

Cornwall, Prince Edward Island

**Regular Meeting of Council**

**Wednesday, March 20, 2013 at 7:30 PM**

**Mayor Glen 'Barney' Fullerton presiding**

**Present:** Deputy Mayor Corey Frizzell  
Councillor Irene Dawson  
Councillor Peter Meggs  
Councillor Minerva McCourt  
Councillor Marlene Hunt

**Also:** Kevin McCarville - Chief Administrative Officer  
Stephanie Cairns - Administrative Assistant

**Regrets:** Councillor Parker Beer

Mayor Fullerton called the meeting to order and welcomed everyone.

**Moved by Councillor Peter Meggs**

**Seconded by Deputy Mayor Corey Frizzell**

**RESOLVED:**

The agenda be approved as circulated.

**CARRIED 2013-03-1951**

**Moved by Deputy Mayor Corey Frizzell**

**Seconded by Councillor Marlene Hunt**

**RESOLVED:**

The Minutes of February 20, 2013 be approved with a correction.

**CARRIED 2013-03-1952**

**BUSINESS ARISING**

There was no business arising from the Minutes.

Pam Wheatley, Librarian of the Cornwall Public Library, gave a brief overview of library activity from April 2012 through January 2013.

**REPORTS OF COMMITTEES / RESOLUTIONS**

**1. UTILITY COMMITTEE- Councillor Irene Dawson**

The report was included in the package.

Councillor Dawson noted water system upgrades will start to move along at East Wiltshire as well as repairs to the water tower.

Councillor Dawson noted the Committee discussed billing units for the wash bays for the truck/bus wash located in the Business Park. The Committee agreed to install a sewer meter and a water meter provided by the Utility.

Councillor Dawson noted the Committee agreed to install water meters on all new commercial businesses, as well as residential homes installing swimming pools, effective April 1, 2013. Over a two year period residential homes containing hair salons already in existence will be equipped with water meters as will any existing commercial business that does not have a water meter.

Councillor Dawson noted the Committee discussed concerns with a potential Wastewater Facility at Atlantec BioEnergy. The Utility agreed that Atlantec BioEnergy go back to their original plan of taking the waste off site.

**2. PLANNING BOARD - Councillor Peter Meggs**

The report was included in the package.

Councillor Meggs reported Atlantec BioEnergy submitted a new permit application affirming the waste would be treated off site.

**Moved by Councillor Peter Meggs**

**Seconded by Councillor Irene Dawson**

**RESOLVED:**

Council grant approval for Atlantec BioEnergy Corporation for the Development Permit Application dated March 19, 2013 for PID 866863, being 112 W.B. MacPhail Drive, pending a signed Development Agreement between the developer and the Town.

**CARRIED 2013-03-1953**

Councillor Meggs noted that Planning Board received a draft of the Official Plan, Zoning Map and Zoning Bylaw showing all the changes proposed to date.

Moved by Councillor Peter Meggs  
Seconded by Councillor Irene Dawson

**RESOLVED:**

The Town of Cornwall rescinds Motion 2013-02-1945.

**CARRIED 2013-03-1954**

Moved by Councillor Peter Meggs  
Seconded by Councillor Irene Dawson

**RESOLVED:**

The Town of Cornwall approves a height variance of seven (7) feet for a dental clinic at 423 Trans Canada Highway, being PID 246686.

**CARRIED 2013-03-1955**

Councillor Meggs noted the Town received a letter from the 911 Provincial Coordinator for the office of Public Safety expressing concerns for the civic address configuration for James Street and MacArthur Drive.

Moved by Councillor Peter Meggs  
Seconded by Councillor Irene Dawson

**RESOLVED:**

The Town of Cornwall rename the section of James Street running from John Street to the intersection of James Street/MacArthur Drive to 'MacArthur Drive'.

**CARRIED 2013-03-1956**

Councillor Meggs noted that Unit numbers will be provided to the businesses contained in the Robin's Building, Cornwall Plaza and the building commonly known as 'Sam's' in North River.

Councillor Meggs reported the Town received an application to rezone 19 Muttart Drive, being PID 247981. Councillor Meggs added this request would be taken into consideration as part of the Official Plan and Zoning & Subdivision Bylaw review.

Councillor Meggs noted the Town received a second application from a different developer for a semi-detached dwelling to be placed on a vacant lot at 56 Meadowbank Road, being PID 247270. This property is zoned R2 Two-Family residential. Section 10.3 of the Bylaw gives Council the authority to permit up to 100% semi detached units in a block provided they are fully serviced and all other relevant provisions of the bylaw are met.

Councillor Peter Meggs moved  
Councillor Minerva McCourt seconded

**RESOLVED:**

The Town of Cornwall approve an increase to 29% semi-detached units in a block to allow for a semi-detached dwelling at 56 Meadowbank Road, being PID 247270.

**CARRIED 2013-03-1957**

Councillor Meggs noted the Town received an application for a duplex dwelling at 3 Howard Drive, being 426007. Planning Board reviewed Section 10 of the Bylaw and defined the block for this area and determined the percentage would be 29%. The Bylaw states that Duplex or Semi-Detached dwellings are permitted up to 20% of units are allowed in a block with no provision for a variance.

Councillor Peter Meggs moved  
Councillor Minerva McCourt seconded

**RESOLVED:**

The Town of Cornwall deny the application from Philip Herman for a duplex dwelling at 3 Howard Drive, being PID 426007.

**CARRIED 2013-03-1958**

**3. PUBLIC WORKS COMMITTEE - Councillor Irene Dawson**

The report was included in the package.

Councillor Dawson reported the Town is working on obtaining permission from the Dept. of Transportation for a permanent speed radar unit to be placed at or near the Town sign located at the North River Causeway.

Councillor Dawson noted with the work being done to the bridge on the Ferry Road, the Town requested from the Dept. of Transportation and Infrastructure Renewal to allow a pedestrian sidewalk on one side of the bridge and a biking path on the other side. Councillor Dawson is pleased to report this request has been approved.

Councillor Hunt requested that 'No Parking' signs be placed near the bridge.

**4. PARKS & RECREATION - Deputy Mayor Corey Frizzell**

The report was included in the Council package.

Deputy Mayor Frizzell noted Frank Morrison provided a brief presentation at the Parks & Recreation meeting and provided a brief overview of the need to formalize the Town's existing Smoke Free Policy.

Deputy Mayor Frizzell reported Snowfest went well. It was noted the schedule of events provides a variety of activities for all ages.

**Moved by Deputy Mayor Corey Frizzell  
Seconded by Councillor Peter Meggs**

**RESOLVED:**

The Town of Cornwall apply to the Island Community Fund and Community Infrastructure Improvement Fund for upgrades to the Cornwall Pool and Skate Park acknowledging the Town is committed to covering its share of the project.

**CARRIED 2013-03-1959**

Councillor Hunt would like to see a Teen Program held in the Civic Centre.

**5. FINANCE & ADMINISTRATION – Councillor Minerva McCourt**

The reports were included in the package.

Councillor McCourt noted that she met with Mayor Fullerton, Staff Sgt. Mike Murphy and Officer Duane Loupie to review policing priorities for the Town for the next 12 months. Councillor McCourt added the primary focus is highway safety, youth, and continuing to foster a safe community. It was noted the current biggest issue in the Town is ‘car shopping’.

Councillor McCourt acknowledged and thanked the NRRFD for a rescue that happened last weekend at the North River Causeway.

Councillor McCourt noted this have been the most challenging budget exercise for the Town in a number of years, she added the difference between the 20 cent tax credit and the grant which replaced it in 2008 means a loss of about \$115,000 to the Town of Cornwall in 2013.

Councillor McCourt added that Council, in 2013 has agreed to proceed with only those capital projects which are time sensitive. Our major projects are anticipated to be the replacement of the Cornwall pool and a sewer line upgrade off the Trans Canada Highway.

Councillor McCourt noted it is this Councils intention to proceed with preliminary work in 2013 towards the placement of a water booster station in Eliot Park. The actual installation of the station will occur in 2014.

Councillor McCourt is pleased to note the Town has been able to hold the line on water and sewer rates for 2013 and also noted the non-commercial tax rate for resident owned single and semi-

detached family properties remain unchanged.

Councillor McCourt added the Town will increase the commercial tax rates 10 cents, for 86 to 96 cents per \$100.00 of assessment. The rate is the second lowest among the provinces' largest 10 communities.

Moved by Councillor Minerva McCourt  
Seconded by Deputy Mayor Corey Frizzell

**RESOLVED:**

The attached 2013 operating budget for the Town of Cornwall be adopted:

Revenues	\$ 2,722,175
Expenditures	\$ 2,722,175
Surplus	\$ 0

**BE IT FURTHER RESOLVED:**

That a Municipal Tax Rate of \$0.46 per \$100 of assessment be levied against all non-commercial property in the Town of Cornwall for the period of Jan 01, 2013 to December 31, 2013 as per the provisions of the *Real Property Tax Act*, save and except:

1. The non-commercial component of property which is owned by a non-resident person or non-resident corporation where the Municipal Tax Rate shall be \$0.92 per \$100 of assessment;
2. The non-commercial component of hotels and motels where the Municipal Tax Rate shall be:
  - a. \$0.66 per \$100 of assessment where the owner is a resident person or a resident corporation;
3. The non-commercial component of apartment buildings containing three or more units where the Municipal Tax Rate shall be:
  - a. \$0.66 per \$100 of assessment where the owner is a resident person or a resident corporation; or
  - b. \$1.12 per \$100 of assessment where the owner is a non-resident person or a non-resident corporation.

**BE IT FURTHER RESOLVED:**

That a Municipal Tax Rate of \$0.96 per \$100 of assessment be levied against commercial property in the Town of Cornwall for the period of January 01, 2013 to December 31, 2013 as per the provisions of the *Real Property Tax Act*.

**BE IT FURTHER RESOLVED**

That a Municipal Tax Rate for bonafide farm properties be rebated \$0.20 per \$100 of assessment for farm buildings in the Town of Cornwall for the period of January 01, 2013

to December 31, 2013 as per the provisions of the *Real Property Tax Act*.

NOTE: For the purposes of this resolution, ‘non-resident person’ and ‘non-resident corporation’ applies to property owners as described in Section 24 of the Real Property Tax Act Regulations.

Councillor Hunt is disappointed with the budget and feels it lacks balance. She adds her disappointment with the water booster pumps for Eliot Park not being included in the budget and added she has misgivings about the budget.

Councillors Dawson and Meggs complimented staff and the Finance Committee on the budget and to be able to hold the line on residential taxes during this term of fiscal restraint.

Councillors Meggs, Frizzell, Dawson and McCourt voted for the Motion.

Councillor Hunt voted against the Motion.

**CARRIED 2013-03-1960**

Moved by Councillor Minerva McCourt

Seconded by Councillor Irene Dawson

**RESOLVED:**

The attached 2013 operating budget for the Town of Cornwall Water and Sewer Utility be adopted.

Revenues	\$ 977,500
Expenditures	\$ 977,500
Surplus/Deficit	\$ 0

**Be it further resolved** that the Cornwall Water and Sewer Utility Corporation rates for 2013 be as follows:

1. Unmetered water rate shall be \$244.00 per unit per year;
2. Sewerage rate shall be \$ 230.00 per unit per year;
3. Vacant serviced lots be charged \$35.00 per year for sewer and \$40.00 per year for water.
4. Metered water rate shall be: a consumption charge of 68 cents per cubic meter (minimum \$244.00 per year) plus a meter base charge listed;

2" Meter	\$178.72/year
1 & ½" Meter	\$110.82/year
1" Meter	\$86.22/year
¾" Meter	\$67.78/year
⅝" Meter	\$61.75/year

**CARRIED 2013-03-1961**

Councillor Dawson added there is no increase in Utility Rates this years.

**6. COMMUNICATION –Deputy Mayor Corey Frizzell**

Mayor Fullerton thanked Deputy Mayor Frizzell for chairing last month’s Council meeting as well as Council for their input and hard work on the budget.

**7. OTHER**

Councillor Hunt congratulated Ann Foley on receiving the Queen’s Diamond Jubilee Medal.

**Moved by Councillor Marlene Hunt  
Seconded by Councillor Peter Meggs**

**RESOLVED**

The Town of Cornwall reaffirm our commitment to the Prince Edward Island Municipal Code of Conduct.

**CARRIED 2013-03-1962**

Councillor Dawson advised she was approached by a director on the PEI Safety Program to bring forward a resolution on the Vial of Life.

**Moved by Councillor Irene Dawson  
Seconded by Councillor Peter Meggs**

**RESOLVED**

The Town of Cornwall supports the PEI Seniors Safety Program ‘Vial of Life’ initiative.

**CARRIED 2013-03-1963**

Councillor Dawson gave a brief update on her recent FCM Board Meeting in Prince George.

8. ADJOURNMENT

The meeting adjourned at 8:45 PM.

---

GLEN 'BARNEY' FULLERTON  
MAYOR

---

KEVIN MCCARVILLE  
CAO