



**Minutes**  
**Cornwall City Council**

Meeting #: 2020-04  
Date: Monday, November 16, 2020, 7:00 PM  
Location: Cornwall Civic Complex, 100 Water Street East, Cornwall,  
Ontario, K6H 6G4, Salon B, Lower Level

Attendance  
Committee  
Members: Bernadette Clement, Mayor

Claude E. McIntosh, Councillor  
Elaine MacDonald, Councillor, Chair  
Syd Gardiner, Councillor  
Dean Hollingsworth, Councillor  
Carilyne Hébert, Councillor  
Maurice Dupelle, Councillor (Electronic)  
Glen Grant, Councillor  
Todd Bennett, Councillor  
Justin Towndale, Councillor (Electronic)  
Eric Bergeron, Councillor (Electronic)  
Ronald Symington

Regrets: Amanda Brisson

Attendance  
Administration: Mark A. Boileau, General Manager, Planning, Development  
and Recreation  
Ely Daniels, Administrative Assistant  
Mary Joyce-Smith, Division Manager, Planning Services  
Karl Doyle, Senior Planner  
Lindsay Parisien, Development Planner

Chair: Elaine MacDonald, Councillor  
Prepared By: Ely Daniels, Administrative Assistant

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**1. Welcome and Call Meeting to Order by Chair**

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

**2. Roll Call**

Roll call was conducted by Recording Secretary Ely Daniels.

**3. Adoption of Agenda - Additions and Deletions**

Moved By: Glen Grant, Councillor

Seconded By: Syd Gardiner, Councillor

Motion to adopt the Agenda as presented.

Motion Carried

**4. Adoption of Minutes**

Moved By: Ronald Symington

Seconded By: Claude E. McIntosh, Councillor

Motion to endorse the following Minutes as presented.

Motion Carried

**5. Declaration of Conflict of Interest**

None

**6. Business Arising from Minutes**

None

**7. Presentation(s)**

None

## 8. Review of Public Notice Requirements by PAC Secretary

PAC Secretary Mary Joyce-Smith advised that a Notice of Public Meeting was advertised in the Standard Freeholder on Saturday, October 24<sup>th</sup>, 2020 covering the following two public meeting items:

- (1) An application to rezone lands situated in the Northwoods Forest Subdivision, Phase 2, north east of Pitt Street, from Residential 15 (RES 15) to Residential 10 (RES 10); and
- (2) An application to consider a request for a Draft Plan and associated rezoning for Belfort Subdivision, **which was deferred to the PAC meeting of Monday, December 21<sup>st</sup>, 2020. She added that while the Ministry of Environment, Conservation & Parks (MECP) supports the application, more review time was requested to be able to fully comment on any potential concerns from the historic industrial land uses associated with the property.** The Planning Division notified the public of the deferral by sending out a 400' radius notice to landowners around the subject property on Tuesday, November 10, 2020.

She then invited Development Planner, Lindsay Parisien to provide a brief presentation on the Northwoods Forest Subdivision for PAC and public discussion and final recommendation to Council.

## 9. Public Meeting Item(s) - Public Hearing

### 1. Northwoods Forest Subdivision Phase 2 – PAC File Z-03-20

Development Planner Lindsay Parisien advised that a zoning change application had been received to allow for a technical rezoning of lands located north east of Pitt Street (Northwoods Forest Subdivision Phase 2) from Residential 15 (RES 15) to Residential 10 (RES 10) to support the sanitary sewer flow allotment for subsequent Northwoods Forest Phases.

The Northwoods Forest Subdivision was registered by the City's Planning Department with an approved lot fabric which consists of single lots, small lot singles and semi-detached dwellings. Phase 1 of this subdivision has been completed, and Phase 2 is currently under construction. She advised that the developer has not proposed any changes to the existing lot fabric, road network, or building type due to this rezoning. In other words, the application satisfies the developer's current and future needs as well as optimizes the existing municipal sewage and water services available, in

accordance with the Provincial Policy Statement and Official Plan Policy. She concluded that no concerns from commenting departments, governing agencies and or circulated residents had been received and that the Planning Division is supportive of the recommendation to rezone the remaining 15 lots in Phase 2 to assist sanitary sewer flow allotment for subsequent phases.

At this time, Chair Elaine MacDonald invited the proponent to speak of the development.

President of KEM Developments Inc. Mr. John Markell confirmed that the Northwoods Forest Subdivision has been under construction since 2016 and that the construction phase currently in progress is Phase 2 of the subdivision plan. He advised that the zoning change is necessary to satisfy the City of Cornwall's Engineering Department, as it considers the zoning to determine future sanitary sewer flow allotment. Theoretically, sanitary sewer flow is established by engineering calculations, of which zoning is a function. As the Residential 10 (RES 10) zone factor is less than Residential 15 (RES 15) and Residential 20 (RES 20) zone calculations, it would therefore produce less sanitary sewage flow. He concluded that this would help determine the final configuration of the subdivision.

At this time Chair Elaine MacDonald asked if there were any questions and/or comments from PAC.

#### **10. PAC Discussion of Public Meeting Item(s)**

##### **Northwoods Forest Subdivision Phase 2 - Z-03-20, 2020-392-Planning, Development and Recreation.**

###### **1. Northwoods Forest Subdivision Phase 2 – PAC File Z-03-20**

Claude McIntosh stated that they are being told that there is a real shortage of housing in Cornwall and asked Mr. Markell if builders are in a catch-up phase?

Mr. Markell replied that perhaps builders are in a catch-up phase and advised that there is presently a definite shortage of materials, and manpower. He added that their volume is up from the last two previous years and that things are moving faster but was unsure of the reasons why. He stated that he is seeing a different fabric of people and a broader

population, and that he is now selling houses to younger people rather than seniors.

Lay Member Ron Symington asked if a condition could be added to prohibit secondary units either within these houses or tiny homes built on the property to protect the sewer flow.

Mr. Markell replied that he did not have an issue with entering this condition or clause and advised that there is not a big demand for secondary units, at least not in the newer areas.

At this time Chair Elaine MacDonald asked if there were any further questions and/or comments from PAC and specifically addressed members of PAC who joined the meeting via Zoom (Councillor Towndale, Councillor Bergeron and Councillor Dupelle).

Following some audio/technical difficulties, and a further brief discussion, it was moved, that the recommendation be approved as listed below:

Moved By: Glen Grant, Councillor

Seconded By: Todd Bennett, Councillor

(a) That the subject properties legally described as Lots 1-12 and 21-23; on RP 52M-48 be rezoned Residential 15 (RES 15) to Residential 10 (RES 10).

Motion Carried

## **11. Other / New Business**

None

## **12. Information**

PAC Secretary Mary Joyce-Smith advised that following the presentation made by WSP Consultants at the September 2020 PAC meeting regarding the Zoning Strategy Report prepared as part of the City's Comprehensive Zoning Bylaw Review, the Planning Division will be examining the first Draft of the Zoning Bylaw later in the following month.

**13. Next Scheduled Meeting**

PAC Secretary Mary Joyce-Smith advised that the next PAC meeting is scheduled for Monday, December 21<sup>st</sup>, 2020.

**14. Note**

Any PAC recommendations resulting from this meeting will be considered either at the Monday, December 14<sup>th</sup>, 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.

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Councillor Elaine MacDonald, Chair