

Public Meeting Cornwall, Prince Edward Island

A public meeting was held at the Cornwall Civic Centre, Cornwall, Prince Edward Island on Wednesday, March 2, 2016 at 7:00 p.m.

CALL TO ORDER:

The meeting was called to order at 7:00 p.m. by Mayor Minerva McCourt. Mayor McCourt welcomed residents and introduced Deputy Mayor, Gary Ramsay, Councillors Elaine Barnes, Peter Meggs, Shane McGuigan, Town Planning and Development Officer Dean Lewis and Administrative Assistant, Geneen Bergman. Regrets were given on behalf of Councillors Jill MacIsaac and Irene Dawson.

Notice of this meeting was placed in The Guardian on February 20, 2016 and signage notifying the public was placed in the areas being considered on February 19, 2016.

Mayor McCourt noted the purpose of the meeting was to give residents and property owners an opportunity to provide feedback to Council on proposed amendments to the Town of Cornwall Zoning & Subdivision Control (Development) Bylaw and General Land Use Map, which is part of the Official Plan as well as two proposed zoning changes. At this time Mayor McCourt called upon Dean Lewis.

The first item reviewed is the amendment to the General Land Use Map which is appended to and makes up part of the Official Plan. Madison Heights is currently identified on the General Land Use Map as the Comprehensive Development Area (CDA) Zone. Madison Heights Subdivision was rezoned on June 11, 2014 from Comprehensive Development Area to Two Family Residential Zone (R2); therefore, Madison Heights should be identified as Residential on the General Land Use Map.

No comments were received.

The next item on the agenda was the proposed rezoning of the Madison Heights Subdivision from Two Family Residential (R2) to Semi-detached Residential Zone (R2S). The Town is proposing a zoning change for this subdivision that could allow up to 100% Semi-detached Dwelling units. All the provisions currently found in the R2 Zone would remain the same in the R2S Zone with the exception that Duplexes would not be a Permitted Use.

One resident asked if there was a time frame for the Madison Heights subdivision opening up at the TransCanada Highway. Dean replied that the Town would like to see that happen but is unaware of any timelines.

The next item on the agenda was an application to rezone a portion of Parcel ID No. 247981 (19 Muttart Drive) from Two Family Residential (R2) to Multiple Family Residential (R3). The Developer is proposing to build a six (6) unit, single story Block Townhouse. Dean noted that the

Town is also considering rezoning Parcel ID Nos. 247597, 1038991, 885079 and 247965, from R2 to R3.

Next Dean reviewed the proposed changes to the bylaw and advised they are considered “housekeeping” items for the most part and the overall intent of the bylaw has not been changed. The proposed changes include the following:

1. Revisions to Section 3.14 – Denying Permits;
2. Revisions to Section 5.2 – General;
3. Revisions to Section 5.5 – Signs Permitted in All Zones;
4. Revisions to Section 6.2 – Parking Lot Standards;
5. Revisions to Section 8.2 – Permitted Uses;
6. Revisions to Section 8.5 – Servicing;
7. Revisions to Section 12.2 – Permitted Uses;
8. Revisions to Section 19.2 – Permitted Uses;
9. Revisions to Section 21.2 – Amendment Procedures;
10. Revisions to Section 22.11 – Final Approval;
11. Revisions to Section 25 – Definitions; and
12. Addition of Section 26 – Semi-Detached Residential Zone (R2S).

At this time the floor was opened to the public.

Clarification regarding variance procedures was discussed.

Residents expressed concerns with safety issues due to the increase in traffic flow, and because there is only one exit and two accesses in the Madison Heights/Kellow Drive area. Concerns were raised about the potential negative impact on property value and the effect of the overall character of the neighborhood if the remaining lots become Semi-detached units in Madison Heights. Concerns were brought forward regarding the maintenance of the developer’s properties and the nuisance constant construction in the neighborhood creates for area residents.

Mayor McCourt thanked everyone for attending the meeting and for their comments.

ADJOURNMENT

The meeting adjourned at 7:54 p.m.

MINERVA McCOURT
MAYOR

KEVIN McCARVILLE
CHIEF ADMINISTRATIVE OFFICER