

Cornwall, Prince Edward Island

**Regular Meeting of Council
Wednesday, September 20, 2017 at 7:30 PM**

Mayor **Minerva McCourt presiding**
Present: **Deputy Mayor Gary Ramsay**
 Councillor Shane McGuigan
 Councillor Peter Meggs
 Councillor Elaine Barnes
 Councillor Jill MacIsaac
 Councillor Irene Dawson
Also: **Kim Meunier – Acting 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 Deputy Mayor Ramsay and seconded by Councillor MacIsaac the agenda be approved as circulated. Motion carried.

MINUTES

It was moved by Councillor Dawson and seconded by Councillor MacIsaac the Minutes of August 16, 2017 be approved as circulated. Motion carried.

It was moved by Councillor Meggs and seconded by Councillor Barnes the Minutes of September 1, 2017 be approved as circulated. Motion carried.

BUSINESS ARISING

There was no business arising from the Minutes.

REPORTS OF COMMITTEES / RESOLUTIONS

1. UTILITY COMMITTEE – Councillor Irene Dawson

The Committee did not meet this month.

Councillor Dawson reported the Pond Street Lift Station is 90% complete and commissioning is expected to be completed in the next two weeks.

Councillor Dawson noted that Island Coastal Services Ltd. has been awarded the contract for the next phase of the Meadowbank Wellfield upgrades.

2. PLANNING BOARD – Councillor Peter Meggs

The report was included in the Council Package.

Councillor Meggs noted the construction of the Storm Water Management system is nearing

completion at the Hyde Pond Campus of Care and most of the utility infrastructure is installed. Construction of the trail system is beginning and the developer is looking to get Lot 17-1 approved so construction can begin.

Councillor Meggs noted the Town received an application for an accessory building to be located in the flanking side yard of a corner lot located at 1 Bay Drive, PID 459610, which is zoned Rural Residential.

PL 10-2017, Special Development Permit

Moved by Councillor Meggs
Seconded by Councillor MacIsaac

RESOLVED:

WHEREAS Council received an application on August 28, 2017 for a *Special Development Permit* to allow an accessory structure to be placed in the Front Yard on Parcel ID No. 459610; and

WHEREAS Council considered the Official Plan and the Town of Cornwall Zoning and Subdivision Control (Development) Bylaw #414, and noted the proposed location will have the general standard and appearance compatible with adjacent structures and will cause no permanent injury to adjoining properties;

BE IT RESOLVED THAT Council grant approval of a *Special Development Permit* to allow an accessory building to be placed in the Front Yard on 1 Bay Drive, being Parcel ID No. 459610.

CARRIED

Councillor Meggs noted the Town received an application requesting an increase of three (3) units to an existing five (5) unit apartment building located at 11 MacKinley Crescent, PID 245464.

PL 11-2017, Special Permit Use

Moved by Deputy Mayor Ramsay
Seconded by Councillor Meggs

RESOLVED:

WHEREAS Council received an application on August 28, 2017 for the addition of three (3) units to an existing five (5) unit apartment building. The additional units would consist of one (1) unit for storage and two (2) residential units on Parcel ID No. 245464; and

WHEREAS Council considered the Official Plan and the Town of Cornwall Zoning and Subdivision Control (Development) Bylaw #414, and noted the proposed use is appropriate and

all other relevant provisions of the Bylaw have been met;

BE IT RESOLVED THAT Council grant approval of a *Special Permit Use* to allow three (3) additional units to be located at 11 MacKinley Crescent, being Parcel ID No. 245646 subject to the developer entering into a Development Agreement.

CARRIED

Councillor Meggs noted Planning Board discussed an application for a 42 unit apartment building to be located in the Hyde Pond Campus of Care development.

PL 12-2017, Special Permit Use

Moved by Councillor Meggs
Seconded by Deputy Mayor Ramsay

RESOLVED:

WHEREAS Council received an application on July 28, 2017 for a *Special Permit Use* to allow a forty-two (42) unit apartment building on Parcel ID No. 601013 which property is zoned Multiple Family Residential (R3); and

WHEREAS Council considered the Official Plan and the Town of Cornwall Zoning and Subdivision Control (Development) Bylaw #414, and noted apartments are a permitted use in the area and should not unduly impact on adjacent properties, or on the essential character of the surrounding neighborhood;

BE IT RESOLVED THAT Council grant approval of a *Special Permit Use* to allow a forty-two (42) unit apartment building to be constructed at Hyde Pond Campus of Care, being part of Parcel ID No. 601013, subject to the developer entering into a Development Agreement.

CARRIED

PL 13-2017, Height Restriction Exemption

Moved by Deputy Mayor Ramsay
Seconded by Councillor Meggs

WHEREAS Council received an application for a 42-unit apartment building to be built on Lot 17-1 in the Hyde Pond Campus of Care development. The proposed building would be above the maximum height of 35'ft; and

WHEREAS Council can grant a Height Restriction Exemption if the proposed development meets the requirements found in section 4.6(2) of the 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 particularly section 4.6(2), dealing with such development; and

WHEREAS Council deemed the Building is compatible with surrounding development in terms of architectural design, building materials, building massing, building form, and streetscape;

BE IT RESOLVED THAT Council grant approval for a Height Restriction Exemption in order to allow the proposed apartment building to be built on Lot 17-1 in the Hyde Pond Campus of Care development and subject to the developer entering into a Development Agreement.

CARRIED

Councillor Dawson requested the height restriction be outlined in the Development Agreement.

PL 14-2017, Accessibility Bonus

Moved by Councillor Meggs
Seconded by Deputy Mayor Ramsay

RESOLVED:

WHEREAS Council received an application for a 42-unit apartment building to be built on Lot 17-1 in the Hyde Pond Campus of Care development; and

WHEREAS Council can grant an Accessibility Bonus of ten percent (10%) in terms of the total allowable units in an Apartment, Townhouse or Block Townhouse Development where at least ten percent (10%) of the total Dwellings meet the Barrier-Free Design Regulations (Section 3.8 of the National Building Code) 2010 Edition, as amended from time to time); and

WHEREAS Council considered the Town’s Official Plan and the Town of Cornwall Zoning and Subdivision Control (Development) Bylaw #414 particularly section 11, dealing with such development; and

WHEREAS Council deemed the Building is compatible with surrounding development in terms of architectural design, building materials, building massing, building form, and streetscape;

BE IT RESOLVED THAT Council grant approval of an Accessibility Bonus of ten percent (10%) of the total allowable units to be built on Lot 17-1 in the Hyde Pond Campus of Care development and subject to the developer entering into a Development Agreement.

CARRIED

Councillor Meggs noted the Town received an application for an accessory building to be located in the Front yard of 139 Ferry Road, PID 246512.

PL 15-2017, Special Development Permit

Moved by Deputy Mayor Ramsay
Seconded by Councillor Meggs

RESOLVED:

WHEREAS Council received an application on August 17, 2017 for a *Special Development Permit* to allow an accessory structure to be placed in the Front Yard on Parcel ID No. 246512; and

WHEREAS Council considered the Official Plan and the Town of Cornwall Zoning & Subdivision Control (Development) Bylaw #414, and noted the proposed location will have the general standard and appearance compatible with adjacent structures and will cause no permanent injury to adjoining properties;

BE IT RESOLVED THAT Council grant approval of a *Special Development Permit* to allow an accessory building to be placed in the Front Yard at 139 Ferry Road, being Parcel ID No. 246512.

CARRIED

Councillor Meggs noted that Town staff met with a representative from the Province to discuss the Architects Act. Concerns discussed were that regulations will require Architect Plans for any commercial building no matter what size they are. Planning Board will continue to monitor this.

Councillor Meggs noted the Committee reviewed the training schedule for the EMO organization. Councillor Meggs encourages Council and staff to attend.

3. PUBLIC WORKS COMMITTEE - Councillor Shane McGuigan

The Committee did not meet this month.

Councillor McGuigan reported there are now 21 speed humps throughout the Town.

Councillor McGuigan noted a new crosswalk was installed by the Dept. of Transportation, Infrastructure and Energy on the Meadowbank Road at Gardiner Drive.

Councillor McGuigan noted sidewalk repairs have been completed on the Kingston and York Point Road.

4. PARKS & RECREATION COMMITTEE – Councillor Jill MacIsaac

The report was included in the package.

Councillor MacIsaac noted the 2017 Fall Program & Event Guide is now available. Councillor MacIsaac added our After School Program is full and there is a waitlist.

Councillor MacIsaac noted Cornfest is scheduled from October 11-15 and the flyer should be available by October 1, 2017.

Councillor MacIsaac noted the new equipment for the Skate Park has been ordered.

Councillor McGuigan noted he received a request for playground equipment in Sunrise Cove. Councillor MacIsaac noted this will be on a future Parks & Recreation agenda.

Councillor McGuigan inquired into the status of walking track memberships rebated through the Town.

5. FINANCE COMMITTEE– Councillor Elaine Barnes

Councillor Barnes noted the Committee did not meet this month.

Councillor Barnes noted the Committee will donate \$400 from the donation budget towards the Cornwall Youth Centre.

Councillor Barnes noted Kevin Coady has been hired as the Town's Chief Administrative Officer and will assume duties on October 2, 2017.

Councillor Barnes noted Turf Field rental revenue will be under budget mainly because the Rambler's hourly rental is down by 50% from last year's. Councillor McGuigan inquired into promoting the Turf Field to make up lost revenue.

F 08-2017, Participation in Municipal Growth Study

Moved by Councillor Barnes
Seconded by Deputy Mayor Ramsay

RESOLVED:

WHEREAS: The Town of Cornwall is interested in principle to participate in an inter-municipal funding application for a Municipal Growth Management Study; and

WHEREAS: It's the understanding the Town of Cornwall will be responsible to contribute its share of the cost of the Study; subject to finalizing the cost.

BE IT RESOLVED the Town of Cornwall support the funding application submitted by the Community of Miltonvale Park, on behalf of municipalities in the Central Queens county area, for a Municipal Growth Management Study.

CARRIED

6. ADMINISTRATION COMMITTEE– Deputy Mayor Gary Ramsay

Deputy Mayor Ramsay noted the Committee did not meet this month.

Deputy Mayor Ramsay noted shelter locations are being finalized and should be placed by late October.

Deputy Mayor Ramsay noted the Town and Cornwall Lion's Club will be hosting a reception for the Cenotaph Service on Sunday, September 24. The service will take place at 2:00 pm with a reception to follow at the Cornwall Curling Club.

Deputy Mayor Ramsay noted the Flags of Remembrance Ceremony will take place Saturday, October 7, 2017 at 2:30pm.

Deputy Mayor Ramsay noted that Town staff is coordinating with the New Haven Legion to host a Veteran's dinner on November 4.

7. COMMUNICATION

Mayor McCourt reported Cornwall has a new Family Doctor, Dr. Padraig Casey, as well as Nurse Practitioner Bethany Murphy. Mayor McCourt noted a second Practitioner will be joining them later.

Mayor McCourt, along with Councillor Meggs, noted they participated in *The Guardian's* Raise-A-Reader Day this morning.

8. OTHER BUSINESS

Councillor Meggs noted he attended the Terry Fox Run on September 17. He encourages more residents to use the facility.

9. ADJOURNMENT

The meeting adjourned at 8:15pm.

MINERVA MCCOURT
MAYOR

KIM MEUNIER
ACTING CHIEF ADMINISTRATIVE OFFICER