



# TOWN OF CORNWALL

## RESOLUTION

**DATE:** July 15, 2020  
**COMMITTEE:** PLANNING BOARD  
**MOTION NUMBER:** PL 07-2020 ~ Development Concept Amendment,  
Lot 50, Phase 3, Harvest Hills

**MOTION CARRIED**

5-1 ✓ CF against

**MOTION LOST**

**MOTION WITHDRAWN**

**Moved by Councillor**

**Peter Meggs**

**Seconded by Deputy Mayor**

**Cory Stevenson**

**RESOLVED:**

**WHEREAS** 101583 PEI Inc. (the Developer) and the Town of Cornwall entered into a Development Agreement dated August 5, 2019 and registered at the Queens County Registry Office on August 8, 2019 in Book 5778 as Document No. 6053, in relation to the development of Phase 3A and 3B of the Harvest Hills Subdivision on PID No. 1061563; and

**WHEREAS** within the Development Agreement, the Development concept for lot 50 indicates “a maximum of 11 Block Townhouse units”; and

**WHEREAS** the Town has received a request from the lot owner to amend the Development Concept for Lot 50, Parcel ID No. 1115351, to construct two (2) 6 unit apartment buildings totalling a maximum of 12 apartment-style units; and

**WHEREAS** this property is zoned PURD; therefore, the proposal was presented at a public meeting on July 7, 2020 held pursuant to Sections 12 and 21 of the Town of Cornwall Zoning and Subdivision Control (Development) Bylaw; and

**WHEREAS** the Town received 2 emails along with a petition signed by property owners, raising their concerns with the amendment to the Development Concept. Council considered the concerns brought forward.



**WHEREAS** the proposal was reviewed by the Town and found to comply with the Town of Cornwall's Official Plan and Zoning and Subdivision Control Bylaw 414.

**BE IT RESOLVED THAT** Council Approve the amendment to the Development Concept for Lot 50 found in the Development Agreement registered at the Queens County Registry Office on August 8, 2019 in Book 5778 as Document No. 6053, in relation to the development of Phase 3A and 3B of the Harvest Hills Subdivision on PID No. 1061563 and allow the construction of up to two (2) 6 unit apartment-style buildings with a maximum of 12 units on Lot 50", Parcel ID No. 1115351. Subject to the development meeting conditions in the Town Bylaws and the Property owners entering a Development Agreement with the Town.