



Agenda

Planning Advisory and Hearing Committee

Meeting #: 6
Date: November 15, 2021, 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

Pages

Call Meeting to Order

Roll Call

Declaration of Conflict of Interest

Adoption of Agenda

The following Agenda is being presented for adoption as presented / amended.

Adoption of Minutes

1

The PAC Minutes of Monday, September 20th, 2021 are being presented for adoption.

Business Arising from Minutes

Presentations

Proposed Final Draft Comprehensive Zoning By-law, City of Cornwall.

A virtual presentation is being provided by WSP Consultants. The focus of the presentation is to consider revisions, provide input, and submit the Final Draft Zoning By-law document and Zoning Map to the PAC for endorsement. The Final Draft Zoning By-law document and Zoning Map were prepared in accordance with the recommendations set out in the Zoning Strategy Report (September 2020).

- 1. Presentation – Final Draft Zoning By-law Document and Zoning**

6

Map, 2021-169-Planning, Development and Recreation

Action Recommended

- a. That PAC endorse the Final Draft of the Zoning By-law document and Zoning Map prepared as part of the City's Comprehensive Zoning By-law Review and recommend same to Council.

Review of Public Notice Requirements by PAC Secretary

The Notice was advertised in the Standard Freeholder on October 16th as well as October 23rd, 2021 for the presentation by WSP (Statutory Public Meeting). The Final Draft Zoning By-law and Zoning Map are available for review on the City's website under Zoning By-law review.

Public Meeting Item(s) - Public Hearing

Statutory Public Meeting to consider revisions and provide input on the Final Draft Zoning By-law, Section 34 (12) of the Planning Act, RSO 1990, as amended.

PAC Discussion of Public Meeting Item(s)

Statutory Public Meeting to consider revisions and provide input on the Final Draft Zoning By-law, Section 34 (12) of the Planning Act, RSO 1990, as amended.

Other / New Business

1. **CPPEG Recommendation Danis Ave, 2021-167-Planning, Development and Recreation**

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Action Recommended

That BR#2021-01 funding request by 962101 Ontario Inc at Danis Ave, be accepted as follows:

Program 4 Municipal Planning/Development Fees Grant in the amount of \$9,600 (based on actual costs for the Severance applications and the stamping of the deeds).

2. **CPPEG Recommendation 102 Sydney-41First St E, 2021-168-Planning, Development and Recreation**

45

Action Recommended

That HOTC#2018-01 Addendum funding request by 1943217

Ontario Inc at 102 Sydney Street and 41 First Street East, be accepted as follows:

Program 1 Heart of the City Rehabilitation and Redevelopment Grant (Tax Increment Grant) in the amount of \$48,440.

Information

Adjournment and Next Public Meeting of PAC

The next scheduled PAC meeting will be held on Monday, December 20th, 2021 or at the call of the Chair.

Note

Any PAC recommendations resulting from this meeting will be considered at the Monday, December 13th, 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 are included in the Agenda of the above date.



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



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

File Number:

Applicant:

Department: Planning, Development and Recreation
Division: Planning
Report Number: 2021-169-Planning, Development and Recreation
Prepared By: Mary Joyce-Smith, Division Manager
Meeting Date: November 15, 2021
Subject: Presentation – Final Draft Zoning By-law Document and Zoning Map

Purpose

The purpose of the meeting is for the PAC to receive the Final Draft Zoning By-law document and Zoning Map prepared as part of the City's Comprehensive Zoning By-law Review.

Recommendation

Based on the proceeding discussion, it is recommended:

- (a) That PAC endorse the Final Draft of the Zoning By-law document and Zoning Map prepared as part of the City's Comprehensive Zoning By-law Review and recommend same to Council.

Background

The Zoning By-law Review began in January of 2020. A Discussion Paper was prepared in May 2020 and finalized in June 2020, to examine key zoning issues and opportunities.

This was followed by the preparation of a Zoning Strategy Report which was presented to PAC in September of 2020 and contained recommendations for key changes to the Zoning By-law. During the review, the Technical Advisory Group met and discussed the development of the new Zoning By-law. Throughout the process, there were a total of four (4) Open Houses. The first Open House to introduce the project to the community took place in February 2020 and was held in person. Subsequent Open Houses had to be conducted virtually due to Covid-19 restrictions and were held in: May 2020, February 2021, and August-September of 2021. Although the last two Open Houses were virtual, in-person viewing of display boards was made available through appointments.

There were two (2) Drafts of the Zoning By-law prepared in accordance with the recommendations set out in the Zoning Strategy Report, and which were reviewed by City staff and presented to the PAC. The First Draft was presented at the February 16, 2021 PAC meeting and the Second Draft was presented at the meeting of August 16, 2021. The Final Draft Zoning By-law was prepared and published on the City's project website in October 2021, and is being presented at this November 15, 2021 meeting.

During the month of October 2021, Planning staff has mailed out over 2,000 letters to landowners with either zoning name changes or zoning changes. In response to this mail out, staff has been speaking with property owners to explain the changes. In a small number of cases, the zones have been corrected and/or modified.

Conclusion

Following this Statutory Public Meeting on November 15, 2021 and with consideration for feedback received, a Final Zoning By-law will be prepared for consideration of Council adoption. A Repeal and Replace By-law will be presented at the December 13, 2021 meeting of Council. The last day of appeal will be January 2, 2022.



Report Approval Details

Document Title:	Presentation of Final Draft Comprehensive Zoning By-law - 2021-169-Planning, Development and Recreation.docx
Attachments:	- FINAL Statutory Public Mtg PAC Presentation_Cornwall Final Draft ZBL_Nov 15 2021.pdf
Final Approval Date:	Nov 10, 2021

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

Mary Joyce-Smith - Nov 10, 2021 - 9:12 AM

Mark A. Boileau - Nov 10, 2021 - 9:58 AM

Maureen Adams - Nov 10, 2021 - 12:15 PM

City of Cornwall Comprehensive Zoning By-law Review

Final Draft Zoning By-law
Statutory Public Meeting

Planning Advisory Committee Meeting
November 15, 2021

Anita Sott, MCIP, RPP
Senior Planner



Overview

- 1 Review Process
- 2 Overview of Final Draft Zoning By-law
- 3 Navigating the Zoning By-law
- 4 Key Changes
- 5 Upcoming Changes to Final Zoning By-law
- 6 Next Steps

2

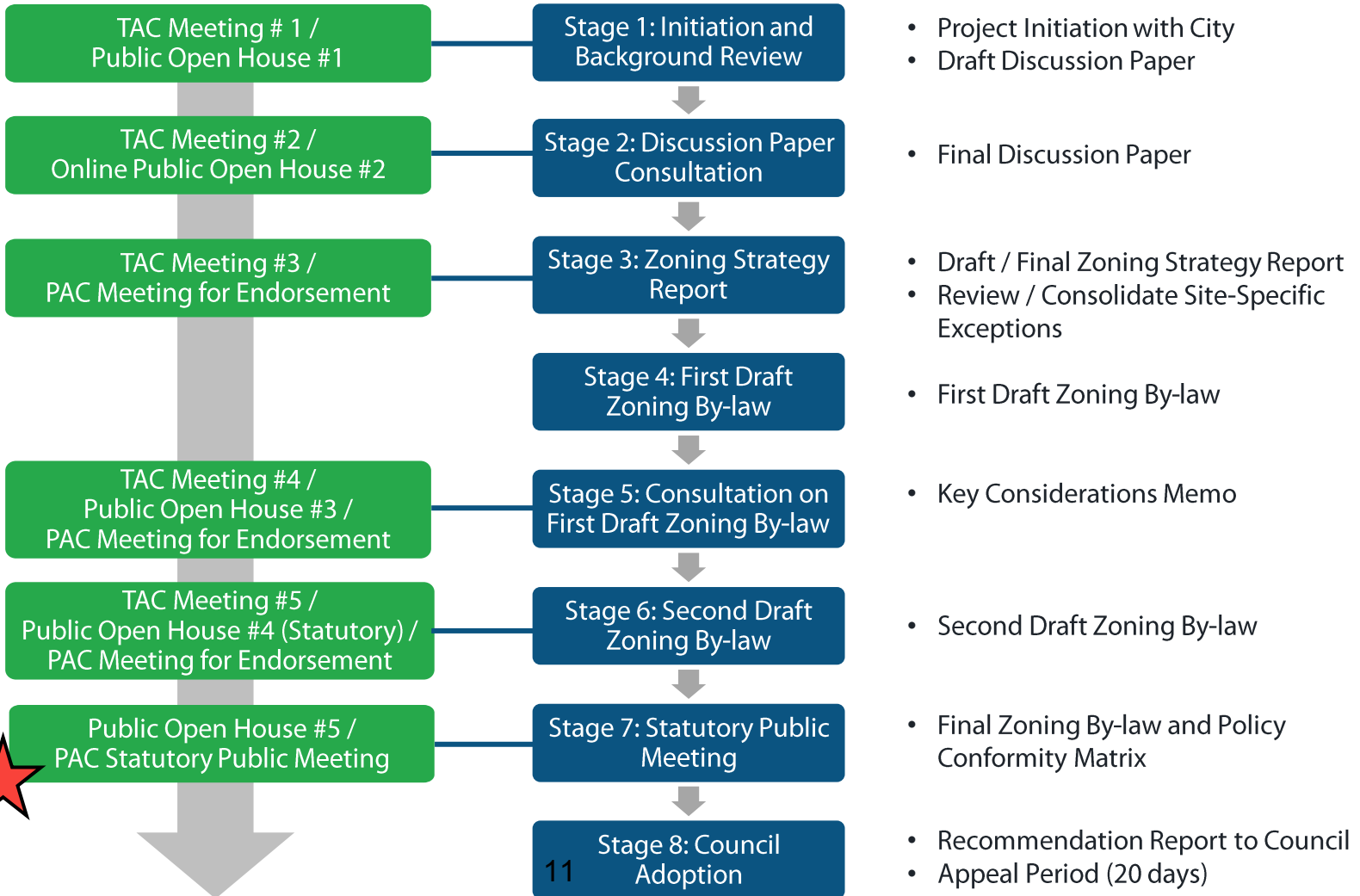
Review Process

TAC – Technical Advisory Committee
PAC – Planning Advisory Committee

ENGAGEMENT EVENTS

ZONING BY-LAW REVIEW STAGES

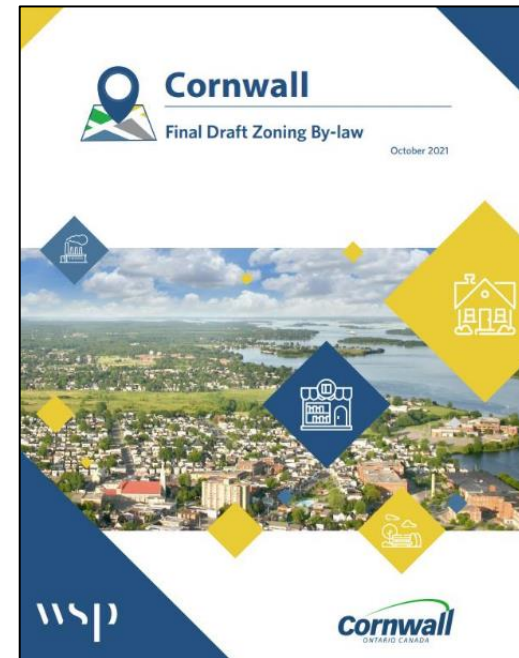
KEY TASKS




3

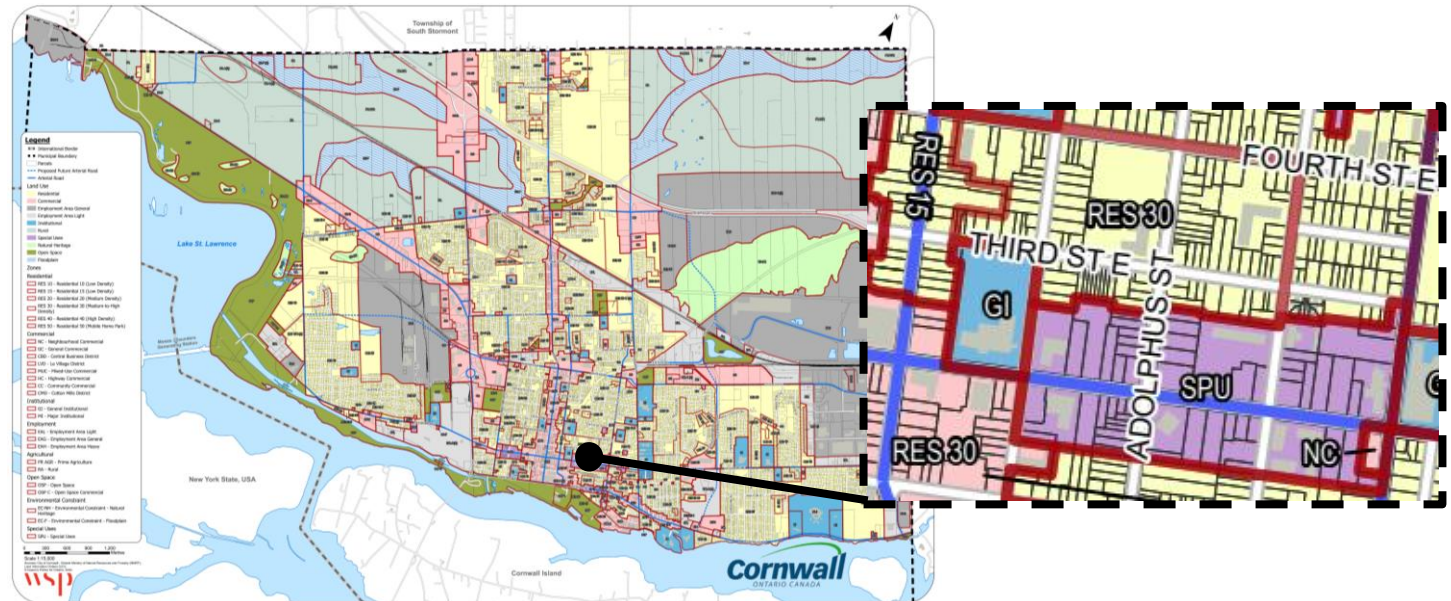
Overview of Final Draft Zoning By-law (Oct. 2021)

- Available for review at www.cornwall.ca/zoningreview
- Prepared based on comments received on the Second Draft Zoning By-law (Aug. 2021), and through the Online Statutory Public Open House (Aug. 30 to Sept. 10, 2021)
- Section 1: Administration and Interpretation
- Section 2: Definitions
- Section 3: General Provisions
- Sections 4 to 29: Zones
- Section 30: Zoning Map



Overview of Final Draft Zoning By-law (Oct. 2021)

- Section 30 of the Zoning By-law introduces the Zoning Map, which illustrates the proposed zoning for all properties
- Zones are labelled, and boundaries are outlined in red 
- The Legend lists the Zone acronyms used on the map














***All property owners are encouraged to review the proposed zoning for their properties and contact City staff with any concerns.**

Navigating the Zoning By-law

1 All properties within the City are shown on the Final Draft Zoning Map and the legend indicates the applicable Zone.



Legend

- Zones
- Residential
-  RES 10 - Residential 10 (Low Density)
 -  RES 15 - Residential 15 (Low Density)
 -  RES 20 - Residential 20 (Medium Density)
 -  RES 30 - Residential 30 (Medium-to-High Density)
 -  RES 40 - Residential 40 (High Density)
 -  RES 50 - Residential 50 (Mobile Home Park)
- Commercial
-  NC - Neighbourhood Commercial
 -  GC - General Commercial
 -  CBD - Central Business District
 -  LVD - Le Village District
 -  MUC - Mixed-Use Commercial

2 Zone Provisions located in Sections 4 to 29.

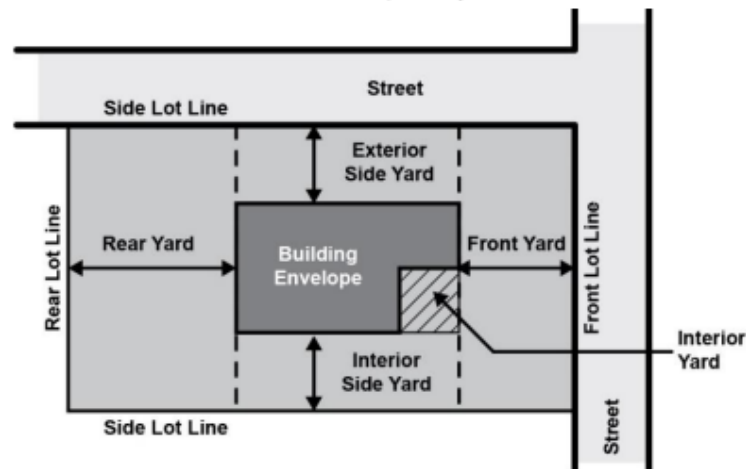
6

Navigating the Zoning By-law

- 3 Section 2: Definitions sets out the precise meaning of a permitted use, or other zoning terms (e.g. exterior side yard).

Yard, exterior side shall mean a yard of a corner lot extending from the front yard to the rear yard between an exterior side lot line and the nearest point of any main building or structure on the lot.

Illustration of required yards:




- 4 Section 3: General Provisions sets out provisions that apply to all zones or multiple zones.

Navigating the Zoning By-law

Zone Format

- 1 Colour coded Sections, and Zone icons
- 2 Preamble included for each Zone
- 3 Permitted uses are simplified and alphabetized
- 4 Zone standards are organized in tables, with metric measurements



Section 5
Residential 15 (RES 15) Zone

5 Residential 15 (RES 15) Zone (Low Density)

The Residential 15 (RES 15) Zone is intended to implement the low density policies of the Urban Residential Area designation in the Official Plan. This Zone generally permits housing forms including single-detached, semi-detached, and duplex dwellings, as well as some institutional uses.

All structures and buildings erected, altered or used in a RES 15 Zone shall comply with the regulations of this Section, as well as any other applicable provisions in this By-law.

5.1 Permitted Uses

No building or part thereof and no land shall be used, caused to be used, or be permitted to be used for purposes other than:

- Community centre
- Day care centre
- Dwelling, duplex
- Dwelling, semi-detached
- Dwelling, single-detached
- Hospice
- Hospital
- Place of worship
- School

5.2 Zone Standards

Provision	Requirement			
	Single-detached Dwelling	Semi-detached Dwellings	Duplex Dwelling	Other Permitted Uses
a) Minimum Lot Frontage				
i. Where both public water supply and sanitary sewers are available	15 m	18 m (9 m per dwelling unit)	15 m	15 m
ii. Where either public water supply or sanitary sewers are available, but not both	20 m	30 m (15 m per dwelling unit)	30 m	20 m

City of Cornwall Comprehensive Zoning By-law | Final Draft
October 2021 105

Navigating the Zoning By-law

Zone Format - Exception Zones

- 5** Site-specific exceptions are organized in a section under each Zone, and are numbered on the Zoning Map with the site-specific exception number shown in red below.

5.4 Exception Zones

5.4.1 RES 15-1

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 15	RES 15-1	078/00
Property Location: 112 St. Felix Street (Lots 341, 342) and 114 St. Felix Street (Lot 343), Registered Plan 79, fronting on Belmont Street and St. Felix Street		
Uses		
i. Duplex dwellings shall be permitted.		
Standards		
ii. Minimum lot area: 445 m ² .		

***Some exceptions have been deleted, if outdated or the property has been built out.**

All property owners with site-specific exceptions in the City's current Zoning By-law should carefully review the Exception Zones*

Navigating the Zoning By-law

Zone Format – Exceptions with a Holding Zone

- Site-specific exceptions which have a Holding Zone are identified with an (H), shown in red below.

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 20	RES 20-6(H)	061/09
Property Location: Lands situated south of McKenzie Street West and west of Pitt Street (Part of Lots 23, 24 and 25 on Registered Plan 182)		
Other		
i. That a Holding (H) Zone be applied to the subject lands, which shall be considered to be removed only at such time when a specific development proposal is made to the City. Matters to be considered in the removal of the (H) will include, but not necessarily limited to the following: <ol style="list-style-type: none"> a) A presentation of a draft plan of subdivision which is satisfactory to the Municipality. 		

- A Holding Zone means that certain holding provisions must be satisfied, and the By-law must be amended to remove the Holding Zone, prior to development taking place.
- **Section 1.13.4** of the Final Draft Zoning By-law provides more information on Holding Zones.

Key Changes

- Revisions made in the Final Draft Zoning By-law (October 2021), from the previous Second Draft Zoning By-law (August 2021) are shown as follows:
 - Additions are highlighted in **blue**
 - Deletions are shown in **red strikethrough**

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Example:

- c) The total area occupied by driveways, walkways, and surface parking shall not exceed 40% of the area of the entire front yard, and interior side yard if applicable in the case of a dwelling with an attached garage which extends beyond the front wall of the living space of the dwelling, as illustrated in the **following figure below**. In the case of rowhouse dwellings located on interior streets, 60% may be used on lots up to and including 6 m wide, and 50% on lots over 6 m wide. ~~In no case shall these provisions result in a driveway that is less than 3 m wide.~~ On lots with converging lot lines (pie-shaped lots), the permitted ratio of hard surfacing to landscaped area is permitted to be 50%.

In no case shall these provisions result in a driveway that is less than 3 m wide **or more than 6 m wide at street line, except that for narrow frontage lots, such as for rowhouse dwellings with a single garage, a driveway shall have a maximum width of 3.5 m.**

Key Changes

Section 3.11: Lands Subject to Flooding

- The City’s current Zoning By-law contains provisions which apply to specific identified lands that are subject to flooding, including those lands adjacent to the Boales Drain.
- The provisions, including required setbacks and flood elevation details, have been modernized in consultation with the Raisin Region Conservation Authority.
- New definition for “regulatory flood limit” added:

Regulatory flood limit shall mean the distance representing the maximum extent of the floodplain under a flow rate which has a one percent chance of being equaled or exceeded in any one year period (1:100 year flood), plus an allowance, determined by the Conservation Authority, for regulatory purposes.

Key Changes

General Provisions – Section 3.19.5 Parking Areas, Parking Lots and Parking Aisles

- Charging stations permitted in parking area and parking lots, provided that the minimum number of parking spaces required is met



Electric car charging station
Source: www.choosecornwall.ca

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Section 3.19.7 Minimum Parking Space Requirements

- New minimum parking space requirements added for newly introduced permitted uses in Employment Zones:
 - assembly operation; business accelerator / incubator; co-working space; data centre; food processing; and manufacturing.

Section 3.19.9 Minimum Bicycle Parking Space Requirements

- Minimum number of bicycle parking spaces revised for certain uses, in consultation with City staff

Key Changes

General Provisions - Section 3.21 Permitted Projections into Required Yards

- Provisions to permit porches and decks to project into the minimum required yards on a lot were revised:

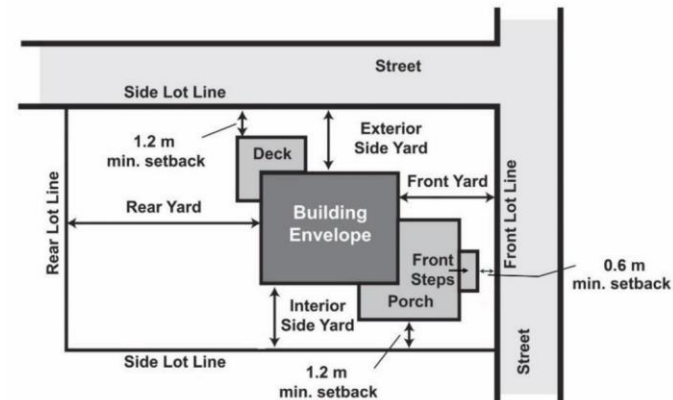
- **Porches:**

- In any yard: permitted to project 1.8 m from the main building wall, but no closer than 1.2 m to a lot line

- **Decks:**

- In a rear yard: no limit on the projection from the main building wall, but no closer than 0.8 m to a lot line; and
- In all other yards: permitted to project 1.8 m from the main building wall, but no closer than 1.2 m to a lot line

Example of permitted projections:

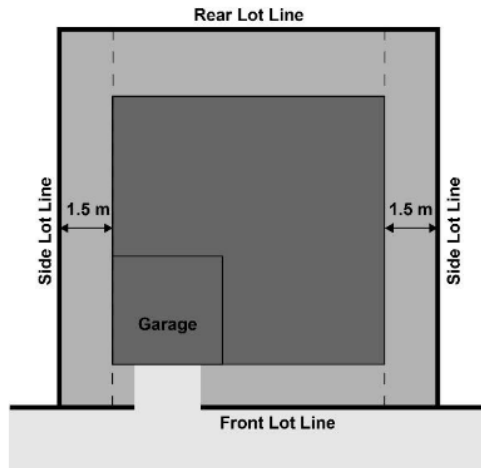


Key Changes

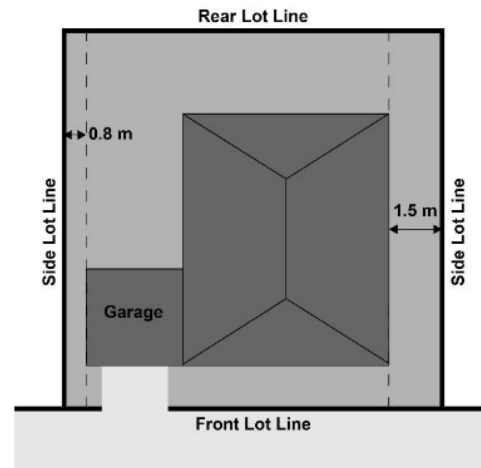
Residential Uses in Zones – Lot Standards

- In all Zones that permit single detached, semi-detached, and duplex dwellings, minimum interior side yard setbacks are clarified for depending on whether there is an attached garage with or without living space behind or above, or a carport, or no attached garage or carport

Illustration of Section 4.2 d) Minimum Interior Side Yard Setback Requirements:



Section 4.2 d) i): Where an attached garage is provided, and where living space is provided above or behind the garage



Section 4.2 d) ii): Where an attached garage is provided, but there is no living space above or behind the garage

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Key Changes

Sections 4 to 29: Permitted Uses Added to Zones

- Additional permitted uses have been added to the following Zones to ensure that the By-law supports their development potential:
 - General Commercial (GC)
 - Central Business District (CBD)
 - Le Village District (LVD)
 - Mixed-Use Commercial (MUC)
 - Community Commercial (CC)
 - Cotton Mills District (CMD)
 - General Institutional (GI)
 - Major Institutional (MI)
 - Employment Area Light (EAL); General (EAG), and Heavy (EAH)
 - Open Space Commercial (OSP C)

Upcoming Changes to Final Zoning By-law

- Based on City staff and public comments received on the Final Draft to date, the following changes are anticipated for the Final Zoning By-law prior to Council adoption:
 - Add definition for “home improvement centre” and permit in the GC and CC Zones
 - Add definition for “transportation depot” and permit in GC, MUC, HC, EAL, and EAG Zones
 - Permit “animal hospitals” in all Commercial Zones
 - Permit “wholesale establishment” in GC Zone
 - Permit “gas stations” in the EAL Zone
 - Add definition for “waste processing facility” and permit in EAG Zone
 - Property-specific rezonings, including some new Exception Zones, based on correspondence with property owners

Project Updates

- Public comments directed to planning@cornwall.ca
- Project website: www.cornwall.ca/zoningreview
- Project updates to be shared through:



Project website



Twitter, Facebook, Instagram
@CityofCornwall



Newspaper notices
(Standard-Freeholder,
Seaway News, The Seeker)



Community bulletins

Next Steps

- Prepare Final Zoning By-law and Zoning Map
- Council Adoption meeting:
 - **December 13, 2021 + 20-day Appeal period**
(to be specified in the City's Notice of Decision)

Thank you.

Questions? Comments?

City Contact:

Mary C. Joyce-Smith, MCIP, RPP
Division Manager of Planning
City of Cornwall/Ville de Cornwall
Tel: 613-930-2787 ext/poste: 2335



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

Department: Planning, Development and Recreation
Division: Planning
Report Number: 2021-167-Planning, Development and Recreation
Prepared By: Dana McLean, Development Coordinator
Meeting Date: November 15, 2021
Subject: CPPEG Recommendation Danis Ave
Cornwall Planning Programs Evaluation Group (CPPEG)
File Number: BR#2021-05
Applicant: 962101 Ontario Inc Danis Ave

Purpose

An application by 962101 Ontario Inc at 213-217 Pitt St for Brownfield funding assistance in an amount up to \$9,600. This request for funding is for a Committee of Adjustment Severance applications for lots that were originally shown under the Plan 77 Villeneuve Subdivision, but merged under one PIN number during the conversion of the Land Registry to Land Titles. This property has a posted Record of Site Condition and the proposed development is for 3 semi detached dwellings with 4 units as rental units for affordable housing. Combined total of 12 new residential units.

CPPEG Recommendation

That BR#2021-01 funding request by 962101 Ontario Inc at Danis Ave, be accepted as follows:

Program 4 Municipal Planning/Development Fees Grant in the amount of \$9,600 (based on actual costs for the Severance applications and the stamping of the deeds).

Document Title:	CPPEG Recommendation Danis Ave - 2021-167-PDR.docx
Attachments:	- Danis Ave 2021-05 documents.pdf
Final Approval Date:	Nov 7, 2021

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

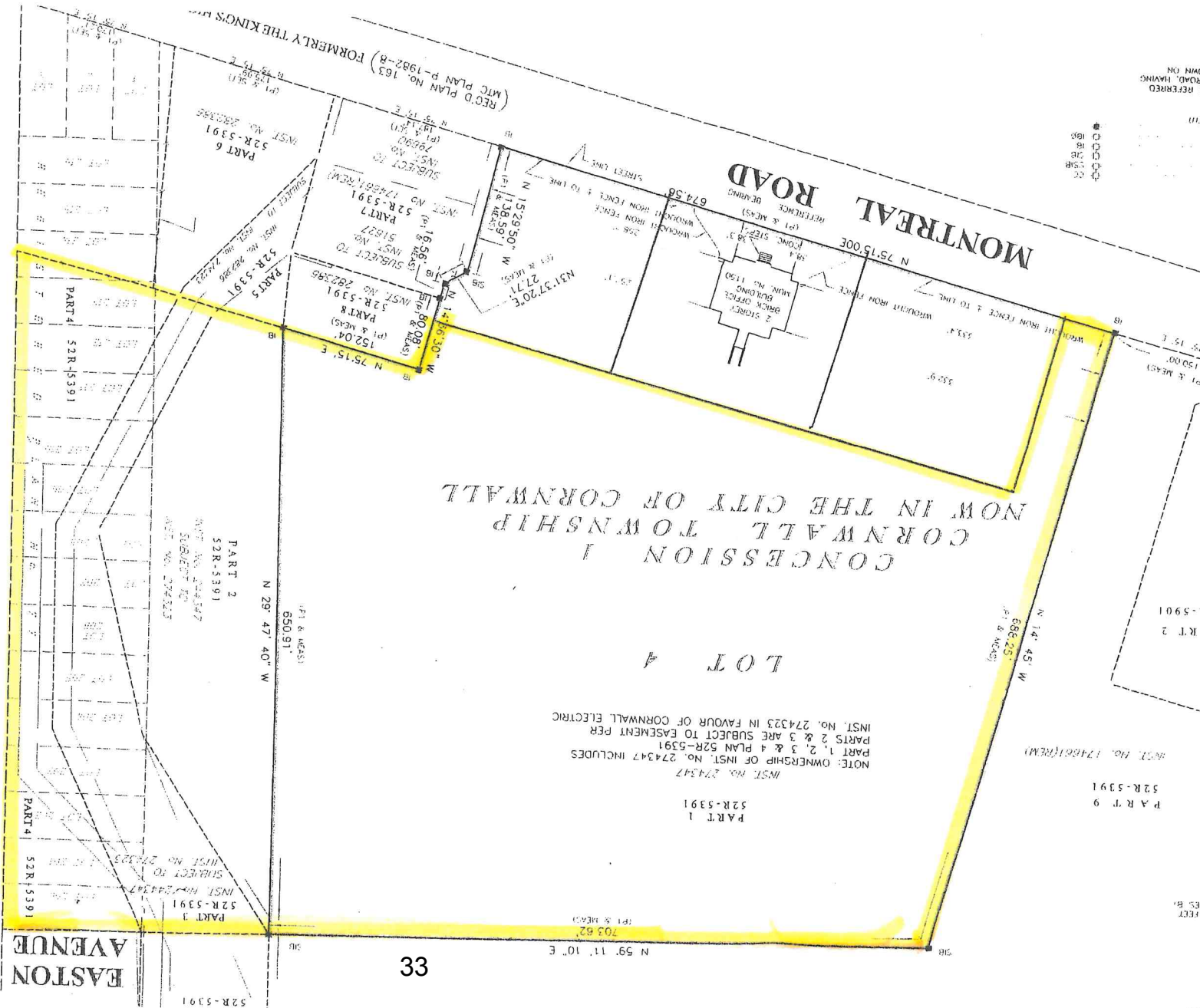
Mary Joyce-Smith - Nov 5, 2021 - 11:20 AM

Mark A. Boileau - Nov 5, 2021 - 11:43 AM

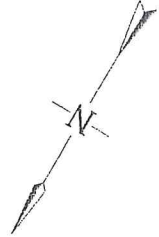
Maureen Adams - Nov 7, 2021 - 5:53 PM

BR#2021-05
Danis Ave
Plan 77 Villeneuve Subdivision Lot #200 to 214





ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
 12777138
 THIS PLAN IS NOT VALID
 UNLESS IT IS AN EMBOSSED
 ORIGINAL COPY
 ISSUED BY THE SURVEYOR
 IN ACCORDANCE WITH
 REGULATION 1026, SECTION 29(3)



SURVEYOR'S CERTIFICATE

I CERTIFY THAT THE DATA REPRESENTED ON THIS PLAN WAS
 COMPLETED ON THE 20th DAY OF DECEMBER 1999
 BY: *[Signature]*
 DATE: MARCH 15, 2000

PLAN
SUBDIVISION OF VILLENUEVE
CORNWALL TOWNSHIP

BEING COMPOSED OF THE SOUTHERN PART OF THE WEST HALF OF LOT NO. 3,
CONCESSION 1,
Scale-100' = 1"

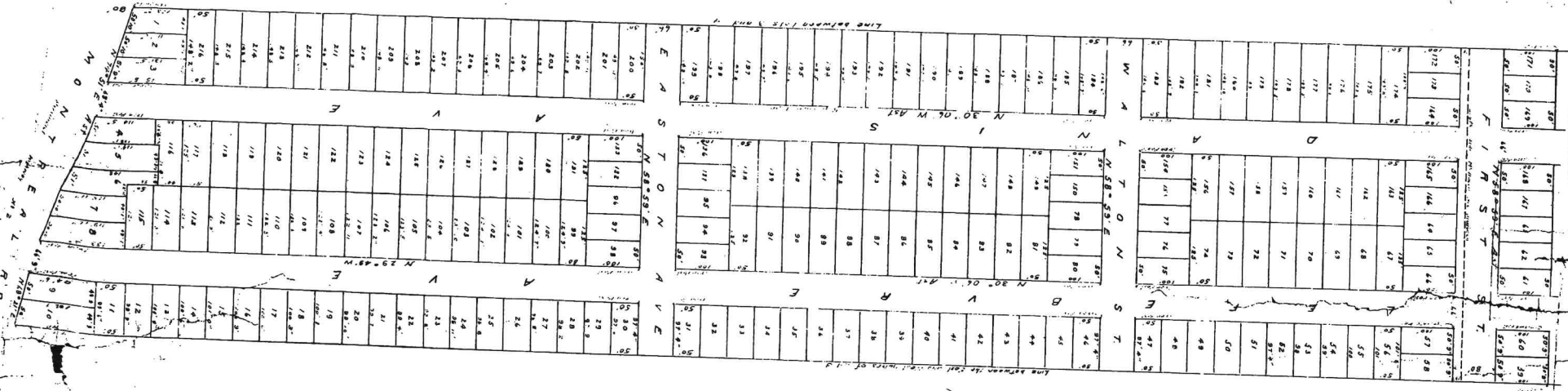
I hereby certify that this plan accurately shows the manner in which
the land included therein has been surveyed and subdivided by me,
and that the said plan is prepared in accordance with the
provisions of the Registry Act.
Dated of Cornwall, Ont. this 21st day of June 1928 R.D.
McKinnon

We hereby certify that we, the undersigned,
are the sole owners and mortgagees of
the land comprised in this subdivision,
and assent to same.
Paul A. Dennis
Richard Dennis
Dated of Cornwall, Ont. this 21st day of June 1928
for R.D. McKinnon only

WE HEREBY CERTIFY THAT THIS PLAN HAS BEEN ASSENTED TO
BY THE MUNICIPAL COUNCIL OF THE TOWNSHIP OF CORNWALL
Dated this 26th day of June 1928
Mayor
Clerk

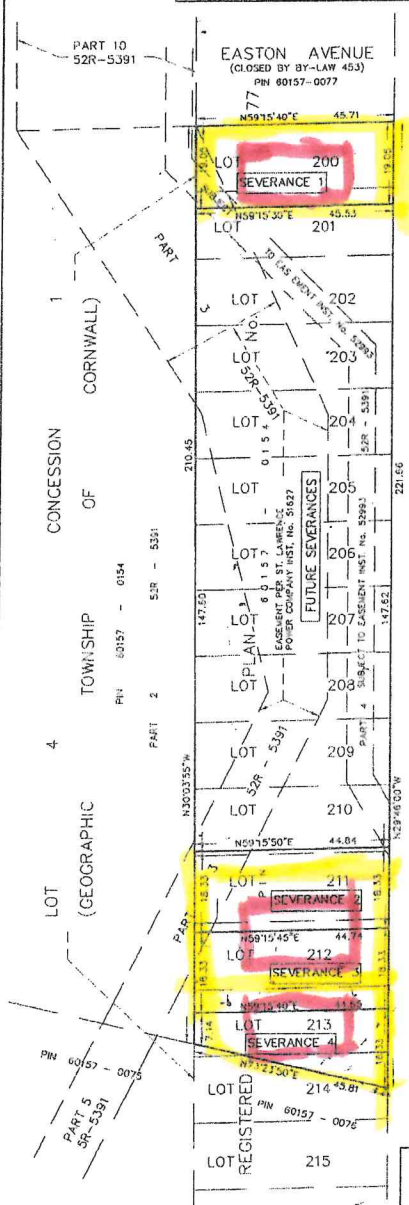
WE HEREBY CERTIFY THAT THIS PLAN HAS BEEN ASSENTED TO
BY THE MUNICIPAL COUNCIL OF THE TOWN OF CORNWALL
Dated this 26th day of June 1928
Mayor
Clerk

Ontario Land Surveyor



County of Cornwall, I, William Herbert Hodgson of Cornwall in the County of Stormont
do hereby certify that the above plan was duly signed and executed by
me both and day
I that I was personally present and did see this instrument
duly signed and executed by
II That the said instrument was executed at the Town of Cornwall
III That I am all of the said parties.
IX That I am a subscribing witness to the said instrument
Signed before me at the Town of Cornwall
this 26th day of June 1928
Commissioner of the S.C.

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SKETCH
FOR SEVERANCE PURPOSES
LOTS 200 THROUGH 212 INCLUSIVE
AND PART OF LOTS 213 AND 214
REGISTERED PLAN No. 77
CITY OF CORNWALL
COUNTY OF STORMONT, ONTARIO
K. ADAMS SURVEYING LTD., 2012

SCALE 1:750 METRES
0 20 40 60 80 METRES
METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE
CONVERTED TO FEET BY DIVIDING BY 0.3048

THIS IS NOT A PLAN OF SURVEY

DANIS AVENUE
(20.12 m WIDE ACCORDING TO REGISTERED PLAN 77)

FROM THE OFFICE OF
K. ADAMS SURVEYING LTD.
INCLESIDE, ONTARIO
TEL: (613) 537 - 9898 FAX: (613) 537 - 9797
E mail : kedams@glen-net.ca

SCALE: 1:750	DRAWN: Y.B.	FIELD: K.A.	CHECKED: K.A.	STOR-PL-77 JOB: 12-1132
-----------------	----------------	----------------	------------------	----------------------------

SKETCH_12-1132.DWG
4/16/2020

CONTRACT NOT BEING FROM THE CITY OF CORNWALL. THE CITY OF CORNWALL HAS THE RIGHT TO REVOKE OR AMEND THE CONTRACT AT ANY TIME.

DATE	DESCRIPTION
2021	REVISION
2021	REVISION
2021	REVISION

CONTRACT TO BE MADE ACCORDING TO THE CITY OF CORNWALL. THE CITY OF CORNWALL HAS THE RIGHT TO REVOKE OR AMEND THE CONTRACT AT ANY TIME.

INFORMATION DATA:

REMARKS:

NOTE FOR BEARING CONVERSION: A BEARING OF 90 DEGREES IS THE SAME AS 0 DEGREES. BEARINGS ARE GIVEN AS AN ANGLE FROM THE PREVIOUS BEARING (POINT) A AND B. BEARING CONVERSION IS NOT REQUIRED FOR THIS PLAN. BEARING CONVERSION IS NOT REQUIRED FOR THIS PLAN.

CAUTION:

BEARING CONVERSION IS NOT REQUIRED FOR THIS PLAN.

REMARKS:

NOTE FOR BEARING CONVERSION: A BEARING OF 90 DEGREES IS THE SAME AS 0 DEGREES. BEARINGS ARE GIVEN AS AN ANGLE FROM THE PREVIOUS BEARING (POINT) A AND B. BEARING CONVERSION IS NOT REQUIRED FOR THIS PLAN. BEARING CONVERSION IS NOT REQUIRED FOR THIS PLAN.

MARKER	DESCRIPTION	ELEVATION
1	TOP OF SPREADER	30.74
2	TOP OF HORIZONTAL	30.74

PLAN SHOWING TOPOGRAPHIC INFORMATION OF LOTS 200 AND 212 AND PART OF LOTS 201, 213 AND 214 CITY OF CORNWALL COUNTY OF STORMONT ONTARIO K. ADAMS SURVEYING LTD. 2021

Scale 1:500

REVISIONS:

The old work was updated on the first day of May 2021.

REVISIONS AND CORRECTIONS FROM THE PLAN ARE IN RED AND CAN BE IDENTIFIED BY THE LETTERS A AND B.

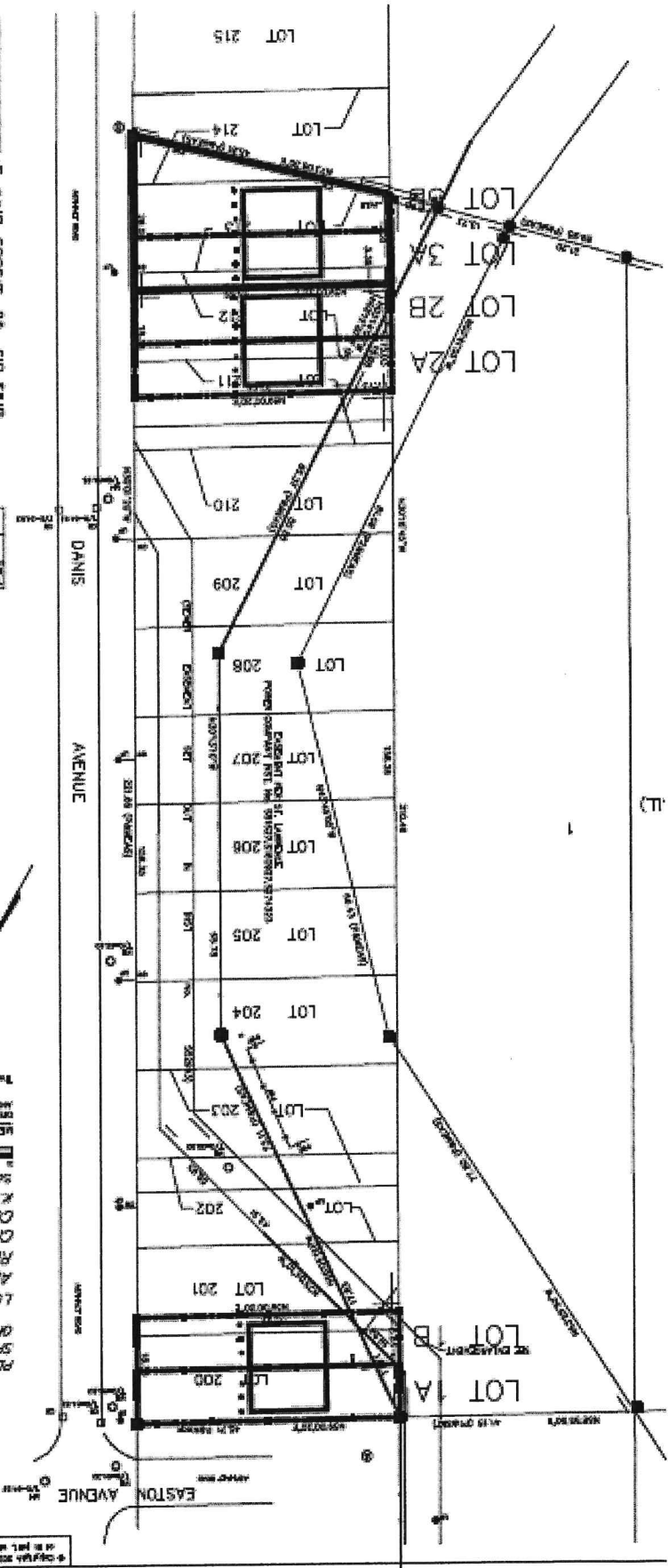
DATE: 15/05/2021

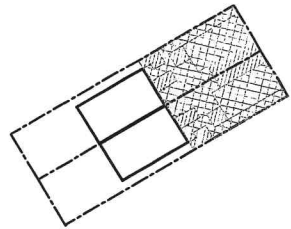
BY: K. ADAMS SURVEYING LTD.

PROJECT: LOTS 200 AND 212 AND PART OF LOTS 201, 213 AND 214 CITY OF CORNWALL COUNTY OF STORMONT ONTARIO

DATE: 15/05/2021

BY: K. ADAMS SURVEYING LTD.

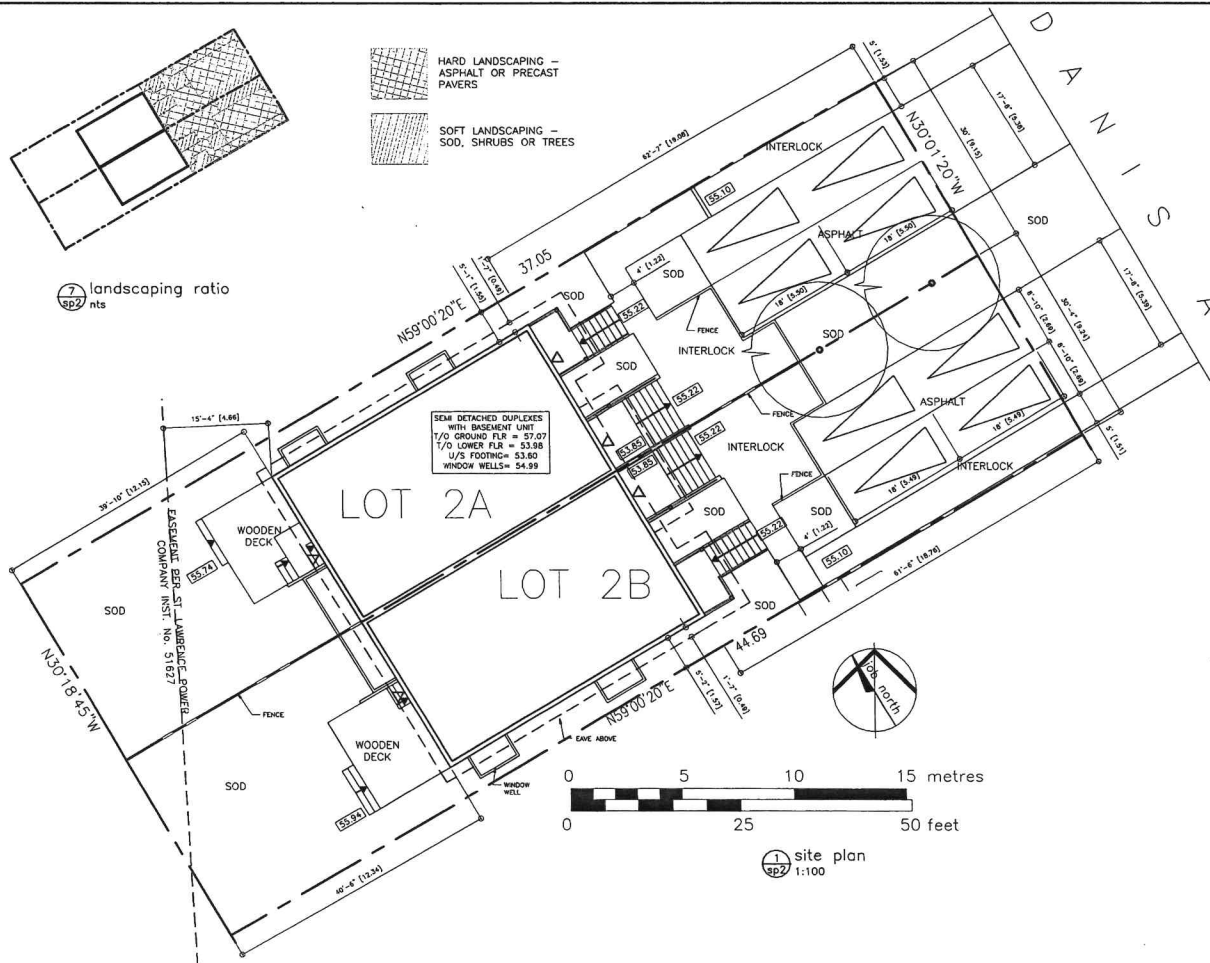




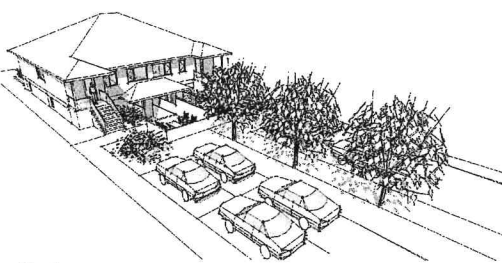
HARD LANDSCAPING – ASPHALT OR PRECAST PAVERS

SOFT LANDSCAPING – SOD, SHRUBS OR TREES

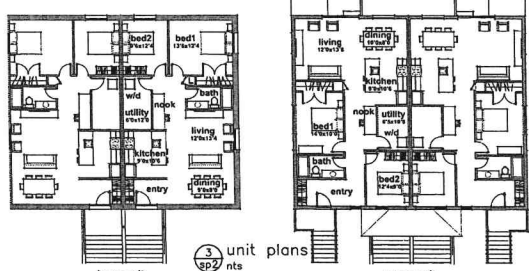
7 landscaping ratio nts



1 site plan 1:100



2 view nts



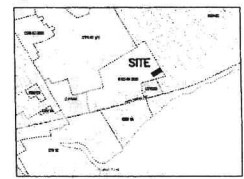
3 unit plans nts

ZONING DATA—LOT 2A AND LOT 2B
CITY OF CORNWALL ZONING BYLAW—RESIDENTIAL 20 EXC (SAME AS RESIDENTIAL 15 EXC FOR 2 FAMILY SEMI DETACHED)

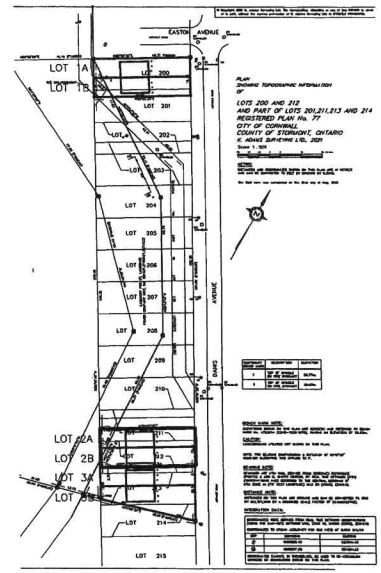
ZONING PARAMETER	Required/Allowed	Proposed Lot 2A	Proposed Lot 2B
Frontage	15.0m min.	—	—
Lot area	600m ² min.	408.9m ²	408.9m ²
Building Footprint	—	102.2m ²	102.2m ²
Lot occupancy (%)	40% max	24.9%	24.9%
Hard landscaping of front yard (%)	40% max.	73.3%	73.3%
Units	—	2	2
Number of storeys	—	1 + basement	1 + basement
Number of bedrooms	—	4	4
Building height	—	7.95m	7.95m
Parking	4 spaces	4	4
Setbacks	—	162sf	162sf
Front	6.0m min.	19.05	18.76
Rear	10.5m min.	12.15	12.34
Side	1.50m min.	1.55	1.57

Permitted Projections into Required Yards (Table 01-4-3)	Permitted	Proposed
Eaves	0.5m into any yard	0.5m into side yards
Steps, landings and handicap ramps	1.8m into front yard 0.61 into side yard	n/a n/a
Porch	1.8m into front yard	n/a

5 zoning data nts



6 location plan nts



4 lot locations nts

survey information taken from:

SKETCH FOR SEVERANCE PURPOSES LOTS 200 THROUGH 212 INCLUSIVE AND PART OF LOTS 213 AND 214 REGISTERED PLAN No. 77

CITY OF CORNWALL COUNTY OF STORMONT, ONTARIO K. ADAMS 2012

Dated July 27, 2020

survey elevation information taken from:

PLAN SHOWING TOPOGRAPHIC INFORMATION OF LOTS 200 AND 212 AND PART OF LOTS 201, 211, 213 AND 214 REGISTERED PLAN No. 77

CITY OF CORNWALL COUNTY OF STORMONT, ONTARIO K. ADAMS 2021

Dated May 21, 2021

20210721 survey and grade information
20210115 zoning and civil engineering review
20200330 dimensional coordination
20200330 additional planning information
20200224 client review

no. date revision

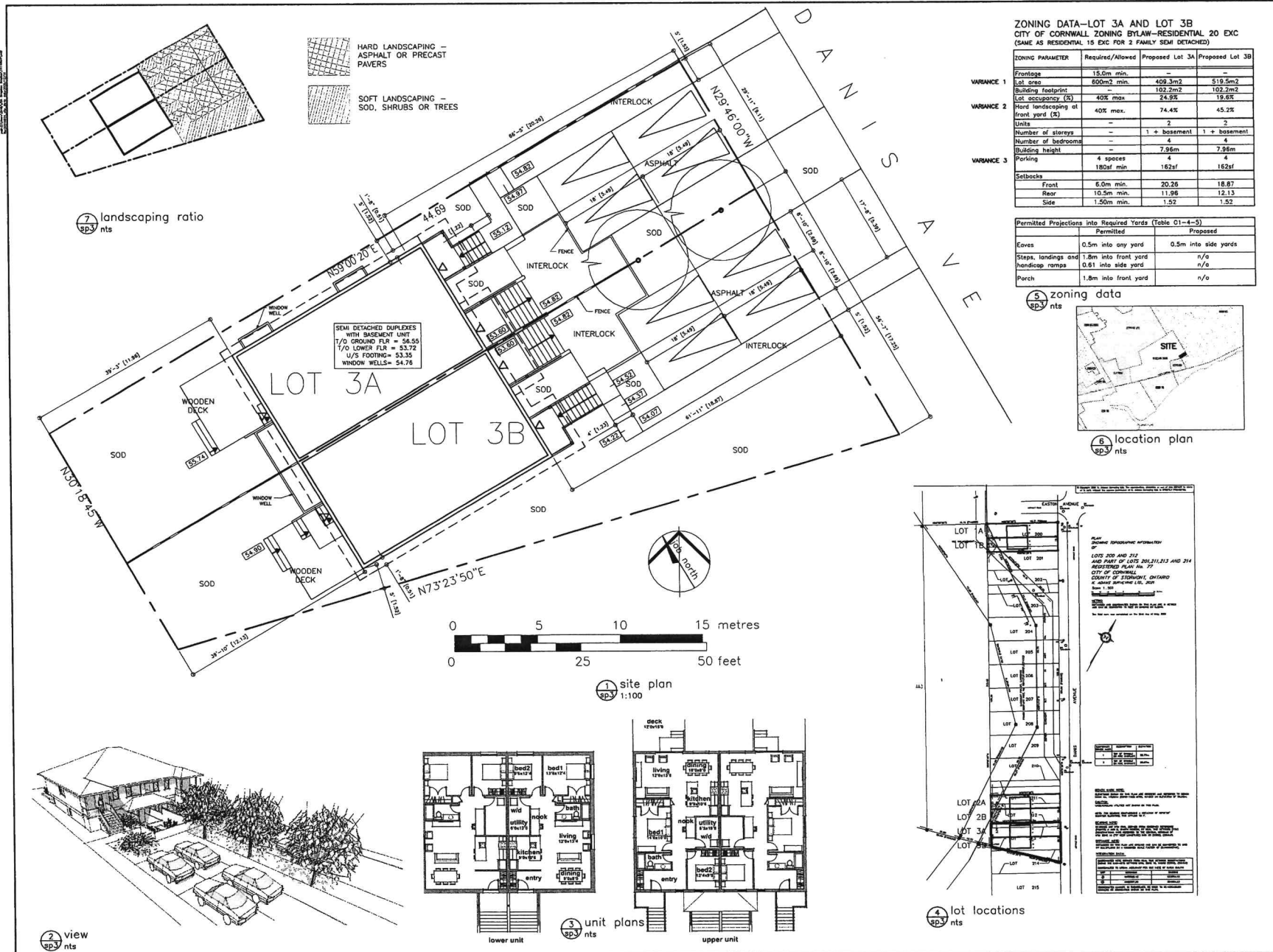
— It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.
— All contractors must comply with all pertinent codes and by-laws.
— Do not scale drawings.
— This drawing may not be used for construction until signed.
— Copy right reserved.

JOHN DONKIN ARCHITECT
www.jdonkinc.ca 613.730.8818 INC
138 Hopewell Ave., Ottawa, ON, K1S 2Z3

project:
SEMI-DETACHED DUPLEXES
DANIS AVENUE
CORNWALL ON

drawing:
LOT 2A AND 2B
SITE PLAN AND
ZONING DATA

drawn: J.A. date: 20210726 scale: as noted
project no: 19146n1
drawing no: sp2
revision no.



Survey information taken from
PLAN SHOWING TOPOGRAPHIC INFORMATION OF LOTS 200 AND 210 AND PART OF LOTS 201, 211, 213 AND 214 REGISTERED PLAN No. 77

CITY OF CORNWALL
COUNTY OF STORMONT, ONTARIO
K. ADAMS 2021
Dated May 21, 2021

5 20210721 survey and grade information
4 20201215 zoning and site engineering review
3 20200330 dimensional coordination
2 20200325 additional planning information
1 20200224 client review

no. date revision

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.
All contractors must comply with all pertinent codes and by-laws.
Do not scale drawings.
This drawing may not be used for construction until signed.
Copyright reserved.

JOHNDONKIN ARCHITECT
www.jdarchitect.ca 613 730 6918 INC
138 Hopewell Ave., Ottawa, ON, K1S 2Z3

project
SEMI-DETACHED DUPLEXES
DANIS AVENUE
CORNWALL ON

drawing:
LOT 3A AND 3B
SITE PLAN AND
ZONING DATA

drawn: J.A.	date: 20210726	scale: as noted
project no: 19146001		drawing no. sp3
drawing no. sp3		revision no.

Ontario Ministry of the Environment - Record of Site Condition # 203909

**Record of Site Condition
Under Part XV.1 of the Environment Protection Act**

Summary

Record of Site Condition Number	203909
Date Filed to Environmental Site Registry	12/07/2012
Certification Date	09/01/2012
Current Property Use	Commercial
Intended Property Use	Residential
Certificate of Property Use Number	No CPU
Applicable Site Condition Standards**	Full Depth Generic Site Conditions Standard, with Non-potable Ground Water, Coarse Textured Soil, for Residential property use
Property Municipal Address	1150 Montreal Road

Notice to Readers Concerning Due Diligence

This record of site condition has been filed in the Environmental Site Registry to which the public has access and which contains a notice advising users of the Environmental Site Registry who have dealings with any property to consider conducting their own due diligence with respect to the environmental condition of the property, in addition to reviewing information in the Environmental Site Registry.

Contents of this Record of Site Condition

This record of site condition consists (RSC) of this document which is available to be printed directly from the Environmental Site Registry as well as all supporting documentation indicated in this RSC to have been submitted in electronic format to the Ministry of the Environment.

Ministry of the Environment

Environmental Assessment and Approvals
Branch

2 St. Clair Avenue West
Floor 12A
Toronto, ON M4V 1L5
Tel.: 416 314-8001
Fax: 416 314-8452

Ministère de l'Environnement

Direction des évaluations et des autorisations
environnementales

2, avenue St. Clair Ouest
Étage 12A
Toronto, ON M4V 1L5
Tel.: 416 314-8001
Télé.: 416 314-8452



October 6, 2008

Via Fax: (613) 933-6019

John Haines
962101 Ontario Inc.
1150 Montreal Road
Cornwall, ON
K6H 1E2

Dear Mr. Haines:

RE: **Audit Result – RSC # 32305**
1150 Montreal Road, Cornwall – Part of Lot 4, Concession 1, Lots 200 to 212,
both inclusive and parts of Lot 213 and 214, Registered Plan No. 77, City of
Cornwall, County of Stormont, designated as Parts 1, 2, 3 and 4, Ref. Plan
52R-5391. The RSC covers only Parts of Lot 4, Concession 1, City of
Cornwall, County of Stormont, Ontario. Reference Plan 52R-7028

The Ministry of the Environment (MOE) has completed the audit of the Record of Site Condition (RSC) for the property mentioned above. The audit included a review of the reports listed in part 2 of the RSC and was assessed in light of the provisions of Part XV.1 of the Environmental Protection Act (EPA) and Ontario Regulation 153/04 (O. Reg. 153). The reports were received on July 21, 2008.

In addition, Tabitha Yuen-Ying Lee, P. Eng. (qualified person of the RSC) of GENIVAR Ontario Inc., provided detailed response through a letter dated September 16, 2008 to the MOE's request for clarification/information letter dated August 14, 2008.

Based on the review of reports in support of the RSC and response from Ms. Lee, the audit did not reveal any finding that would indicate that the RSC property was not remediated to the standards prescribed by O. Reg. 153 for the intended land use in the RSC.

Please note that the audit was based solely on the review of the documentation referenced above. The MOE has not supervised the assessment and/or remediation undertaken at the site and does not assume any responsibility or liability for the assessment, remediation or environmental

conditions of the site. It is your responsibility as the owner of the property to ensure that the RSC and reports accurately represent the conditions at the site.

Sincerely,



Mahmood Hasan, P. Geo
Brownfields Hydrogeologist/Provincial Officer
Brownfields Filing and Review

- c. Tabitha Yuen-Ying Lee, GENIVAR Ontario Inc.
Fax: (905) 475-5994
Kevin Hosler, Area Supervisor, MOE Cornwall Area Office
Fax: (613) 933-6402



Brownfields Environmental Site Registry

Location: Ministry > Brownfields > Search Results > RSC #32305

Record of Site Condition
For Part XV.1 of the *Environmental Protection Act*

Record of Site Condition Summary	
Registration Number	32305
Filing Date	July 15, 2008
Certification Date	July 26, 2007
Current Property Use	Commercial
Intended Property Use	Residential
Certificate of Property Use Number	No CPU
Applicable Standards	Full Depth Site Conditions Standard, with Nonpotable Ground Water, Coarse Textured Soil, for Residential/Parkland/Institutional property use
Property Municipal Address	1150 MONTREAL RD CORNWALL, ON, K6H 1E2

Notice to Readers Concerning Due Diligence

This record of site condition has been filed on the Environment Site Registry to which the public has access and which contains a notice advising users of the Registry who have dealings with any property to consider conducting their own due diligence with respect to the environmental condition of the property, in addition to reviewing information in the Registry.

Contents of this Record of Site Condition

This record of site condition consists of this document which is available to be printed directly from the Environmental Site Registry as well as all documentation indicated in this document to have been submitted in paper format to the Ministry of the Environment.

Definitions

The following definitions are taken from the *Environmental Protection Act* or Regulation 153/04 under that Act and are included for ease of reference. The Act and Regulation should be referenced for other applicable definitions.

In this Record of Site Condition,

"Act" means the *Environmental Protection Act*, as amended;

"Cleanup Guideline 1996" means the Ministry publication entitled "Guideline for Use at Contaminated Sites in Ontario" originally dated June 1996 and later revised;

"Intended property use", in relation to a record of site condition, means the type of property use in respect of which the record of site condition is filed;

"phase one environmental site assessment" has the same meaning as defined in the Act at s. 168.1;

"phase two environmental site assessment" has the same meaning as defined in the Act at s. 168.1;

"Regulation" means Ontario Regulation 153/04, Records of Site Condition - Part XV.1 of the Act, as amended;

"risk assessment" has the same meaning as defined in the Act at s. 168.1;

"RSC" means a record of site condition under Part XV.1 of the Act;

"RSC property", in relation to a record of site condition, means the property in respect of which the record of site condition is filed;

"SSRA" means a site specific risk assessment conducted in accordance with the Cleanup Guideline 1996.

Part 1: Property Ownership, Property Information and Owner's Certifications

Information about the owner who is filing or authorizing the filing of the RSC

Filing Owner	
Owner Name	962101 Ontario Inc.

Corporate Contact (Authorized Officer) John Haines
Mailing Address 1150 MONTREAL RD, CORNWALL, ON, K6H 1E2
Telephone 613-9366585
Fax 613-9336019
Email haines@heritage.on.ca

RSC Property Location Information

Property Address and Legal Descriptions
Municipal Address 1150 MONTREAL RD, CORNWALL, ON, K6H 1E2
Municipality CORNWALL
Legal Description Part of Lot 4, Concession 1, Lots 200 to 212, both inclusive, and parts of Lot 213 and 214, Registered Plan No. 77, City of Cornwall, County of Stormont, designated as Parts 1,2,3, and 4, Ref Plan 52R-5391. The RSC covers only Part of Lot 4, Concession 1, City of Cornwall, County of Stormont, Ontario Reference Plan 52R-7028.
Assessment Roll Number 04 02 010 007 46940 0000
Property Identification Number (PIN) Part of 60157-0073
RSC applies to entire legal property. No

Property Geo Reference
UTM Coordinates NAD83 18-523811-4985217 (converted from Latitude & Longitude)
Latitude & Longitude 45.02000000N 74.69777780W
Accuracy Estimate 6 to 10 meters
Measurement Method Digitized from a satellite image

RSC Property Use Information

The following types of property uses are defined by the Regulation: Agricultural or other use, Commercial use, Community use, Industrial use, Institutional use, Parkland use, and Residential use.

Property Use Information
Current Property Use Commercial
Intended Property Use Residential
Certificate of Property Use has been issued under section 168.6 of the Act No

Additional Documentation

The following documents have been submitted to the Ministry of the Environment as part of the record of site condition:

Additional Documentation Provided by Property Owner or Agent
 Deed or Transfer for the property
 Certificate of Status
 Survey of the property

Signature and Statements of Property Owner or Agent

As owner of the RSC property, or agent acting on behalf of the owner of the RSC property:

1. I acknowledge that the RSC will be filed in the Environmental Site Registry, that records of site condition that are filed in the Registry are available for examination by the public and that the Registry contains a notice advising users of the Registry who have dealings with any property to consider conducting their own due diligence with respect to the environmental condition of the property, in addition to reviewing information in the Registry.

MacViro

A division of Genivar Ontario Inc.

5363

July 11, 2006

962101 Ontario Inc.
1150 Montreal Road
Cornwall, Ontario K6H 1E2

Attention: Mr. John Haines

**Re: Phase I ESA – Final Report – Part 1, Plan 52R-5391
1150 Montreal Road, Cornwall, Ontario**

Dear Mr. John Haines,

MacViro Consultants – A division of Genivar Ontario Inc. has concluded the Phase I Environmental Site Assessment of the property identified as 1150 Montreal Road, located on the northwest corner of Montreal Road and Danis Avenue in Cornwall, Ontario. Our findings are documented in the accompanying report.

A reply from the Ministry of the Environment was received in February 2006. Our review of this information confirms our understanding of this property and its historical use and does not suggest the presence of any additional environmental issues of concern.

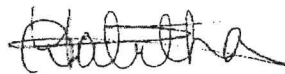
We thank you for the opportunity to undertake this work on your behalf and look forward to working with you again on future projects. If you have any questions, please do not hesitate to call our office.

Yours truly,

MacViro Consultants Inc.



Muin M. Husain, Ph. D., P. Geo.
Business Unit Leader



Tabitha Lee, M.A.Sc., P.Eng.
Environmental Engineer

/cc

MacViro Consultants - A division of Genivar Ontario Inc.

600 Cochrane Drive, Suite 500, Markham, ON L3R 5K3 tel: 905.475.7270 • fax: 905.475.5994 • www.macviro.com



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

Department: Planning, Development and Recreation
Division: Planning
Report Number: 2021-168-Planning, Development and Recreation
Prepared By: Dana McLean, Development Coordinator
Meeting Date: November 15, 2021
Subject: CPPEG Recommendation 102 Sydney-41 First St E
Cornwall Planning Programs Evaluation Group (CPPEG)
File Number: HOTC#2018-01 Addendum 102 Sydney St/41 First St E
Applicant: 1943217 Ontario Inc

Purpose

An application by 1943217 Ontario Inc at 102 Sydney Street and 41 First Street East for HOTC funding under the tax increment grant in an amount up to \$48,440. This request for the tax increment grant funding is leveraging the increased assessment and property taxation generated by site redevelopment.

Limiting such grants to annual payments for a maximum period of 10 years or equivalent to the maximum cost of rehabilitation, renovation and/or redevelopment.

CPPEG Recommendation

That HOTC#2018-01 Addendum funding request by 1943217 Ontario Inc at 102 Sydney Street and 41 First Street East, be accepted as follows:

Program 1 Heart of the City Rehabilitation and Redevelopment Grant (Tax Increment Grant) in the amount of \$48,440.

Document Title:	CPPEG Recommendation 102 Sydney-41 First St E - 2021-168-PDR.docx
Attachments:	- Sydney 102 41 First St E 2018-01 documents.pdf
Final Approval Date:	Nov 10, 2021

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

Mary Joyce-Smith - Nov 5, 2021 - 2:10 PM

Mark A. Boileau - Nov 10, 2021 - 2:00 PM

Maureen Adams - Nov 10, 2021 - 2:16 PM

Heart of the City - Program 1 Tax Increment Grant

File #2018-01

102 Sydney/41 First St E

1943217 Ontario Inc

		Municipal Taxes	Assessment
Prior to development	Res	\$ -	\$ -
	Com	\$ 2,152.95	\$ 75,000
After Development (Estimated)	Com	\$ 6,786.87	\$ 229,900
	Res	\$ 3,439.32	\$ 226,100
	Increment	Com \$ 4,633.92 Res \$ 3,439.32 <u>\$ 8,073.24</u>	

Year	Municipal taxes (Estimated) Res & Com	Tax Increment Grant Percentage	Tax Increment Grant	Taxes Retained by the Corporation (\$2,152.95base)
2021	1 \$ 8,073.24	80%	\$ 6,458.59	\$3,767.60
2022	2 \$ 8,073.24	80%	\$ 6,458.59	\$3,767.60
2023	3 \$ 8,073.24	70%	\$ 5,651.27	\$4,574.92
2024	4 \$ 8,073.24	70%	\$ 5,651.27	\$4,574.92
2025	5 \$ 8,073.24	60%	\$ 4,843.94	\$5,382.25
2026	6 \$ 8,073.24	60%	\$ 4,843.94	\$5,382.25
2027	7 \$ 8,073.24	50%	\$ 4,036.62	\$6,189.57
2028	8 \$ 8,073.24	50%	\$ 4,036.62	\$6,189.57
2029	9 \$ 8,073.24	40%	\$ 3,229.30	\$6,996.89
2030	10 \$ 8,073.24	40%	\$ 3,229.30	\$6,996.89
Total			\$ 48,439.44	\$53,822.46
Total TIG	\$48,439.44			

Note: In year 11 and onward the municipality will be able to benefit 100% of the incremental taxes as a result of the development on the property



