

**Minutes of Special Committee Meeting  
of City Council  
Held Tuesday, September 3, 2019**

**Present:**

Mayor McDonald, Councillors T. Vrebosch, B. Vrebosch, King, Bain, Tignanelli, Anthony, Mendicino, Robertson, Brousseau.

**General Government Committee:**

No Items Dealt With.

**Community Services Committee:**

CS-2019-09      ***Public Meeting under the Planning Act***

Report from Peter Carello dated August 22, 2019, re: Official Plan Amendment and Zoning By-Law Amendment.

The City Clerk advised that notice of the meeting was given by prepaid first class mail on the 13<sup>th</sup> day of August, 2019 to all owners of property within 120 metres of the subject property and by the posting of a placard on the subject property.

**Conflict of Interest**

*Mayor McDonald declared a conflict of interest as has he owns property near development.*

Peter Carello explained the purpose of the Official Plan Amendment and Zoning By-Law Amendment.

Councillor Brousseau asked for public presentations in support of or objecting to the Official Plan Amendment and Zoning By-Law Amendment.

**Presentations:**

1. Paul Goodridge – Agent for the Applicant

- Clarified the status of the development's ownership, reiterated the purpose of the proposed land, provided the rationale for rezoning, and financial responsibility related to utility servicing.
- In consultation with the Ministry of Transportation the long term plan for this area is to build a new interchange for Hwy 11 North. The Developer has already allocated part of the property on the south end of the property to be transferred to the Ministry.
- It is his understanding that any improvements to the municipal road would be done and paid for by the Ministry of Transportation.
- The businesses that are looking at going into the Innovation Park are businesses that are vibration sensitive, meaning that they are not a good fit to go into the Airport Industrial Park.
- The proximity to the College creates training and research opportunities for students.
- This will help to keep development strong.
- Would like to move directly to the zoning that is being proposed without a Holding symbol being placed on the property which is being proposed by Planning Staff.
- If a Holding symbol is placed on the property it is another step that the Developer will need to take before any of the businesses can start building and this will slow down the

process.

- There are five companies ready to lease the land.
- There will be a condominium plan placed on the property at a later date but for now the land will be leased by way of a Reference Plan.
  
- The Developer and the City will be entering into a Site Servicing Plan which will deal with the all of the servicing and the costs.
  
- Instead of placing a Holding Symbol on the lands any of these issues can be dealt with by way of:
  - a Site Plan Control Agreement;
  - Species at Risk Assessment;
  - Traffic Study; and
  - Wastewater Management Plan.
  
- All of the studies will be completed at the beginning of the project.
- All of the businesses that are slated to be part of the Innovation Park have very limited emissions and the majority of the businesses are research based.
- By placing a Holding symbol on the property it will delay the projects by 2 to 3 months. This is just one more layer of bureaucracy.
- The businesses wishing to locate on the north end of the property are ready to start building.

## 2. George Burton, President Canadore College

- He has had a conversation with the individual that raised concerns and has formally advised them of the types of industries that will be located in the Innovation Park.
- There will be natural buffers maintained.
- The businesses located within the Innovation Park will have a direct relationship with the programs at Canadore College.
- To-date, there is a pharmaceutical research facility, space for a movie and lighting studio, and an agricultural research facility - growing pods.
- These businesses are anticipated will create 370 jobs in the City.
- The movie and lighting studio and pharmaceutical research facility have asked for privacy so these will be away from the road and accommodated at the back of the property.
- These will be clean industries.
- Provide training opportunities to the students at Canadore College.

## 3. Peter Handley

- He has spoken to the City's Planning Department and George Burton in relation to his objections of the Rezoning and Official Plan Amendment.
- He totally supports rezoning for education.
- What happens if Canadore is unable or unwilling to participate in this development? The property cannot automatically be reverted back to residential.
- There is no reference in the Rezoning or the Official Plan Amendment to the educational component.

Direction: Committee Report be brought forward to Council on September 10, 2019.

**Engineering and Works Committee:**

No Items Dealt With.

Committee Meeting of Council adjourned at 6:46 p.m.

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Mayor Allan McDonald

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City Clerk Karen McIsaac

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