

Public Meeting Cornwall, Prince Edward Island

A public meeting was held at the Cornwall Civic Centre, Cornwall, Prince Edward Island on Thursday, July 13, 2017 at 7:00 p.m.

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, Irene Dawson, Jill MacIsaac and the Town Planning and Development Officer Dean Lewis.

Notice of this meeting was placed in The Guardian on July 4, 2017 and signage notifying the public was placed in the areas being considered. Letters were sent to residents who surround the locations proposed for rezoning as per Section 21.2 of the Town of Cornwall Zoning & Subdivision Control (Development) Bylaw #414.

Mayor McCourt noted the purpose of the meeting was to give residents and property owners an opportunity to provide feedback to Council on proposed amendments to the Town of Cornwall Zoning & Subdivision Control (Development) Bylaw as well as two proposed zoning changes. At this time Mayor McCourt called upon Dean Lewis.

The first item reviewed was the proposed rezoning of Parcel ID Nos. 431486, 419291, 419309, 245308, 464859, 464891, 464909, 464917, 464867 and 623058 from Single Family Residential (R1) to Planned Unit Residential Development Zone (PURD). Dean noted that the development concept is for 30 single story block townhouse units with garages. The building design is stone accented vinyl siding. Dean presented a preliminary plan showing the proposed lot layout and discussed the possible options for the street, dependent upon whether it be private or public.

One resident asked for more details about the concept proposal and could the proposal change after it is approved. Dean explained the approval process which is to approve the development concept for Planned Unit Residential Development (PURD) and provided further details.

Another resident felt the transition from Single Family Residential (R1) to Planned Unit Residential (PURD) was unusual and not a good fit for the area.

One resident read a letter to council indicating he and his spouse are not in support of the proposed development and noted that a petition was provided to Council in April from area residents indicating the same.

The next item on the agenda was the proposed rezoning of Parcel ID Nos. 248013, 248005 and 247999 from Two Family Residential (R2) to Multiple Family Residential (R3).

Clarification regarding the difference between Two Family Residential (R2) and Multiple Family Residential (R3) zones was discussed.

A number of residents commented that the summer is not an appropriate time for a public meeting given the number of families away. Dean explained that comments can be provided prior to or after the meeting via email, facsimile, mail or by stopping into the office.

One resident gave his support to the rezoning of the three (3) parcels along the TransCanada Highway.

Next Dean reviewed the proposed changes to the bylaw. The proposed changes include the following:

1. Revisions to Section 4.6 ~ Height Restriction Exemption;
2. Revisions to Section 4.10 ~ Lot Frontage;
3. Revisions to Section 8.4 ~ Lot Requirements (Building Height & Lot coverage);
4. Revisions to Section 9.5 ~ Lot Requirements (Building Height);
5. Revisions to Section 10.2 ~ Permit Uses;
6. Revisions to Section 10.5 ~ Lot Requirements (Building Height);
7. Revisions to Section 11.5 ~ Lot Requirements (Building Height);
8. Revisions to Section 13.4 ~ Lot Requirements (Building Height);
9. Revisions to Section 14.4 ~ Lot Size, Building Height and Setbacks (Building Height);
10. Revisions to Section 16.4 ~ Lot Requirements (Building Height);
11. Revisions to Section 17.3 ~ Lot Requirements (Building Height);
12. Revisions to Section 19.4 ~ Lot Requirements (Building Height);
13. Revisions to Section 22.4 ~ Changes to Existing Lots;
14. Revisions to Section 25 ~ Definitions (Panhandle Lot); and
15. Addition of Section 26.5 ~ Lot Requirements (Building Height & Lot Coverage).

At this time the floor was opened to the public.

Clarification regarding the building height amendment was discussed. A number of residents spoke against this amendment stating that the existing restriction has been sufficient all these years.

Some residents expressed concerns with the amendment to increase the percentage of Semi-detached units in a block from 20% to 35%. It is felt that Single Family Residential Zones (R1) is not the place for this type of development and asked what the current percentages are in various areas of the town. Dean provided this information.

At this time Dean asked for any additional comments. Residents expressed concerns with safety issues due to the increase in traffic flow, loss of privacy concerning the proposal for Lakeview Drive. Concerns were raised about the potential negative impact on property value and the effect of the overall character of the neighborhood if this proposal is approved. Council was asked to take into consideration the existing long-term residents of the area when making this decision.

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

ADJOURNMENT

The meeting adjourned at 8:10 p.m.

MINERVA McCOURT
MAYOR

KIM MEUNIER
ACTING CHIEF ADMINISTRATIVE OFFICER