

Cornwall, Prince Edward Island

**Regular Meeting of Council
Wednesday, June 20, 2018 at 7:30 PM**

Mayor **Minerva McCourt presiding**
Present: **Deputy Mayor Gary Ramsay**
 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

CALL TO ORDER

Mayor McCourt called the meeting to order.

APPROVAL OF THE AGENDA

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

DISCLOSURE OF PECUNIARY OR OTHER CONFLICT OF INTEREST

Councillor Dawson noted she will excuse herself from the meeting when a Resolution is brought forward due to a conflict.

APPROVAL OF THE MINUTES

It was moved by Councillor Dawson and seconded by Councillor Meggs the Minutes of May 16, 2018 be approved as circulated. Motion carried.

It was moved by Councillor Barnes and seconded by Councillor MacIsaac the Minutes of June 7, 2018 be approved as circulated. Motion carried.

BUSINESS ARISING

Nil.

REPORTS OF COMMITTEES / RESOLUTIONS

1. UTILITY COMMITTEE – Councillor Irene Dawson

The report was included in the Council Package.

Councillor Dawson noted the Committee reviewed the Utility Income Statement.

Councillor Dawson noted Island Coastal worked on landscaping and paving as part of the Meadowbank upgrades. Councillor Dawson added there is a small list of deficiencies to work

through but overall the project has gone well.

Councillor Dawson noted that WSP is preparing the RFP for the site preparation and hydrogeological testing as part of the Wellfield Exploration. It was noted that Key Murray Law is drafting the agreements for access to the property.

Councillor Dawson was pleased to report the sewer relining project on the Trans Canada Highway is complete. Councillor Dawson noted the project went well with no complaints received from the public.

Councillor Dawson noted the Utility Manager met with Richard MacEwen, Manager of Charlottetown Utilities, to discuss the possibility of connecting the water mains from Cornwall to Charlottetown. Councillor Dawson noted through discussions, Charlottetown would not have enough available water to provide to the Town.

Councillor Dawson noted a fire hydrant was damaged in front of a vacant lot where a new home is being constructed in the Hillside Meadows subdivision. Councillor Dawson noted the Committee agreed the Utility should try to recover the costs for the hydrant repair from the property owner.

Councillor Dawson noted wastewater tests from the North River lagoon showed higher than permitted suspended solids which appears to be algae growth in the lagoon that is higher than normal. Councillor Dawson noted the Utility has future plans to add additional aeration to the lagoon as well as to replace an aging outlet manhole.

Councillor Dawson noted the Town received a complaint of low water pressure at 501 Trans Canada Highway. Councillor Dawson noted the pressure logger was installed for 24 hours with a reading of 32.42 PSI. The Committee requested the pressure logger be installed over 72 hours and report on the average pressure.

Councillor Dawson noted the Utility overdue accounts are the lowest they have been in years and thanked staff for their hard work.

2. PLANNING BOARD COMMITTEE – Councillor Peter Meggs

The report was included in the Council Package.

Councillor Meggs noted the Town requested more information from the Developers regarding the transition between the two apartment buildings and the semi-detached dwellings on Lowther Drive in Phase 3B of the Harvest Hills Subdivision. Councillor Meggs noted the Town received an amended plan from the Developer, along with a planning report from Robert Griffiths, MCIP (retired) regarding the proposed development outlining how he felt the Developers addressed the transition. Councillor Meggs added staff referred to the Planning Summary sent to Council on April 18th, 2018 which stated recommending approval if the transition issue could be addressed.

PL 16-2018, Harvest Hills Phase 3B

Moved by Councillor Meggs
Seconded by Councillor MacIsaac

RESOLVED:

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

WHEREAS on March 9, 2018 the Town received an application for Phase 3, specifically lots 33 through 52, proposing Semi-detached dwellings, Multi-Family Dwellings, and two separate twenty-four unit apartment buildings; and

WHEREAS on May 16th, 2018 the Developers amended the application by dividing Phase 3 into two separate phases being Phase 3A and Phase 3B. Phase 3A would consist of lot 33 to lot 37 and lot 45 to lot 52 Phase 3B would consist of lot 38 to lot 40 and lot 43 and lot 44; and

WHEREAS the proposal consisting of all lots in Phase A and Phase B were 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 Town requested additional information regarding buffering and transition from the Developers; and

WHEREAS on June 8, 2018 the Developers forwarded additional information regarding buffering and transition, and after lengthy discussions at Planning Board, the Committee is satisfied with the additional information.

BE IT RESOLVED THAT Council grant preliminary approval for Phase 3B of Parcel ID No. 1061563 also known as Harvest Hills Subdivision, subject to the Developers entering a Subdivision Agreement and a Development Agreement with the Town.

5-1 Carried.

Councillor Meggs noted the Town received an application to add an additional unit to an existing multi-family dwelling located at 67 Trans Canada Highway, PID 245365. A plan was submitted outlining a two-storey apartment out of combining two common rooms with the intention for this to be a one-bedroom affordable unit. Planning Board reviewed the plan and will require approval from the engineer and architect before granting approval. Councillor Dawson inquired about approval from the Fire Marshall as well.

PL 17-2018, Addition to MFD, 67 Trans Canada Highway

Moved by Councillor Meggs
Seconded by Councillor MacIsaac

RESOLVED:

WHEREAS: The Town received an application to add an additional unit to a previously approved 18 Unit Apartment Building; and

WHEREAS: Council considered the Official Plan and the Town of Cornwall Zoning and Subdivision Control (Development) Bylaw #414, and noted the proposed use should not unduly impact on adjacent properties.

BE IT RESOLVED THAT Council grant approval of an additional affordable unit to an already approved 18 Unit apartment building subject to approval from the engineer and architect, and the Developer entering into an Amended Development Agreement with the Town.

Carried.

Councillor Meggs noted that Planning Board briefly discussed a resolution that was approved at April's Council meeting for the Harvest Hills Subdivision, Phase 2. The resolution should have stated that 'Preliminary Approval' was granted for the Development should the Developers enter into a Subdivision Agreement and Development Agreement. Councillor Meggs noted the following is an amendment to resolution PL 10-2018.

PL 15-2018, Harvest Hills Phase 2

****This resolution amends PL 10-2018****

Moved by Councillor Meggs
Seconded by Councillor MacIsaac

RESOLVED:

WHEREAS on April 18, 2018 the Town passed resolution PL 10 2018, granting approval to Harvest Hills Phase 2; and

WHEREAS the resolution should have clarified the approval was preliminary, subject to the Developer entering in a Subdivision and Development Agreement with the Town.

BE IT RESOLVED THAT resolution PL 10 2018 be amended with the following: "Council grant preliminary approval, subject to the Developer entering into a Subdivision Agreement and 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 reviewed the most recent survey plan for 386 York Point Road. Councillor Meggs added the Emergency 911 Act requires the Town to name all streets with three or more civic addresses, however our Official Plan and Bylaw states the Town will not create private roads. This right-of-way, however, was created and approved in the 1980's. Councillor Meggs noted that Planning Board discussed amending the Development Agreement to say that access to the Lot must meet Provincial approval. Councillor Meggs noted staff will forward the amended agreement to Council for review prior to the next Council meeting.

Councillor Meggs noted the Town was notified of an illegal dwelling unit at 6-8 Keri Drive, PID #778027. Councillor Meggs noted the Town issued a permit on April 23, 2018, clearly stating the approval for converting a two-car garage into two additional bedrooms and a bathroom, not a permit for an additional dwelling unit. The residence is approved as a duplex dwelling. Councillor Meggs noted staff sent a letter to the homeowner advising the property must be converted back to a two-dwelling unit immediately.

Councillor Meggs noted that Wendi James-Poirier, Community Housing Liaison, Province of PEI, and Guylaine Boudreau, Affordable Housing Consultant, CMHC, presented to the Planning Board the prospects of affordable housing for the Town. It was noted the Province will soon be releasing their Affordable Housing Strategy and the Town should be prepared to take advantage of this.

Councillor Dawson noted she received complaints/safety concerns regarding contractor vehicles parked in the Harvest Hills subdivision.

3. PUBLIC WORKS COMMITTEE - Councillor Shane McGuigan

The report was included in the Council Package.

Councillor McGuigan noted that Stratford has received permission to install permanent speed humps in certain areas within their Town. Councillor McGuigan noted Town staff will contact the Province to request permission to install permanent speed humps in high traffic areas. Councillor McGuigan noted a Speed Hump Policy was distributed and will be discussed at the next Committee meeting.

Councillor McGuigan noted the Town submitted a request to the Province to pave the shoulders on the Ferry Road. Councillor McGuigan added it is looking promising but the Town has not received final confirmation.

Councillor McGuigan noted that Duffy's Construction is set to start the sidewalk project on the Ferry Road this week and construction is expected to take up to 6 weeks.

Councillor McGuigan noted the Town received a request for additional street lights on Miah Drive and Mercedes Drive. The Committee agreed to the request and staff will identify locations

for new street lights and forward the request to Maritime Electric.

Councillor McGuigan noted the Committee agreed to a request made to place more wooden garbage containers on trails and sidewalks within the Town.

Councillor McGuigan noted there are several properties with ongoing property maintenance issues, mostly related to garbage and debris that is being disposed of improperly at various apartment buildings. It was noted our CAO will review the bylaws and draft a formal letter that will be sent to the property owners.

It was noted that the Committee is considering placing Children Safety Signs throughout the Town.

Councillor Dawson thanked staff for their work in getting Lowther Drive cleaned up.

4. PARKS & RECREATION COMMITTEE – Councillor Jill MacIsaac

The report was included in the Council Package.

Councillor MacIsaac noted the Cornwall Classic was held on June 16 which included a fun 1 km walk/run, 5 & 10 km race. Councillor Meggs complimented staff with the organization of the event.

Councillor MacIsaac noted the grand opening of the Trail System is scheduled for June 15 at the Terry Fox Sports Complex. The Department is currently booking entertainment/vendors for the event.

Councillor Barnes requested an update on playground equipment. Councillor MacIsaac noted she will bring this to the Committee.

5. FINANCE COMMITTEE– Councillor Elaine Barnes

The report was included in the Council Package.

F 05-2018, Community Revitalization Initiative Application

Moved by Councillor MacIsaac

Seconded by Councillor Barnes

RESOLVED:

BE IT RESOLVED THAT the Town of Cornwall apply to the Provincial Community Revitalization Program for \$100,000 to assist with the Terry Fox Sports Complex Artificial Turf Rehabilitation Program.

Carried.

Councillor Barnes noted that CAWG sent a request to the Town for financial support for the Hyde Park's Wetland Observation Platform. The estimated cost for material would be \$4,176.26 and are requesting 50% of that amount. It was noted the Finance Committee agreed to support this request.

Councillor Dawson left the meeting at this time.

F 06 2018, FCM Board Member

Moved by Councillor Barnes
Seconded by Councillor McGuigan

RESOLVED:

WHEREAS the Federation of Canadian Municipalities (FCM) Board of Directors is composed of elected municipal officials from all regions of the country and all sizes of communities to form a broad base of support to carry the municipal message to the federal government;

AND WHEREAS a vacancy has arisen on the FCM Board, and Councillor Irene Dawson has extensive previous service on the Board;

THEREFORE, BE IT RESOLVED that the Council of the Town of Cornwall endorse Councillor Irene Dawson to stand for election or appointment to FCM's Board of Directors for the remainder of the 2018/19 term;

AND BE IT FURTHER RESOLVED that the Council of the Town of Cornwall, should Councillor Dawson be appointed or elected to the Board, assumes all costs associated with Councillor Irene Dawson attending the remaining three FCM Board meetings this term; subject to Councillor Dawson remaining on Cornwall Town Council following the November 2018 municipal elections.

4-1 Carried.

Councillor Dawson returned to the meeting.

6. ADMINISTRATION COMMITTEE– Deputy Mayor Gary Ramsay

The Committee did not meet this month however the RCMP, Transit and Humane Society Reports were included in the Council Package.

Deputy Mayor Ramsay noted he, along with the CAO, met with the RCMP to discuss the new RCMP Agreement. It was noted the Town requested more presence and patrolling throughout the Town.

It was noted the RCMP were at the Cornwall Classic Race as well as the After School program.

Councillor Barnes requested the Committee to consider the Town issuing cat tags, similar to our dog tag program

7. COMMUNICATION

Nothing to report.

8. OTHER BUSINESS

Councillor Meggs noted the Watershed Group is having their annual stream cleanup and tree sale in the next few weeks. The CAO will follow up on the date of the cleanup/sale.

9. ADJOURNMENT

The meeting adjourned at 8:15 pm.

PRESENTATION

Frank Morrison, member of Smoke-Free PEI, along with Gary MacDougall made a presentation to Council about banning smoking within the Town. It was noted that all Town of Cornwall properties, including parks and trails are already smoke-free.

MINERVA MCCOURT
MAYOR

KEVIN COADY
CHIEF ADMINISTRATIVE OFFICER