

**Public Meeting
Town of Cornwall
Cornwall, Prince Edward Island**

A public meeting was held at the Cornwall Civic Centre, Cornwall, Prince Edward Island on Wednesday, March 14, 2018 at 7:00pm. The purpose of the meeting was to provide information to the public on four proposed development concepts and two amendments to the Town of Cornwall Zoning and Subdivision Control (Development) Bylaw. Notice of this meeting was placed in The Charlottetown Guardian and on the Town of Cornwall website, letters were sent out to affected property owners. Approximately 45 residents attended the meeting.

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, Jill MacIsaac, Town CAO Kevin Coady, Planning and Development Manager Dean Lewis and Administrative Assistant, Lori Bingley.

Councillor Irene Dawson arrived shortly after 7:00pm; Councillor McGuigan sent his regrets. Mayor McCourt noted the purpose of the meeting and called upon Planning and Development Manager Dean Lewis to conduct the meeting.

West River Estates (Ferry Road)

Mr. Lewis presented the development concept for this proposal which is comprised of up to 28 single family lots, up to 13 semi-detached, up to 5 townhouse lots which could comprise a total of 30 units. This development would be subject to the lot requirements in the Zoning and Sub Division (Development) Bylaw. Several comments were heard from residents.

One resident stated she had nothing against the concept, however she added that it seems sometimes the way things are presented are not always the way they are finally developed. Mr. Lewis reassured this resident that if the concept was to change substantially it would have to be brought back to another public meeting.

Another resident again noted that he had no concern with the concept as proposed. His concern was that the development not contribute to noted drainage issues along some parts of the Ferry Road near this proposed development. This resident has previously been in contact with the Town and the Province regarding the drainage issues.

A third resident inquired as to whether the development will have sidewalks and commented that the Town should do away with P.U.R.D. zoning altogether. Mr. Lewis noted that this development could have a combination of trails and sidewalks along with parkland as part of the overall parkland dedication.

PID's #248013, 248005, 247999

Mr. Lewis presented the development concept for these properties which included the consolidation of the three lots and the development of 21 single story townhouse units, subject to the lot requirements in the Zoning and Sub Division (Development) Bylaw. A visual representation of the units to be built was presented. Several residents commented on this proposed development.

A resident questioned whether the re-zoning of this property to P.U.R.D. which was previously done, is spot zoning and asked where it ends in its progression up the hill toward the west from the proposed development. This resident also commented that P.U.R.D. zoning was being used as a catch all by the Town. Mr. Lewis responded that the P.U.R.D. Zone is a multi-use zone and it allows Council to have more control over the development that occurs within P.U.R.D. zoning.

Another resident commented on the P.U.R.D. zoning. He inquired as to the difference between P.U.R.D. and R-3 zoning and as to whether P.U.R.D. zoning devalues properties that were previously zoned R-3. Mr. Lewis couldn't comment on property valuations but noted that a P.U.R.D. zone is generally seen as a transitional zone.

A fourth resident pointed out that the development will only have one access/egress point to the TCH and the development would be too close to the TCH. Mr. Lewis noted that only one access/egress is required for less than 100 units, and that the setback from the TCH met the minimum requirements.

Harvest Hills Phase 2

Mr. Lewis presented the development concept for this proposal consisting of 18 SFD, 5 semi-detached, subject to the lot requirements in the Zoning and Sub Division (Development) Bylaw. No comments were received on this proposed concept.

Harvest Hills Phase 3

Mr. Lewis presented the development concept for this proposal consisting of 12 semi-detached, 37 townhomes, and 2 x 24-unit apartment buildings, subject to the lot requirements in the Zoning and Sub Division (Development) Bylaw. Several residents commented on this proposed development.

One resident asked how far the development would be proceeding towards the Elliot Park sub-division, and further commented that farmland doesn't seem to be as precious as it once was. This resident also felt the density of the development was too great.

Another resident inquired whether the zoning immediately behind Elliot Park toward this proposed development was R-1. He was informed that that land was zoned R-1, but stated he was still not in favour of this development.

Proposed Amendments Town of Cornwall Zoning & Subdivision Control (Development) Bylaw

Mr. Lewis 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 2.8 - Appendices;
2. Revisions to Section 15.3 – Special Permit Use.

A slide in the presentation displayed the proposed text amendments to the Bylaw.

A resident asked what amendment number one meant. Mr. Lewis explained that section 2.8 is being amended because the new *Municipal Government Act* enabled municipal councils to amend certain items in a bylaw, related to the administration of the bylaw including fees and forms, by resolution. This amendment enables the Town of Cornwall to change those items without the need to go through the complete bylaw amending process for those items.

Mr. Lewis explained that section 15.3 was being repealed as a housekeeping item. The section refers to the Madison Heights Sub-Division as a CDA Zone which it no longer is, this section should have been removed at the time those amendments were made and it was missed.

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

ADJOURNMENT

There being no further business Mayor McCourt adjourned the meeting at 7:34 p.m.

MINERVA McCOURT
MAYOR

KEVIN COADY
CHIEF ADMINISTRATIVE OFFICER