



Minutes

Planning Advisory and Hearing Committee

Meeting #: 5
Date: Monday, September 20, 2021, 7:00 PM
Location: Cornwall Civic Complex, 100 Water Street East, Cornwall, Ontario, K6H 6G4, Salon B, Lower Level

Attendance Committee

Members: Elaine MacDonald, Councillor, Chair
Carilyne Hébert, Councillor
Claude E. McIntosh, Councillor
Dean Hollingsworth, Councillor
Glen Grant, Councillor
Justin Towndale, Councillor
Syd Gardiner, Councillor
Ronald Symington
Denis Carr, Councillor

Regrets:

Eric Bergeron, Councillor
Maurice Dupelle, Councillor
Todd Bennett, Councillor
Amanda Brisson

Attendance Administration: Mark A. Boileau, General Manager, Planning, Development and Recreation
Ely Daniels, Administrative Assistant
Alex Gatien, Development Planner
Mary Joyce-Smith, Division Manager of Planning
Lindsay Parisien, Development Planner

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

1. Call Meeting to Order

Chair Elaine MacDonald called the meeting to order at 7:05 p.m.

2. Roll Call

Roll Call was conducted by Recording Secretary Ely Daniels.

3. Declaration of Conflict of Interest

None

4. Adoption of Agenda

That the Agenda be approved as presented.

Moved By: Syd Gardiner, Councillor

Seconded By: Glen Grant, Councillor

Motion Carried

5. Adoption of Minutes

That the Minutes of August 16th, 2021, be approved.

Moved By: Ronald Symington

Seconded By: Claude E. McIntosh, Councillor

Motion Carried

6. Business Arising from Minutes

None

7. Presentations

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, August 21st, 2021, covering one public meeting item with respect to a proposed Draft Plan of Subdivision on lands legally described as Part of Lot 1, Concession 1 as shown on Reference Plan 52R-5198 being Parts 1 to 37.

A portion of the subject lands will have frontage along Marguerite D'Youville Street, and the remaining lands are situated southeast of Easton Avenue. She added that in addition to the newspaper notice, a 400' radius Letter Notice was sent out to landowners around the subject property on Thursday, August 19th, 2021. She then invited Development Planner, Lindsay Parisien to provide a brief presentation for PAC and public discussion and final recommendation to Council.

9. Public Meeting Item(s) - Public Hearing

**1. Marguerite D'Youville Draft Plan of Subdivision, 2021-138-
Planning, Development and Recreation**

Development Planner, Lindsay Parisien provided a brief overview of the Marguerite D'Youville Draft Plan of Subdivision. She advised that Planning Staff had reviewed the Draft Plan of Subdivision and associated supporting documentation to facilitate the development of 24 lots as single detached dwellings and recognized Phases 2 and 3 as future residential developments. She provided the background history on how the subject lands lot fabric and road configurations were established in 1995 /1996 via Reference Plan 52R-5198 and deemed City surplus lands. The City did not receive a viable offer for these lands until 2020, where they were finally sold to Grant Marion Construction. She added that due to the Province of Ontario's transition from the Land Registry System to the Land Titles system, it was determined that Planning Act approval under Section 51 was required to legally describe and sell the individual parcels. She added that a development of this nature maximizes the use of available municipal services, includes an appropriate density and land use. The residential development being proposed is also well integrated with the abutting-built environment and adheres to such general principles of land use planning, as promoted in the Provincial Policy Statements and the City's Official Plan documents. She concluded that the Planning Division supports this application, and recommends the lands be approved for immediate development as set out in the Draft Plan prepared by Ron M. Jason O.L.S., subject to Draft plan approval conditions, Appendix A, attached to the report, and reiterated that the applicant must agree to adhere to each of the conditions listed prior to Council granting final approval.

10. PAC Discussion of Public Meeting Item(s)

Grant Marion Construction representative, Mr. Matt Lefebvre, in attendance at the meeting, was asked by the Chair whether he had any further information to offer.

Mr. Lefebvre replied that Development Planner Lindsay Parisien had provided a thorough presentation and he had nothing further to add.

As no other members of the public were present, Chair Elaine MacDonald asked if there were any questions and/or comments from the PAC.

Councillor Syd Gardiner questioned who owned the subject lands for the future residential developments (Phases 2 and 3).

PAC Secretary Mary Joyce-Smith replied that the developer (Grant Marion Construction) owns the lands. She also added that Lay Member, Ron Symington had provided an earlier comment with respect to Condition #8, in the Draft Plan Conditions "Appendix A". She added that following a further conversation with Mr. Lefebvre, it was concluded that there is sufficient room and services can fit underneath the road right of way. She reiterated that there will not be a need to get easements from the property owners and that Condition #8, in Appendix A will be amended.

Councillor Denis Carr suggested that the amendment to Draft Plan Condition #8 in Appendix A be reflected in the recommendation to Council.

Further to a brief discussion, it was moved, that the recommendation be approved as listed below:

That the Planning Advisory and Hearing Committee (PAC) approve the Draft Plan of Subdivision prepared by Ron M. Jason O.L.S., dated August 25th, 2021, on Part of Lot 1, Concession 1, being Parts 1 - 37 on Reference Plan 52R-5198, comprising approximately of 1.62 hectares (4 acres), referred to as Marguerite D'Youville Subdivision. In addition, Block 1 on the Draft Plan has been identified as dedicated Parkland whereas Blocks 2 and 3 are being reserved for future residential development and phases associated with the Marguerite D'Youville Subdivision.

This Draft Plan will be subject to the fulfillment of the “amended” Draft Plan Conditions, provided in Appendix A of the report.

Moved By: Denis Carr, Councillor

Seconded By: Syd Gardner, Councillor

Motion Carried

11. Other / New Business None

12. Information

The City’s website continues to be updated with feedback on recent virtual/public engagement events regarding the Zoning By-law Review process at <https://www.cornall.ca/zoningreview>

13. Adjournment and Next Public Meeting of PAC

The next PAC Meeting is scheduled for Monday, October 18th, 2021, or at the call of the Chair.

PAC Secretary Mary Joyce-Smith advised that no public meetings items had been received as of yet and that most likely the PAC meeting scheduled for Monday, October 18th, 2021, would be cancelled.

Chair Elaine MacDonald asked for a motion to adjourn the meeting.

Moved By: Glen Grant, Councillor

Seconded By: Ronald Symington

Motion to adjourn the Public Meeting of the PAC at 7:20 p.m.

Motion Carried

14. Note

Any PAC recommendations resulting from this meeting will be considered at the Monday, September 27th, 2021, 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.

Councillor Elaine MacDonald, Chair