



**TOWN OF CORNWALL
RESOLUTION**

Date: November 18, 2020
COMMITTEE: PLANNING BOARD
MOTION NUMBER: PL 13-2020 ~ Subdivision

MOTION CARRIED 6-0 ✓

MOTION LOST _____

MOTION WITHDRAWN _____

Moved by Councillor Jill MacIsaac **Jill MacIsaac**

Seconded by Councillor Peter Meggs **Peter Meggs**

RESOLVED:

WHEREAS the Town received an application July 31, 2020 to subdivide Parcel ID No. 612697 at 38 & 40 Erin Court into 2 lots as shown in Drawing No. 20135 prepared by Derek A. French Professional Services Inc. and dated October 28, 2020; and

WHEREAS the property is zoned Agricultural Reserve (A1) which normally requires a minimum one (1) acre lot area and a 150-foot road frontage pursuant to Section 16.4 of the Town of Cornwall Zoning & Subdivision Control (Development) Bylaw #414; and

WHEREAS Council received a survey plan showing the proposed subdivision of the lots. The proposed lots do not meet the bylaw and will each require variances in order to be approved .

WHEREAS Council reviewed the options for the property in question and are willing to consider a 30% lot area variance for Lot 20-1, a 4% lot area variance for Lot 20-2 and a 3% variance for road frontage that would be required for approval; and



WHEREAS Erin Court is still part of the school property owned by the Province of Prince Edward Island. The right of way was never subdivided from the school property and added to the provincial roads system.

THEREFORE, BE IT RESOLVED THAT Council grant approval of the 2 variances for reduced lot coverage and 1 variance for reduced frontage to allow for the subdivision of Parcel ID No. 612697 into two (2) lots, subject to the development complying with the Towns Bylaws and the Province providing acceptable documentation regarding the long term ownership and maintenance of the right of way (Erin Court).