



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

File Number: Folder 312 File #04T-2022-01 & PAC File #Z-02-22

Applicant: Christian Mercier c/o De Saulniers Construction Ltd.

Department: Planning, Development and Recreation

Division: Planning

Report Number: 2022-122-Planning, Development and Recreation

Prepared By: Lindsay Parisien, Development Planner

Meeting Date: July 18, 2022

Subject: ****Deferred**** Marleau Lots Development - Draft Plan of Subdivision and Associated Zoning By-law Amendment – Site-Specific Exceptions

Purpose

For PAC to review the following two (2) applications:

- Proposed Draft Plan of Subdivision (Marleau Lots Development) (File #04T-2022-01); being Part of Block “C” and Part of Block “B” under Registered Plan 273, Cornwall, Ontario
- Proposed Zoning By-law Amendment application to rezone the subject lands from Residential 20 (RES 20) to Residential 20 with Exceptions.

Recommendation

These items have been deferred; therefore, no recommendations are required at this time.



Background

De Saulniers Construction Ltd. (2308880 Ontario Inc.) submitted an application for approval of a Draft Plan of Subdivision as well as a Zoning By-law Amendment to rezone the subject lands and permit site-specific exceptions. The proposed residential subdivision is situated south of Marleau Avenue, east of Nick Kaneb Drive, west of Campbell Street, and north of Hamilton Crescent, Cornwall. The proposed development will consist of 20 residential lots and a total of 46 residential dwelling units offered through a variety of housing types such as: singles, semis, quadruplexes, and a row of townhouses.

As submitted, the application was deemed incomplete due to missing requirements. These requirements were provided after the PAC meeting submission deadline. Nonetheless, Planning Staff circulated both files to City departments as well as external agencies for their review and commentary. This effort was made to process the applications in a timely manner and have them scheduled for the July 18th, PAC meeting.

However, during the review period a concern was raised regarding the proposed reduction in rear yard setback for specific lots which could not be fully supported without further study and review. The applicant was notified of this concern and confirmed that an inaccuracy was made in their submitted Zoning Analysis report. This report will be revised and re-submitted to reflect the correct information. As a result, additional time was requested by staff and commenting agencies to be able to evaluate the revised report and comment on the anticipated changes.

In this case, Planning staff agree that additional review time was an appropriate request. Therefore, Subdivision file **#04T-2022-01** and PAC file **#Z-02-22** have been deferred to the next PAC meeting.

Next Steps

Planning staff are working directly with the applicant to ensure the required studies are updated and re-circulated. City departments and commenting agencies will be required to review the applications and provide comments by a given deadline.

Both items will be scheduled for the next Planning Advisory and Hearing Committee meeting which is scheduled for Monday August 15th, 2022. Planning staff will ensure public notice is given in advance of the scheduled meeting and in accordance with the legislated timeframe.





Report Approval Details

Document Title:	Marleau Lots Subdivision and Associated Rezoning - Deferred - 2022-122-PDR.docx
Attachments:	
Final Approval Date:	Jul 14, 2022

This report and all of its attachments were approved and signed as outlined below:

Mark A. Boileau - Jul 13, 2022 - 11:47 AM

Maureen Adams - Jul 14, 2022 - 2:30 PM