

Cornwall, Prince Edward Island

**Regular Meeting of Council  
Wednesday, April 17, 2019 at 7:30 PM**

**Mayor**            **Minerva McCourt presiding**  
**Present:**        **Deputy Mayor Cory Stevenson**  
                      **Councillor Peter Meggs**  
                      **Councillor Jill MacIsaac**  
                      **Councillor Shane McGuigan**  
                      **Councillor Corey Frizzell**  
**Also:**            **Kevin Coady – Chief Administrative Officer**  
                      **Lori Bingley – Engagement Coordinator & Finance Assistant**

**CALL TO ORDER**

Mayor McCourt called the meeting to order.

There were six members of the public present.

**APPROVAL OF THE AGENDA**

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

**DISCLOSURE OF PECUNIARY OR OTHER CONFLICT OF INTEREST**

Nothing to report

**APPROVAL OF THE MINUTES**

It was moved by Councillor McGuigan and seconded by Councillor MacIsaac the Minutes of March 20, 2019 be approved as amended. **Motion carried.**

It was moved by Councillor MacIsaac and seconded by Councillor McGuigan the Minutes of March 27, 2019 be approved as circulated. **Motion carried.**

**BUSINESS ARISING**

Nothing to Report

**REPORTS OF COMMITTEES / RESOLUTIONS**

**1. INFRASTRUCTURE COMMITTEE – Councillor Shane McGuigan**

The report was included in the package.

**I-03-2019 ~ Wastewater System Upgrades**

**Moved by Councillor**                    **Shane McGuigan**  
**Seconded by Councillor**            **Peter Meggs**

**RESOLVED:**

**Whereas:** The Town of Cornwall Water and Sewer Utility Wastewater Infrastructure is in need of significant upgrades; specifically, to the North River and Cornwall Lagoons and the

Supervisory Control and Data Acquisition (SCADA) System,

**And Whereas:** The Town has applied for fifty percent (\$324,928.45) of the required funds for this project through the Municipal Strategic Component of the Gas Tax program,

**Therefore, Be It Resolved:** That the Town of Cornwall approve submitting a Capital Investment Plan application under the Direct Allocation program of the Gas Tax Fund for forty percent (\$259,942.76) of the Town of Cornwall Wastewater Systems Upgrade Project.

**Carried**

**I-04-2019 ~ Utility Rate Study**

**Moved by Councillor**                      **Shane McGuigan**

**Seconded by Councillor**                **Peter Meggs**

**RESOLVED:**

**Whereas:** The Town of Cornwall Water and Sewer Utility requires a rate study to ensure that the rates and rate structure for the water and sewer utility are adequate to provide high quality service, and to ensure the ongoing financial stability and viability of the system, and to ensure the costs of operating and maintaining the system are allocated equitably among the various classes of user,

**And Whereas:** The Town has applied for fifty percent (\$16,500) of the required funds for this project through the Municipal Strategic Component of the Gas Tax program,

**Therefore, Be it Resolved:** That the Town of Cornwall approve submitting a Capital Investment Plan application under the Direct Allocation program of the Gas Tax Fund for forty percent (\$13,200) of the cost of the Town of Cornwall Utility Rate Study.

**Carried**

**I-05-2019 ~ Cornwall Road Water Main Extension**

**Moved by Councillor**                      **Shane McGuigan**

**Seconded by Councillor**                **Peter Meggs**

**RESOLVED:**

**Whereas:** The province of Prince Edward Island will be widening and repaving Cornwall Road in the 2019 construction season,

**And Whereas:** The Town of Cornwall Water/Sewer Utility requires the installation of a water main along the Cornwall Road, from approximately Pattilee Drive to Jake Drive involving approximately 200 meters of 200 mm water main, to eliminate the dead end on the water main and loop the system in that area, thereby improving the water quality in the area and opening up further land in the area for development,

**Therefore, Be it Resolved:** That the Town of Cornwall approve submitting a Capital Investment Plan application under the Direct Allocation program of the Gas Tax Fund for \$168,286.80 to cover the cost of the Cornwall Road Water Main Extension project.

**Carried**

**I-06-2019 ~ Cornwall Wellfield Development (ICIP)**

**Moved by Councillor**                      **Shane McGuigan**  
**Seconded by Councillor**                **Peter Meggs**

**RESOLVED:**

**Whereas:** The Town of Cornwall is in need of a new water source to ensure a constant supply of fresh, clean potable water for residents and businesses and to accommodate continued future growth,

**And Whereas:** Suitable lands for a wellfield have been identified and tested,

**And Whereas:** The Town will be purchasing these lands for this purpose,

**And Whereas:** The Investing in Canada Infrastructure Program has funds available for such projects,

**Therefore, Be it Resolved:** That the Town of Cornwall approve submitting an Investing in Canada Infrastructure Program application for the amount of \$2,244,514 representing 73.33% of the cost of the project.

**Carried**

Deputy Mayor Stevenson asked about the location of the former reader board that had been used to advertise events and information in the Town. Councillor McGuigan stated he would have staff look into where the sign is, and if it is still useable.

It was also noted Council should start thinking about where to put the electronic sign once the bypass is complete.

**2. PLANNING COMMITTEE – Councillor Jill MacIsaac**

The report was included in the package.

**PL 08-2019 ~ GPS (CIP)**

**Moved by Councillor**                      **Jill MacIsaac**  
**Seconded by Councillor**                **Peter Meggs**

**RESOLVED:**

**WHEREAS** the Town requires a GPS System to assist in the development and implementation of its Asset Management System and to ensure continued orderly development in the Town.

**AND WHEREAS:** The Town has applied for funding through the Municipal Strategic

Component of the Gas Tax program for fifty percent (\$12,812.25) for the purchase of a GPS unit,

**THEREFORE, BE IT RESOLVED THAT** the Town of Cornwall approve submitting a Capital Investment Plan application under the Direct Allocation program of the Gas Tax Fund for the purchase of a GPS System in the amount of \$10,249.80 representing forty percent of the purchase price.

**Carried**

**PL 09-2019 ~ Official Plan/Development Bylaw (CIP)**

**Moved by Councillor**                      **Jill MacIsaac**  
**Seconded by Councillor**                **Peter Meggs**

**RESOLVED:**

**WHEREAS** the Town is required to review the Town Official Plan and Zoning & Subdivision Control (Development) Bylaw every five years to ensure, among other things, orderly development in the Town,

**AND WHEREAS:** such projects are allowable expenditures under the Direct Allocation program of the Gas Tax Fund,

**THEREFORE, BE IT RESOLVED THAT** the Town of Cornwall approve submitting a Capital Investment Plan application under the Direct Allocation program of the Gas Tax Fund in the amount of \$32,921.90 for the review of the Town of Cornwall Official Plan and Zoning and Subdivision Control (Development) bylaw.

**Carried**

**PL-10-2019 ~ Zoning & Subdivision Bylaw #414G First reading**

**Moved by Councillor**                      **Peter Meggs**  
**Seconded by Councillor**                **Jill MacIsaac**

**RESOLVED:**

**WHEREAS** Section 6.6 of the Town of Cornwall Official Plan allows Council to amend the Official Plan and Zoning Bylaw as circumstances change or in response to requests; and

**WHEREAS** the Town has received amendment requests and Council has identified some changes in circumstances; and

**WHEREAS** Council has complied with the processes established in Section 21 of the Town of Cornwall Zoning & Subdivision Control (Development) Bylaw.

**BE IT RESOLVED** the Town of Cornwall Zoning & Subdivision Control (Development) Bylaw #414G (attached) be read and approved for the first time.

**Carried**

**PL-11-2019, Special Permit Use, 14 MacRae Dr.**

**Moved by Councillor**            **Jill MacIsaac**  
**Seconded by Councillor**    **Peter Meggs**

**RESOLVED:**

**WHEREAS:** The Town received an application on March 5, 2019 for a *Special Permit Use* to allow a child care facility at 14 MacRae Drive, being Parcel ID No. 528299; and

**WHEREAS:** Council considered the Official Plan and the Town of Cornwall Zoning and Subdivision Control (Development) Bylaw #414, including section #10

**BE IT RESOLVED THAT** Council grant approval for a *Special Permit Use* to allow a Child Care Facility at 14 MacRae Drive, Parcel ID No. 528299 subject to the developer entering into a Development Agreement with the Town.

**Carried**

Councillor MacIsaac noted Planning Committee had discussed the proposed amendment to the *General Land Use Plan*, changing the General Land Use of PID 246702 from Public Service and Institutional to Commercial as presented at the Public Meeting on March 14, 2019. The Committee felt the amendment would be in keeping with the General Land Use Plan.

**PL-12-2019 ~ Official Plan Amendment**

**Moved by Councillor**            **Jill MacIsaac**  
**Seconded by Councillor**    **Peter Meggs**

**RESOLVED:**

**WHEREAS** Section 6.6 of the Town of Cornwall Official Plan allows Council to amend the Official Plan and Zoning Bylaw as circumstances change or in response to requests; and

**WHEREAS** Council has identified some changes in circumstances; and

**WHEREAS** Council has complied with the processes established in Section 21 of the Town of Cornwall Zoning & Subdivision Control (Development) Bylaw #414.

**BE IT RESOLVED THAT** Council amend the Official Plan by changing the General Land Use Map. The specific amendment changes the Use of Parcel ID No. 246702 from Public Service and Institutional (PSI) to Commercial (C1).

**Carried**

**PL-13-2019, Official Plan Review**

**Moved by Councillor Jill MacIsaac**  
**Seconded by Councillor Peter Meggs**

**BE IT RESOLVED THAT** Council accepts the proposal from *Stantec* for \$29,929, plus HST, pursuant to the Town of Cornwall Request for Proposals for a Comprehensive Review and Update of the Town of Cornwall Official Plan and Zoning & Subdivision Control (Development) Bylaw.

**Carried**

**3. COMMITTEE OF COUNCIL – Deputy Mayor Cory Stevenson**

**1) FINANCE/ADMINISTRATION DEPARTMENT – Councillor Corey Frizzell**

The income statements were included in the package

**F/A-08-2019 5 Year Capital Plan**

**Moved by Councillor Corey Frizzell**  
**Seconded by Councillor Cory Stevenson**

**WHEREAS:** The Town of Cornwall is required to have a 5-year capital expenditure plan to access capital infrastructure funding from senior levels of government and to ensure the prudent and efficient use of capital funds,

**AND WHEREAS:** A 5-year capital plan is a dynamic planning document which needs to be kept current on an annual basis,

**THEREFORE, BE IT RESOLVED:** That the Town of Cornwall approve the updated and attached 5-year Capital Plan, dated April 17, 2019, with total proposed capital expenditures of \$12,011,951.

**Carried**

**F/A-09-2019 Option to Purchase 2 Acres (PID 702035/703413)**

**Moved by Councillor Corey Frizzell**  
**Seconded by Councillor Jill MacIsaac**

**WHEREAS:** The Town of Cornwall has received an offer of an option to purchase (attached) 2 acres of the approximately 4 acres on the above noted two properties,

**AND WHEREAS:** The Town requested a change be made to the offer and that change has been accommodated in the revised offer,

**THEREFORE, BE IT RESOLVED:** That the Town of Cornwall accept the revised offer to purchase as attached to this resolution and received by email by the CAO on March 26, 2019.

**Carried**

Councillor Frizzell stepped out at this time.

**F/A 10-2019 - FPEIM Seat**

**Motion defeated 3-1**

**F/A-11-2019 - FPEIM Seat**

**Moved by Councillor Jill MacIsaac**  
**Seconded by Councillor Peter Meggs**

**Whereas:** The constitution of the Federation of PEI Municipalities (FPEIM) reserves one seat on the FPEIM Board of Directors for the Town of Cornwall,

**And Whereas:** The Town of Cornwall seat on the FPEIM Board of Directors is currently vacant and the Town has been invited to appoint a council member,

**Therefore:** Be it resolved that the Town of Cornwall appoint Councillor Elaine Barnes to sit as the representative of the Town of Cornwall on the FPEIM Board for the term of the current Town of Cornwall Council.

**Carried**

**2) MUNICIPAL SERVICES DEPARTMENT - Councillor Peter Meggs**

The reports were included in the package

Councillor Meggs noted the Cornwall and Area Watershed Group has their AGM scheduled for Wednesday, May 8<sup>th</sup>.

Councillor Meggs stated he and the Engagement Coordinator are in the process of gathering names for the Diversity Committee.

Councillor Meggs noted ridership continues to increase on the Transit buses. Councillor McGuigan asked if Council should be looking at putting in more bus shelters to help increase ridership. There was a short discussion, but Council decided they would see how the extra runs work before adding any extra shelters. It was also noted Mike and Matthew Cassidy will be attending the next Committee of Council meeting.

**3) PARKS & RECREATION DEPARTMENT – Councillor Corey Frizzell for Shane McGuigan**

The report was included in the Committee of Council package.

**PR-02-2019 TFSC Ballfield Lights (CIP)**

**Moved by Councillor Shane McGuigan**

**Seconded by Councillor Corey Frizzell**

**WHEREAS:** The Town of Cornwall ball fields are at their usage capacity and adding lights to a field would allow the Town to accommodate more requests for field time,

**AND WHEREAS:** In order to host tournaments of national status one lighted ball field is required of the host,

**AND WHEREAS:** The Town of Cornwall has applied for funding through the Municipal Strategic Component of the Gas Tax Program for fifty percent (\$220,000) of the funding for Ball Field lights at the Terry Fox Sports Complex,

**THEREFORE, BE IT RESOLVED:** That the Town of Cornwall approve submitting a Capital Investment Plan application under the Direct Allocation program of the Gas Tax Fund for Ball Field Lights at the Terry Fox Sports Complex in the amount of \$176,000.

**Carried**

#### **4. CORRESPONDENCE**

Mayor McCourt read a letter from the Province regarding the one time increased allocation of Gas Tax Money for the current fiscal year.

#### **5. OTHER BUSINESS**

Deputy Mayor Stevenson noted it was a big month for the Cornwall Curling Club who hosted the Maritime First and the Canadian Stick Curling Championship and extended congratulations to all involved.

Congratulations were extended by Council to Deepanshu Garg and Dharminder Shergill on the grand opening of Pizza Donair Hub.

#### **6. IN CAMERA**

MGA Section 119 (1)(c)

8:30pm - At this time it was moved by Councillor Frizzell and seconded by Councillor McGuigan that the meeting go in camera to discuss a matter. All members of the public were asked to leave.

The meeting resumed in open session at 8:35pm.

#### **PL 16-2019 ~ Affordable Housing Special Committee**

**Moved by Councillor Cory Stevenson**

**Seconded by Councillor Jill MacIsaac**

**WHEREAS** the Town has established an Affordable Housing Sub-Committee whose role is to assess affordable housing proposals;

**AND WHEREAS** the Committee is to be comprised of the Mayor, three Councillors, two staff, and two resident members for a total of eight committee members;



**THEREFORE, BE IT RESOLVED** that the Town of Cornwall appoint Mayor McCourt, Councillors MacIsaac, Meggs and another to be named later, Town of Cornwall staff members Dean Lewis and Kim Meunier, and Town of Cornwall Residents Tim Gallant and Simon MacNeil to the Town of Cornwall Affordable Housing Special Committee.

**Carried**

**7. ADJOURNMENT**

The meeting was adjourned at 8:38pm

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MINERVA MCCOURT  
MAYOR

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KEVIN COADY  
CHIEF ADMINISTRATIVE OFFICER