

Cornwall, Prince Edward Island

**Regular Meeting of Council  
Wednesday, May 17, 2017 at 7:30 PM**

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

**CALL TO ORDER**

Mayor McCourt called the meeting to order.

**APPROVAL OF THE AGENDA**

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

**MINUTES**

It was moved by Councillor Barnes and seconded by Councillor Meggs the Minutes of April 19, 2017 be approved as circulated. Motion carried.

**BUSINESS ARISING**

Nil

**REPORTS OF COMMITTEES / RESOLUTIONS**

**1. UTILITY COMMITTEE – Councillor Irene Dawson**

Councillor Dawson noted that Island Coastal has started construction of the new water line on the Trans-Canada Highway near York Point Road. The work will be completed by June.

Councillor Dawson noted that the water pressure issue with 30/32 Jessie Street seems to be resolved.

**2. PLANNING BOARD – Councillor Peter Meggs**

The report was included in the Council Package.

Councillor Meggs noted Planning Board met on May 3, 2017.

Councillor Meggs noted Planning Board met with owners of a seasonal residence on 99 Windcrest Drive. They made a presentation to the Board but it remains in non-compliance with the Town Bylaw.

Councillor Meggs noted Planning Board recommends Council consolidate seven lots and subdivide those into three lots. Planning Board recommends Council approve Special Permit Use to allow apartments on the newly created lots. Planning Board has approved an addendum to the North River waterline project to allow a watermain to meet an existing waterline near the property line.

**PL 04-2017 ~ LOT CONSOLIDATION/SUBDIVISION**

**Parcel ID Nos: 459495, 490813, 245365, 245373, 412130, 430108, 245357**

Moved by Councillor Meggs  
Seconded by Councillor MacIsaac

**RESOLVED:**

**WHEREAS:** Council received an application on January 9, 2017 to consolidate 7 smaller lots (Parcel ID Nos: 459495, 490813, 245365, 245373, 412130, 430108, 245357) and then subdivide them into 3 larger lots.

**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, or on the essential character of the surrounding neighbourhood.

**BE IT RESOLVED THAT** Council grant approval of a CONSOLIDATION / SUBDIVISION creating 3 lots.

CARRIED

**PL 05-2017 ~ Special Permit Use**

Moved by Councillor Meggs  
Seconded by Councillor MacIsaac

**RESOLVED:**

**WHEREAS:** Council received three (3) applications on January 9, 2017 for three (3) Multi-Unit Apartment Buildings. Property is zoned Commercial (C1); 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, or the essential character of the surrounding neighbourhood.

**BE IT RESOLVED THAT** Council grant approval of a *Special Permit Use* to allow an apartment building on each of three (3) newly approved lots located just East of the intersection of Warren Grove Road and the TransCanada Highway, subject to the Developer entering into a Development Agreement with the Town.

CARRIED

Councillor Meggs noted Hyde Pond Campus of Care is still being worked on. It is expected the sewer line/ lift station project will begin by June 1, 2017. Staff is meeting with Department of

Transportation, Infrastructure and Energy, and Cornwall and Area Watershed Group to discuss the Storm Water Management for this development.

Councillor Meggs noted that staff received an amended site plan from the property owner at 386 York Point Road. There is only one additional lot being created, two pre-existing lots are being changed, therefore all three lots need approval. Only one has the required frontage on a public road, therefore the proposed subdivision can not be approved.

Councillor Meggs noted staff sent letters to the neighbours of 574 York Point Road within a 75m radius, as per Bylaw requirement. As of the deadline on May 2, 2017, no comments or concerns were received from residents regarding the variance to allow a reduced setback of 25 feet.

**PI 06-2017** ~ Parcel ID No. 471946 Variance to allow a reduced setback of 25' feet in an RR zone.

Moved by Councillor Meggs  
Seconded by Deputy Mayor Ramsay

**RESOLVED:**

**WHEREAS** Council received an application February 1, 2017 requesting to replace a summer cottage on Parcel ID No. 471976 with a single-family dwelling with a 25' foot setback in an RR zone where the minimum setback is 50' feet, and

**WHEREAS** in considering this variance, Council provided written notification to property owners within 75m. (246.1 ft.) of the subject property, soliciting their comments, pursuant to Section 21.1(1) of the Town of Cornwall Zoning and Subdivision Control (Development) Bylaw #414; and

**WHEREAS** Council considered the Town's Official Plan and the Town of Cornwall Zoning and Subdivision Control (Development) Bylaw #414 dealing with such development; and

**WHEREAS** Council deemed the variance would not unduly impact on adjacent properties and it is in keeping with the general intent of the Bylaw;

**BE IT RESOLVED THAT** Council grant approval to allow a 25' foot setback to allow for a single family home to be constructed in an RR zone.

CARRIED

Councillor Meggs noted the Town received a complaint regarding livestock (goats) on 235 Ferry Road. The Development Officer did a follow up regarding this issue, and confirmed the presence of goats on property. Planning Board was surprised at this, considering a letter was sent on October 29, 2015 stating that agricultural livestock are not permitted in residential zoned areas. The Planning Board will ask the lawyer to send a letter confirming these facts.

Councillor Meggs noted the property owner of 477 TransCanada Highway purchased the home in 2001 as a duplex dwelling, and at her request the Town changed the designation to a single-family dwelling. The property owner requested to have it changed back to a duplex as she is planning to sell the property. Planning Board considered the Zoning Subdivision Bylaw #414

stating permitted uses for duplex or semi-detached in an R2 zone cannot be more than 20% of units in a Block. The area is currently over the 20%.

**PI 07-2017** ~ Parcel ID No. 491787

Application to convert a Single-Family Dwelling to a Duplex

Moved by Councillor Meggs

Seconded by Deputy Mayor Ramsay

**RESOLVED:**

**WHEREAS** Council received an application on April 21, 2017 requesting a Single-Family Dwelling on Parcel ID No. 491787 be converted to a Duplex. The Property is zoned Two Family Residential Zone (R2) which allows a maximum of 20% Semi-Detached/ Duplex dwelling units in a Block; and

**WHEREAS** Council considered the Town's Official Plan and the Town of Cornwall Zoning and Subdivision Control (Development) Bylaw #414 dealing with such development along with the current units in the Block; and

**WHEREAS** Council deemed there is already more than 20% of the units in the Block Semi-Detached/ Duplex.

**BE IT RESOLVED THAT** Council deny the request to convert the Single-Family Home to a Duplex.

Moved by Councillor Dawson

Seconded by Councillor McGuigan

The motion PI 07-2017 be tabled.

MOTION CARRIED 4 – 2 Councillor MacIsaac & Deputy Mayor Ramsay opposed.

Councillor Meggs noted the Town received an application for an addition to Cornerstone Baptist Church. Staff requested a site plan showing building and structures for the area. A Development Agreement with the property owner will be drafted to include provisions to protect Municipal wells along with any issues identified on the updated plans.

**PI 08-16** ~ Development Agreement

Moved by Councillor Meggs

Seconded by Deputy Mayor Ramsay

**RESOLVED:**

**BE IT RESOLVED THAT** The Town of Cornwall enter into a Development Agreement with Cornerstone Baptist Church, 9 Cornerstone Drive, Parcel ID No. 761569. This agreement will include specific conditions for the planned addition to the Cornerstone Baptist Church.

CARRIED

### **3. PUBLIC WORKS COMMITTEE - Councillor Shane McGuigan**

Councillor McGuigan noted that the Committee met on May 9, 2017.

Councillor McGuigan noted the Committee will review requests and suggestions from residents as to the location of speed hump installation. Staff distributed draft guidelines from previous years along with Transportation, Infrastructure and Energy regulations for speed humps.

Councillor McGuigan noted a request from Parks and Recreation to remove the Seymore Drive access to the Civic Centre parking lot. This will provide a safer environment for all users.

Councillor McGuigan noted the 50+ Group is considering moving from the Civic Centre to a meeting room at the Town Hall which will allow for office space needed for staff with the After School Program.

Councillor McGuigan noted that the Town will be responsible for snow removal on the new multipurpose path along the TransCanada Highway west of the North River Bridge.

Councillor McGuigan noted the Town received approval to install radar signs on Cornwall Road, Ferry Road and Warren Grove Road.

### **4. PARKS & RECREATION COMMITTEE – Councillor Jill MacIsaac**

Councillor MacIsaac noted the report was included in the Council Package.

### **5. FINANCE COMMITTEE– Councillor Elaine Barnes**

Councillor Barnes noted the Committee met on May 10, 2017.

Councillor Barnes noted a review of the 2017 Statement of Income and Expenditures shows little concern at this time.

Councillor Barnes noted the Committee was briefed on work with HR Atlantic and work continues with the Town.

Councillor Barnes noted the Committee reviewed the 2016 Financial Statements and Management letter from MRSB.

### **F 06-2017. 2016 Financial Statements**

Moved by Councillor Barnes

Seconded by Councillor McGuigan

### **RESOLVED:**

**Council accept the 2016 Town of Cornwall financial statements as prepared by MRSB Chartered Accountants.**

CARRIED

**6. ADMINISTRATION COMMITTEE – Deputy Mayor Gary Ramsay**

Deputy Mayor Ramsay noted the Committee met on May 10, 2017.

The report was included in the Council Package.

Deputy Mayor Ramsay noted Citizens on Patrol has an additional two members. COP and RCMP will patrol the area between Lacardy & Kellow Drive due to youth causing a disturbance and suspicious activity.

Deputy Mayor Ramsay noted that Constable Darren Doucette is the new liaison officer for Cornwall and COP. RCMP will also patrol for speeders in Cornwall and Meadowbank area.

**A03-Summer Council Hours**

Moved by Deputy Mayor Ramsay  
Seconded by Councillor Barnes

**RESOLVED:**

**Council amend the start time for the July and August regular Council meetings to 4:30p.m.**

**7. COMMUNICATION**

**8. OTHER BUSINESS**

Mayor McCourt noted the HMCS Battle of the Atlantic Ceremony held on May 7 at the Civic Centre to commemorate the sacrifices made by thousands of Canadians who fought bravely in the North Atlantic was a success.

**9. ADJOURNMENT**

The meeting adjourned at 8:16pm.

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MINERVA MCCOURT  
MAYOR

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KEVIN MCCARVILLE  
CHIEF ADMINISTRATIVE OFFICER