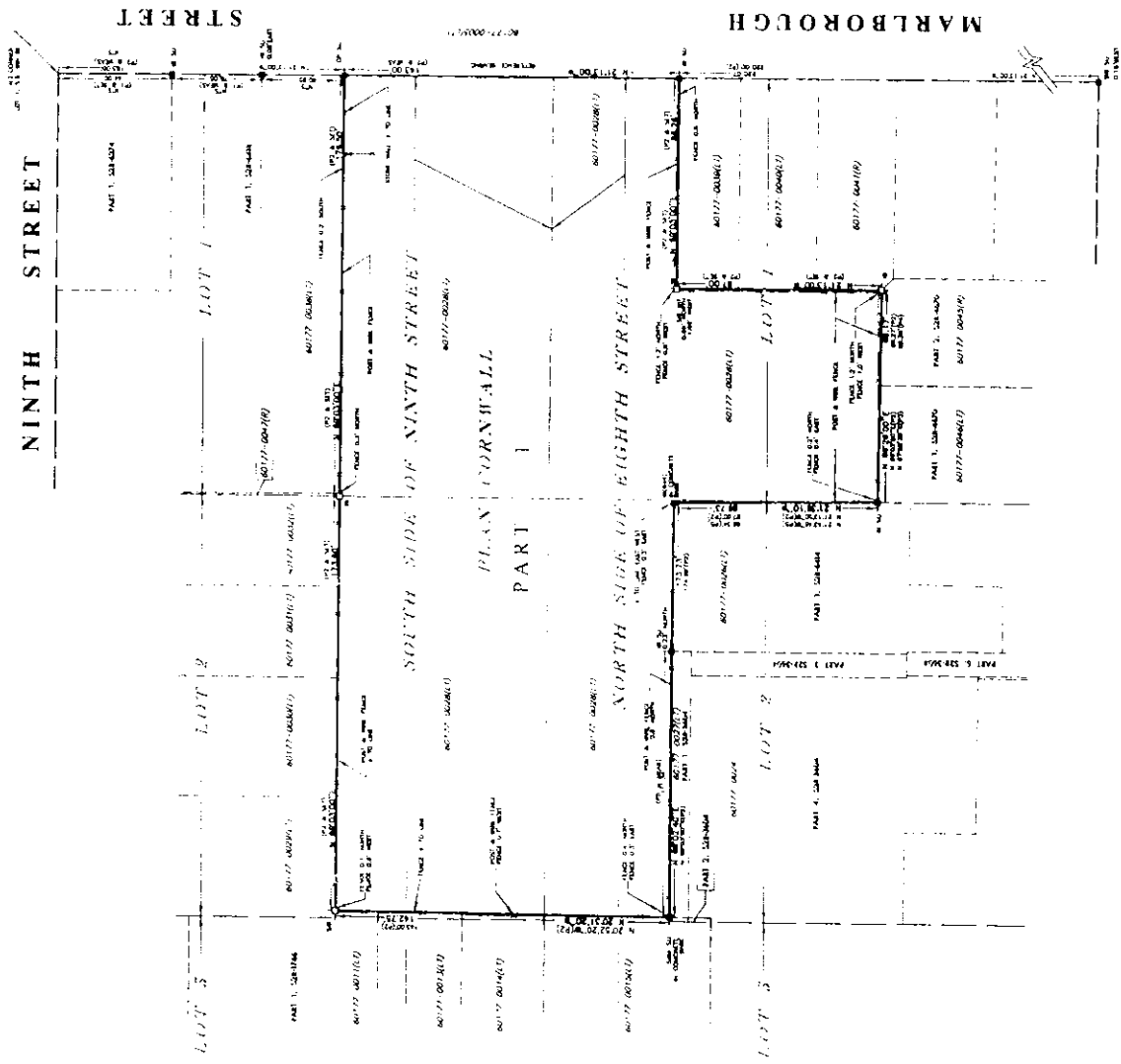
FROM THE OFFICE OF
K. L. STIDWELL
PROFESSIONAL ENGINEER LAND SURVEYOR
(107-108 STREET STREET)
CORNWALL, ONTARIO

PLAN OF SURVEY
SHOWING
PART OF LOTS 1 & 2, SOUTH SIDE OF NINTH ST.
PART OF LOTS 1 & 2, NORTH SIDE OF EIGHTH ST.
PLAN CORNWALL
CITY OF CORNWALL
COUNTY OF STORMONT

SCALE: 1" = 100' 0"

DATE: 2000

OUTWARD LAND SURVEYOR





**The Corporation of the City of Cornwall
Planning Advisory and Hearing Committee**

Cornwall Planning Programs Evaluation Group (CPPEG)

File Number: BR#2020-02

Applicant: Reego Realty Corp

Department: Planning, Development and Recreation
Division: Planning
Report Number: 2020-366-Planning, Development and Recreation
Prepared By: Dana McLean, Development Coordinator
Meeting Date: September 21, 2020
Subject: CPPEG Recommendation September 3, 2020 BR#2020-02
881 Tenth Street East

Purpose

An application by Reego Realty Corp at 881 Tenth St E for Brownfield funding assistance in an amount up to 15,000. This request for funding is for Environmental Site Assessment Phase II testing.

CPPEG Recommendation

That BR#2020-02 funding request by Reego Realty Corp at 881 Tenth Street East, be accepted as follows:

Program 2 - Environmental Site Assessment Grant - \$15,000



**The Corporation of the City of Cornwall
Planning Advisory and Hearing Committee**

Cornwall Planning Programs Evaluation Group (CPPEG)

File Number: HOTC#2007-11 Addendum

Applicant: Raymond & Alain Filion Holdings Limited

Department: Planning, Development and Recreation
Division: Planning
Report Number: 2020-367-Planning, Development and Recreation
Prepared By: Dana McLean, Development Coordinator
Meeting Date: September 21, 2020
Subject: CPPEG Recommendation September 3, 2020 HOTC#2007-11 Addendum 600-606 Montreal Road

Purpose

An application by Raymond & Alain Filion Holdings Limited at 600-606 Montreal Rd for HOTC funding assistance in an amount up to 10,551. This request for funding is for their rear parking area and facade improvements.

CPPEG Recommendation

That HOTC#2007-11 Addendum funding request by Raymond & Alain Filion Holdings Limited at 600-606 Montreal Rd, be accepted as follows:

Program 2 Building Restoration & Improvement Program -\$1,556

Program 7 - Parking & Landscape Enhancement Program - \$8,995 (interest free loan)

Conditional to provide a lot grading plan to Engineering.

**The Corporation of the City of Cornwall
Planning Advisory and Hearing Committee**

Cornwall Planning Programs Evaluation Group (CPPEG)

File Number: HOTC#2011-22 Addendum

Applicant: Medical Arts Pharmacy

Department: Planning, Development and Recreation
Division: Planning
Report Number: 2020-368-Planning, Development and Recreation
Prepared By: Dana McLean, Development Coordinator
Meeting Date: September 21, 2020
Subject: CPPEG Recommendation September 3, 2020 HOTC#2011-22 Addendum 171-173 Montreal Road

Purpose

An application by Medical Arts Pharmacy at 171-173 Montreal Rd for HOTC funding assistance in an amount up to \$12,500. This request for funding is for a new parking area at the rear of the building.

CPPEG Recommendation

That HOTC#2011-22 Addendum funding request by Medical Arts Pharmacy at 171-173 Montreal Rd, be accepted as follows:

Program 7 - Parking & Landscape Enhancement - \$12,500 (interest free loan)