



The Corporation of the City of Cornwall
Regular Meeting of Council
Report

Department: Planning, Development and Recreation
Division: Planning
Report Number: 2022-108-Planning, Development and Recreation
Prepared By: Alex Gatien, Development Planner
Meeting Date: July 18, 2022
Subject: Removal of a Hold (H) provision at 1300 Marleau Avenue,
Cornwall

Purpose

Review of an application for the removal of the Hold (H) category, PAC Z-01-22, on the subject parcel located on the northern portion of the property municipally known as 1300 Marleau Avenue, Cornwall.

Recommendation

Based on the proceeding discussion, it is recommended:

That approval be given to the Zoning By-law Amendment application to remove a Hold Designation prepared by De Saulniers Construction Ltd. dated May 31, 2022, on the lands located immediately north of the parcel at 1300 Marleau Avenue, Cornwall as detailed in this report.

Background / Discussion

Jacob Vanier of De Saulniers Construction has been retained as an agent by the Benson Group to request the removal of a Hold (H) category for their properties at 1300 Marleau Avenue, Cornwall.



Council Resolution 2022-08 allowed the Planning Division to receive all Zoning By-law Amendment applications to remove a Holding Designation during the two-year moratorium on Zoning By-law amendments.

The parcel's current Zoning is EAL-1 (H), with the exception number indicating that there is a Hold Symbol on the property, which prohibits any development on the property until a condition or conditions have been fulfilled. Once the Hold is removed, the Zoning will be Employment Area Light with no exceptions. One of two conditions had to be fulfilled in order to remove the Hold:

1. The parcel is combined with the adjacent property having adequate frontage onto Marleau Avenue; or
2. A roadway is built, to municipal standards, over the central east/west corridor, providing adequate frontage to the parcel.

The first condition has now been fulfilled, which provides the northern parcel with access to Marleau Avenue. The applicant has provided the updated Parcel Registry to show that the two adjoining parcels have been consolidated.

When considering the removal of Hold provisions, the City's Official Plan directs Council and PAC to have regard for:

- d) the adequacy of access points for the proposed development

As the parcels have been merged, the northern parcel now has frontage along Marleau, which provides adequate access. The specifics of site access will be addressed through Site Plan Control, and the site will have to be designed to accommodate the sewer easement in favour of the City that runs along the former property boundary.

Site Characteristics

Location: Part Lot 5, Concession 1 East; Part of Part 2 on RP52R3198; Part of Part 1, and Parts 2 and 3 on RP52R4358

Size: 0.9 hectares (2.21 Acres)

Existing Land Use: Vacant

Surrounding Land Uses:

North: Vacant CP lands immediately north, light industrial north of Tenth Street East.

East: Retail



South: Auto parts warehouse

West: Gas station and carwash (northern part of this parcel is currently undeveloped)

Official Plan: General Commercial

Zoning: Employment Area Light

Comments from other Departments/Agencies

Municipal Works: Infrastructure Planning Division does not object to this re-zoning application regarding the removal of the holding designation for the purpose of consolidating the rear parcel with the property located at 1300 Marleau Avenue.

Subsequent re-development of the property shall be subject to site plan control, which shall consider/include:

1. A Site Servicing Report shall be submitted as part of a subsequent site plan amendment. The Site Servicing Report shall indicate whether the existing/proposed site services are adequately sized for the intended uses.
2. A Stormwater Management Report shall be submitted as part of a subsequent site plan amendment. Quality and Quantity control is to be addressed in a report from a Qualified Person(s). The Developer shall provide storm water management quantity and quality control for the site. For quantity control, the 5-year post development release rate shall match the 5-year pre-development peak flow release rate. For quality control, a minimum of 80% total suspended solids (TSS) removal shall be achieved for the site.
3. It should be noted that for any future redevelopment of the property, the Owner shall be responsible for obtaining the easement rights to a suitable stormwater outlet as required.
4. There are existing drainage and sanitary sewer easements in favor of the City of Cornwall located on the subject property. These existing easements shall remain registered on property title.

Building Division: No objections

Parks & Recreation: No objections

Engineering Division: No objections

Transit Division: No objections

Mohawk Council of Akwesasne: No objections

Canada Post: No objections



Union Gas: No objections

Social Housing Services: No objections

Cornwall Community Police Services: No objections

Municipal Assessor: No objections

Economic Development: No objections

Transportation Engineer: No objections

Raisin Region Conservation Authority: No objections

St. Lawrence Seaway Management Corporation: No objections

Heritage Patrimoine Cornwall: No objections

Public Commentary: The Planning Division spoke to representatives from two neighbouring properties who inquired for more information about the application. Neither voiced any concerns or objections related to the application.

Conclusion

Planning Division staff have reviewed the Zoning By-law Amendment application to remove the Hold Symbol from the subject lands along with all supporting documentation. One of two conditions to remove the Hold Symbol was merging this parcel with the parcel to the south to provide it with road access. This condition has now been fulfilled.

The removal of the Hold will allow the parcel to be developed in accordance with Employment Area Light designation. The owner intends to construct a second warehouse to expand the current use at 1300 Marleau. The Planning Division feels this is a straightforward application that will allow an established business to expand its operations. Any future development of the site will be subject to Site Plan Control.



Report Approval Details

Document Title:	Removal of Hold (H) for 1300 Marleau Avenue - 2022-108-PDR.docx
Attachments:	- Parcel Register for 1300 Marleau Hold Removal.pdf
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 - 11:55 AM

Maureen Adams - Jul 14, 2022 - 2:32 PM