

Cornwall, Prince Edward Island

**Special Meeting of Council
Monday, August 29, 2016 at 4:30 PM**

Present: Deputy Mayor Gary Ramsay presiding
Councillor Elaine Barnes
Councillor Peter Meggs
Councillor Jill MacIsaac
Councillor Shane McGuigan

Also: Kim Meunier, Acting Chief Administrative Officer
Dean Lewis, Development & Planning Officer
Matt Duffy, Utility & Public Works Manager
Stephanie Cairns, Administrative Assistant

Regrets: Mayor Minerva McCourt
Councillor Irene Dawson

CALL TO ORDER

Deputy Mayor Ramsay called the meeting to order.

APPROVAL OF THE AGENDA

It was moved by Councillor McGuigan and seconded by Councillor Meggs the agenda be approved as circulated. Motion carried.

1. CORNWALL LAGOON BERM UPGRADES - TENDER

WS 07-2016, Cornwall Lagoon Berm Upgrades

Moved by Councillor Barnes
Seconded by Councillor Meggs

BE IT RESOLVED the Town of Cornwall accept the quote of \$280,338.54, HST included, from Kings County Construction for upgrades to the Cornwall Lagoon berm.

CARRIED

2. 100 W.B. MacPHAIL DRIVE, PARCEL ID # 859157

Councillor Meggs noted Planning Board met last Thursday to consider a request to subdivide Parcel ID No. 859157, being 100 W.B. MacPhail Drive. Councillor Meggs added Council was informed of the details of the request. Councillor Meggs noted Planning Board reviewed the Official Plan and the Bylaws in considering this proposal and Planning Board agreed the proposal didn't meet the Bylaw guidelines, in particular the number and sizes of the variances that would be required to approve this proposal.

PL 13-2016, Subdivision of lot (100 W.B. MacPhail Dr.)

Moved by Councillor Meggs
Seconded by Councillor McGuigan

WHEREAS Council considered an application to subdivide Parcel ID No. 859157 being 100 W. B. MacPhail Drive, located in the Business Park; and

WHEREAS Council considered the Town of Cornwall Zoning and Subdivision Control (Development) Bylaw #414 focusing on Sections #14, 20 and 22; and

WHEREAS Council considered the Official Plan focusing on Section 4.5 and 6.2.3; and

WHEREAS Council deemed the development is not in keeping with the Town of Cornwall Zoning and Subdivision Control (Development) Bylaw #414 or the Policies and Objectives found in the Official Plan;

BE IT RESOLVED THAT Council deny this subdivision.

Councillor McGuigan asked if Planning Board would consider other options and to work with the applicant. Dean noted the Town will advise the applicant the reasons why this request was denied and give them opportunity to overcome the issues. Councillor Meggs added Planning Board was uncomfortable with the number of variances required and that most of the variances would be 30%. Councillor Meggs added Planning Board considered and has granted variances in the past, they just agreed this was excessive. It was noted parking and setbacks are the biggest issues. Councillor Meggs noted a subdivision agreement could address other issues such as the landscape buffer, however parking and setbacks continue to be the main issues. Councillor Meggs noted safety is also a concern, which include firefighting access with the buildings being so close to each other divided by the proposed property line. Councillor MacIsaac advised Planning Board is willing to work with the applicant on another request. Councillor Meggs added it is not Planning Board's intention to stand in the way of development, however they just agree it's quite excessive.

CARRIED

3. ADJOURNMENT

The meeting adjourned at 4:41 pm.

GARY RAMSAY
DEPUTY MAYOR

KIM MEUNIER
ACTING CHIEF ADMINISTRATIVE OFFICER