

## **Public Meeting Cornwall, Prince Edward Island**

A public meeting was held at the Cornwall Civic Centre, Cornwall, Prince Edward Island on Wednesday, June 10, 2015, 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, Chief Administrative Officer Kevin McCarville, Town Planning and Development Officer Dean Lewis and Administrative Assistant, Stephanie Cairns. Regrets were given on behalf of Councillors Jill MacIsaac and Irene Dawson.

Notice of this meeting was placed in The Guardian on June 2, 2015.

Mayor McCourt called upon Kevin McCarville who 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 on two rezoning applications the Town received. The CAO reviewed the proposed changes to the bylaw and advised they are considered 'housekeeping' items and the overall intent of the bylaw has not been changed. The proposed changes include:

- a. Revisions to Section 3 – Administration;
- b. Revisions to Section 4 – General Provisions For All Zones;
- c. Revisions to Section 8 – Rural Residential Zone (RR);
- d. Revisions to Section 10 – Two Family Residential (R2);
- e. Revisions to Section 12 – Planned Unit Residential Development Zone (PURD);
- f. Revisions to Section 13 – General Commercial Zone (C1);
- g. Revisions to Section 19 – Public Service & Institutional Zone (PSI).

At this time the floor was opened to the public.

Minor clarifications were made regarding the bylaw.

The next item on the agenda was an application the Town received to rezone a portion of Parcel ID No. 885079 (11 Muttart Drive) from R2 to R3 and append it to Parcel ID No. 247940 (3 Heatherway Drive). The Developer plans to build a 5-unit single story, senior friendly Block Townhouse. The CAO read Policy PR-4 of the Official Plan that confirmed this type of proposal is supported by the Town's Plan. The CAO noted there is a drainage system through the proposed lot that would need to be resolved by the property owners before Council makes a decision on this request.

At this time the floor was opened to the public.

Residents expressed concerns with the traffic increase on Heatherway Drive which, in their opinion, is already congested. Additional concerns included the potential decrease in property value as well as the problematic access to the proposed development. Residents feel the current development is already too crowded.

George Gillespie, an abutting neighbor to the property located at 3 Heatherway Drive, expressed his concerns which included the proposed development being too close to their home and the direct negative impact this development could have on their property.

The final item on the agenda was an application to rezone Parcel ID Numbers 246017 (R1) and 653600 (R2) to PURD (Planned Unit Residential Development) located on Keri Drive. The proposal is for a total of twelve (12) single-story, senior friendly Block Townhouse units. It was noted access would be from Keri Drive.

At this time the floor was opened to the public.

Residents expressed concerns which included safety issues due to the increase in traffic flow, the potential negative impact on property value and the effect of the overall character of the neighborhood. It was suggested this would be considered spot zoning and this is not the right location for this type of development. Residents noted they were at a public meeting 20 months ago expressing their concerns against rezoning this parcel. The CAO added it is Council's decision if any request goes to a public meeting. Concerns were brought forward regarding the maintenance of the developer's properties. A request was made to review the Town's notification practices regarding future development. A petition with 127 signatures opposing the rezoning request and proposed development was submitted to the Mayor and Council. The residents asked for Council's support in denying this request.

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

### **ADJOURNMENT**

The meeting adjourned at 8:10 p.m.

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**MINERVA McCOURT**  
MAYOR

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**KEVIN McCARVILLE**  
CHIEF ADMINISTRATIVE OFFICER