

Cornwall, Prince Edward Island

Regular Meeting of Council

Wednesday, August 21, 2013, at 4:30 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
Lori Bingley - 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 2013-08-1995

Moved by Councillor Marlene Hunt
Seconded by Councillor Parker Beer

RESOLVED:

The Minutes of July 17, 2013 be approved.

CARRIED 2013-08-1996

BUSINESS ARISING

There was no business arising from the Minutes.

REPORTS OF COMMITTEES / RESOLUTIONS

1. UTILITY COMMITTEE- Councillor Irene Dawson

The report was included in the package.

Councillor Dawson noted the committee is working on a capital expenditure five year plan.

Councillor Dawson noted they will be looking at establishing a policy for refunding water/sewer charges.

Councillor Dawson noted the drawdown of Hyde Pond has been successful.

**Moved by Councillor Irene Dawson
Seconded by Deputy Mayor Corey Frizzell**

RESOLVED:

The Town of Cornwall purchase a Typhoon Trailer Jet from Campbell's Concrete Limited at a cost of \$17,954 plus taxes.

CARRIED 2013-08-1997

Councillor Dawson noted two companies submitted tenders for the work on water storage upgrades. The CAO confirmed this project is more expensive than anticipated; however, the total capital budget for the utility for 2013 is on target.

**Moved by Councillor Irene Dawson
Seconded by Deputy Mayor Corey Frizzell**

RESOLVED:

The Town of Cornwall accept the tender of \$271,839.17, taxes included, from Island Coastal Services Ltd. for water storage upgrades.

CARRIED 2013-08-1998

2. PLANNING BOARD - Councillor Peter Meggs

The report was included in the package.

Councillor Meggs noted the property on 49 Park Street is now compliant.

Councillor Meggs noted the Town will receive land from the developer of Harvest Hills Subdivision to facilitate a sidewalk. This sidewalk will be built as part of phase one, and the Town will be responsible for a portion of the costs.

Councillor Meggs added the development officer and solicitor are reviewing the Draft Official Plan

and Zoning Bylaw and Council will hold a special meeting at a later date to review the comments from solicitor.

Councillor Meggs noted the Town received a subdivision request for a lot at the corner of Primrose and Waterview. The request was to divide an existing .66 acre lot into two lots, each about .33 of an acre.

Letters were sent to the 34 property owners within 150 meters of the lot and Planning Board received 15 responses citing opposition to the proposal.

Concerns raised were the lots are small in comparison to the existing lots in the neighborhood, houses built on the proposed lots would not be comparable to existing houses, safety concerns related to traffic and the nature and feel of the neighborhood would change.

In reviewing each of the concerns and the Official Plan, Planning determined

- The proposed lots are just .08 of an acre smaller than existing adjacent lots (on average)
- The houses on existing adjacent lots could be built on the proposed lots
- The new lots would allow 3,594 square foot homes to be built. Average lot coverage in the neighborhood is 2,252 square feet(+/-)
- The Department of TIR reviewed the proposal and did not find any issues with access or site lines for the proposed lots.
- The existing .66 acre lot will allow for a 7,000 plus square foot house, clearly having more of an impact on the nature and feel of the neighborhood

Moved by Councillor Peter Meggs

Seconded by Councillor Minerva McCourt

RESOLVED:

The Town of Cornwall approve the subdivision of Parcel 858522 creating two (2) building lots, each of which will be approximately .33 of an acre.

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

Councillor Hunt and Deputy
Mayor Frizzell voted against
the Motion.

CARRIED 2013-08-1999

Councillor Meggs noted Atlantec BioEnergy in the Business Park has applied for a variance to allow a

44 foot high tower as part of the proposed ethanol research and development facility.

Moved by Councillor Peter Meggs

Seconded by Councillor Minerva McCourt

RESOLVED:

The Town of Cornwall approve a variance permitting a 44 foot high distillation tower for Atlantec BioEnergy at 112 W.B. MacPhail Drive, being parcel 866863.

CARRIED 2013-08-2000

Moved by Councillor Peter Meggs

Seconded by Councillor Minerva McCourt

RESOLVED:

The Town approve a 5% variance in lot size in the consolidation of Parcels 557298, 558494, and 558486.

CARRIED 2013-08-2001

Moved by Councillor Peter Meggs

Seconded by Councillor Minerva McCourt

RESOLVED:

The Town of Cornwall approve a variance in lot coverage allowing 8% coverage for the lot created by the consolidation of Parcels 557298, 558494, and 558486

CARRIED 2013-08-2002

Councillor Meggs noted a request was made to have the residence at 40 Warren Grove Road changed from a single family dwelling to a duplex.

Councillor Meggs added the residence is in an R2 zone.

Moved by Councillor Peter Meggs

Seconded by Councillor Minerva McCourt

RESOLVED:

The Town of Cornwall approve a change of use for 40 Warren Grove Road, being parcel

245712, from single family residential to duplex subject to a signed Development Agreement.

CARRIED 2013-08-2003

Councillor Meggs noted an application was received for a one-chair hair salon in the Vinyl Tech Building in the Business Park. Three parking spaces are required.

**Moved by Councillor Peter Meggs
Seconded by Councillor Minerva McCourt**

RESOLVED:

The Town of Cornwall enter into a Development Agreement to allow a hair salon at 100 W.B. MacPhail Drive, being parcel 859157

CARRIED 2013-08-2004

3. PUBLIC WORKS COMMITTEE - Councillor Irene Dawson

The report was included in the package.

Councillor Dawson noted the committee is working on a capital expenditure five year plan.

Councillor Dawson noted the Town continues to collect speed data on various streets.

Councillor Dawson noted the Town is looking forward to discussions with the Watershed Group to review their expanded mandate.

4. PARKS & RECREATION - Deputy Mayor Corey Frizzell

The report was included in the package.

Deputy Mayor Frizzell noted six people signed up for the new event committee and they held their first meeting on August 14th, 2013.

Deputy Mayor Frizzell noted playground inspections are being done daily until school begins, and then will be completed every two weeks.

**Moved by Deputy Mayor Frizzell
Seconded by Councillor Minerva McCourt**

RESOLVED:

The Town of Cornwall accept the tender from Live for Today Pools and Spa for a new outdoor swimming pool at a cost of \$71,750 plus taxes.

CARRIED 2013-08-2005

Deputy Mayor Frizzell noted additional costs will include fencing, a deck, an accessibility lift and electrical. The Town will pay approximately \$30,000 towards this project, which is cost shared with the Federal and Provincial Governments.

5. FINANCE & ADMINISTRATION – Councillor Minerva McCourt

The reports were included in the package.

Councillor McCourt noted the Transit Coordinating Committee met on July 4th and will meet again in September. Councillor McCourt added that trial runs will begin in September.

Councillor McCourt noted C.H.A.N.C.E.S will be buying out the lease for 24 Ferry Road.

Councillor McCourt noted the Curling Club and Civic Centre will have new ceilings in place at a cost of \$10,000, taxes included.

Councillor McCourt noted that HRA was awarded the tender for the Salary and Job Classification Review at a cost of \$9,900 plus HST.

Councillor Dawson requested the Town follow up on policy of owning and housing exotic creatures.

6. COMMUNICATION – Mayor Glen ‘Barney’ Fullerton

The Mayor acknowledged Kim Meunier for her 15th anniversary with the Town. He noted Kim goes above and beyond every day, has a tremendous work ethic and Cornwall is lucky to have her.

Cornwall library set a record for having over 6000 books withdrawn in the month of July. The Mayor would like to thank Pam Wheatley for her continuous efforts.

The Town was pleased to have 102 children from across Canada attend the Annual Whitecap Curling Camp that was held in Cornwall this year.

7. OTHER

8. ADJOURNMENT

The meeting adjourned at 5:43 PM.

GLEN 'BARNEY' FULLERTON
MAYOR

KEVIN MCCARVILLE
CHIEF ADMINISTRATIVE OFFICER