

Cornwall, Prince Edward Island

**Regular Meeting of Council
Wednesday, April 18, 2018 at 7:30 PM**

Mayor **Minerva McCourt presiding**
Present: **Councillor Shane McGuigan**
 Councillor Peter Meggs
 Councillor Jill MacIsaac
 Councillor Irene Dawson
 Councillor Elaine Barnes
Also: **Kevin Coady – Chief Administrative Officer**
 Stephanie Cairns – Administrative Assistant
Regrets: **Deputy Mayor Gary Ramsay**

CALL TO ORDER

Mayor McCourt called the meeting to order.

APPROVAL OF THE AGENDA

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

DISCLOSURE OF PECUNIARY OR OTHER CONFLICT OF INTEREST

Councillor McGuigan noted a conflict under the Planning Committee report.

PRESENTATIONS

CORNWALL PUBLIC LIBRARY REPORT

Pam Wheatley, Librarian of the Cornwall Public Library, gave a brief overview of library activity for 2017.

APPROVAL OF THE MINUTES

It was moved by Councillor Barnes and seconded by Councillor Meggs the Public Minutes of March 14, 2018 be approved as circulated. Motion carried.

It was moved by Councillor MacIsaac and seconded by Councillor Dawson the Minutes of March 21, 2018 be approved as circulated. Motion carried.

BUSINESS ARISING

Nothing to report.

REPORTS OF COMMITTEES / RESOLUTIONS

1. UTILITY COMMITTEE – Councillor Irene Dawson

The report was included in the Council Package.

Councillor Dawson noted the Town discussed the terms of reference for the asset management project and agreed to proceed with the project.

WS 01-2018, Asset Management Project

Moved by Councillor Dawson
Seconded by Councillor Barnes

RESOLVED:

BE IT RESOLVED the Town of Cornwall submit an application to the Federation of Canadian Municipalities for the funding of an asset management study as proposed by Milos Posavljak and that the Town portion of the project is \$12,500.

Carried.

Councillor Dawson noted staff was given direction with creating an RFP for a Utility rate study, including a view to a universal metering system.

Councillor Dawson reported during a title search on 76 Eagle Drive, PID 1089218, it was determined there is an existing easement for the road going to the lift station located on Eagle Drive and through to the neighboring property. Councillor Dawson added the Utility only requires a driveway to access the lift station. The Utility recommends the Town relinquish part of the road easement going through 76 Eagle Drive as there is a house built within the easement which is of no benefit to the Town or the Utility.

Moved by Councillor Dawson
Seconded by Councillor Barnes

RESOLVED:

BE IT RESOLVED that the Town of Cornwall release the easement for the road that is now a part of 76 Eagle Drive PID 1089218.

Carried.

Councillor Dawson noted the Committee discussed building regulations involving sprinkler systems and charging stations for electric cars. Councillor Dawson would like Planning Board to review regulations and determine if multi-unit residential units of a certain size should be required to have sprinkler service and new homes be required to have the required wiring for a charging station installed at time of construction for charging electric cars. Councillor MacIsaac added for Planning Board to discuss public charging stations within the Town.

Councillor Dawson encourages all of Council to read FCM's Municipal Guide to Cannabis Legalization.

2. PLANNING BOARD – Councillor Peter Meggs

The report was included in the Council Package.

Councillor Meggs noted that Planning Board met to review the feedback received via the recent public meeting as well as correspondence regarding the four-development concepts and two bylaw amendments presented at the public meeting on March 14, 2018. Councillor Meggs thanked Deputy Mayor Ramsay for chairing the meeting in his absence. Councillor Meggs added as a result of the public meeting he will bring forward several resolution.

Councillor Meggs reported West River Estates is currently zoned PURD. The proposed development consists of 28 single family lots, up to 13 semi-detached, and up to 5 townhouse lots which could comprise a total of 30 units.

PL 08-2018, Grant Preliminary Approval of a Development Concept showing a Subdivision on Parcel ID No. 246470

Moved by Councillor Meggs
Seconded by Councillor MacIsaac

RESOLVED:

WHEREAS on February 1, 2018 the Town received a Development Concept for Parcel ID No 246470; and

WHEREAS this property is zoned PURD; therefore, the proposal was presented at a public meeting on March 14, 2018, held pursuant to Section 12 and Section 21 of the Town of Cornwall Zoning and Subdivision Control (Development) Bylaw; and

WHEREAS the proposal was reviewed by the Town and found to comply with the Town of Cornwall's Official Plan and Zoning and Subdivision Control Bylaw 414.

BE IT RESOLVED THAT Council grant Preliminary Approval of a Development Concept Plan showing a Subdivision as depicted in the Derek A. French Professional Services Drawing No.17178-2 and dated February 1, 2018, subject to the Developer entering into a Development Agreement with the Town.

Carried.

Councillor McGuigan left the meeting at this time.

Councillor Meggs noted the proposed development concept for Parcel ID Nos 248013, 248005

and 247999 to consolidate the three lots and the development of up to 21 block townhouse units on the Trans-Canada Highway was presented.

PL 09-2018, Grant Preliminary Approval of Development Concept for a Multi-Unit Subdivision on Parcel ID Nos 248013, 248005, 247999

Moved by Councillor Meggs
Seconded by Councillor MacIsaac

RESOLVED:

WHEREAS on January 26, 2018 the Town received a Development Concept for Parcel ID Nos. 248013, 248005, and 247999; and

WHEREAS this property is zoned PURD; therefore the proposal was presented at a public meeting on March 14, 2018, held pursuant to Section 12 and Section 21 of the Town of Cornwall Zoning and Subdivision Control (Development) Bylaw; and

WHEREAS the proposal was reviewed by the Town and found to comply with the Town of Cornwall's Official Plan and Zoning and Subdivision Control Bylaw 414.

BE IT RESOLVED THAT Council grant Preliminary Approval of a Development Concept Plan for a Multi-Unit Subdivision as depicted in the Derek A. French Professional Services Drawing No.1814 and dated January 26, 2018, subject to the Developer entering into a Development Agreement with the Town.

Carried.

Councillor McGuigan returned to the meeting at this time.

Councillor Meggs noted the current zoning for Harvest Hills Phase 2 is PURD. Councillor Meggs noted the proposal is comprised of 18 single family dwellings, and 5 semi-detached which are permitted uses in the zone. Councillor Meggs added the development concept was granted preliminary approval in 2014 but the approval time has since time lapsed.

PL 10-2018, Harvest Hills, Phase 2

Moved by Councillor Meggs
Seconded by Councillor MacIsaac

RESOLVED:

WHEREAS property known as Parcel ID No. 1061563, also known as Harvest Hills Subdivision, is zoned PURD and the Development is being approved in Phases; and

WHEREAS on February 18, 2014 the Town received a proposal for Phase 2, specifically lots 29 through 32, along with lot 53 which will support Semi-detached dwellings and lots 54 through 71 which would support Single Family Homes; and

WHEREAS the proposal was presented at a public meeting on March 14, 2018, held pursuant to Section 12 and Section 21 of the Town of Cornwall Zoning and Subdivision Control Bylaw; and

WHEREAS the proposal was reviewed by the Town and found to comply with the Town of Cornwall's Official Plan and Zoning and Subdivision Control Bylaw 414.

BE IT RESOLVED THAT Council grant approval, subject to the Developer entering into a Development Agreement with the Town for the proposal presented as Phase 2 on property known as Parcel ID No. 1061563 also known as Harvest Hills Subdivision.

Carried

Councillor Meggs noted that Planning Board discussed the proposed development for Harvest Hills, Phase 3 which is currently zoned PURD. Councillor Meggs added the proposal is comprised of 12 semi-detached, 37 town houses and 2x24 unit apartment buildings. The semi-detached units and town houses are permitted uses in the zone, the apartments are a Special Permit Use.

Councillor Meggs noted there was a great deal of discussion regarding buffering of the apartment buildings. This development, if approved, would require considerable buffering in an effort to establish transition. Considering this is a Special Permit Use, development must be subject to "Restrictive Performance Standards". Councillor Meggs added the largest issue with this proposal is the transition buffering from the existing single story semi-detached units on both sides of the proposed apartment buildings.

Planning Board requested the developer provide certified plans that outline enhanced buffering with high standards of visual appearance, storm water management, parking lot design and snow removal plans, protection of existing trees, fence design and green space. Councillor Meggs added these plans can only be approved by the Town if they confirm the 'Restrictive Performance Standards' are attainable.

Councillor Meggs noted amendments, primarily housekeeping items, to the Development Bylaw were brought forward at the public meeting.

PL 07-2018, Zoning & Subdivision Bylaw #414F, First Reading

Moved by Councillor Meggs

Seconded by Councillor MacIsaac

RESOLVED:

WHEREAS Section 6.6 of the Town of Cornwall Official Plan allows Council to amend the Official Plan and Zoning Bylaw as circumstances change or in response to requests; and

WHEREAS the Town has received amendment requests and Council has identified some changes in circumstances; and

WHEREAS Council has complied with the processes established in Section 21 of the Town of Cornwall Zoning & Subdivision Control (Development) Bylaw.

BE IT RESOLVED the Town of Cornwall Zoning & Subdivision Control (Development) Bylaw #414F (attached) be read and approved for the first time.

Carried.

3. PUBLIC WORKS COMMITTEE - Councillor Shane McGuigan

The report was included in the Council Package.

Councillor McGuigan reported the sidewalk tender for the Ferry Road and Meadowbank Road will be going out this week. In an effort to reduce costs, Councillor McGuigan noted the Committee briefly discussed asphalt paths instead of concreted sidewalks going up the Ferry Road.

Councillor McGuigan noted complaints were received about garbage on the side of the road on Lowther Drive. It was agreed the Committee and staff will develop policy and procedures for getting into contact with property owners to resolve property complaints quickly and efficiently.

Councillor McGuigan noted the Committee approved a street light request at the end of Muttart Drive.

Councillor McGuigan noted the installation of the speed humps should begin early May.

4. PARKS & RECREATION COMMITTEE – Councillor Jill MacIsaac

Councillor MacIsaac noted the Committee did not meet this month.

PR 02-2018, Reduced Turf Rental Rates for Cornwall Minor Sport Groups

Moved by Councillor MacIsaac

Seconded by Councillor Meggs

RESOLVED:

WHEREAS the Town of Cornwall is planning to reconstruct / enhance turf fields at the Terry Fox Sports Complex this summer; and

AND WHEREAS the programming and schedules for the Cornwall Minor sport organizations will be disrupted.

BE IT RESOLVED that the Town of Cornwall reduce the rental rates for this year only for the Cornwall Minor Sport organizations.

Carried.

Councillor MacIsaac noted the Youth Committee BINGO will be April 22 at 2:00pm.

5. FINANCE COMMITTEE– Councillor Elaine Barnes

Councillor Barnes noted the Committee did not meet this month and nothing to report.

6. ADMINISTRATION COMMITTEE– Deputy Mayor Gary Ramsay

Councillor Meggs reported on Deputy Mayor Ramsay's behalf.

The report was included in the Council Package.

A 22-2018

Moved by Councillor Meggs

Seconded by Councillor Dawson

RESOLVED:

WHEREAS the PEI Humane Society provides contract animal control services for the Town of Cornwall;

AND WHEREAS the contract between The Town of Cornwall and the PEI Humane Society expired on March 31, 2018;

AND WHEREAS both parties desire to continue the contractual relationship for animal control services.

BE IT RESOLVED the Town of Cornwall enter into a three-year (April 1, 2018-March 31, 2021) contract extension for the provision of animal control services with the PEI Humane Society at a monthly cost of \$948. This cost will increase by 2% in each of years two and three of the agreement.

Carried.

7. COMMUNICATION

Mayor McCourt encourages Council to attend the FPEIM meeting on Monday, April 30 at the Dutch Inn.

8. OTHER BUSINESS

Councillor Meggs noted the Towns' Diversity Committee is meeting on April 19 at 6:00.

9. ADJOURNMENT

The meeting adjourned at 8:15 pm.

MINERVA MCCOURT
MAYOR

KEVIN COADY
CHIEF ADMINISTRATIVE OFFICER