

**Cornwall, Prince Edward Island  
Regular Meeting of Council  
Wednesday, September 27, 2023  
4:30 PM**

**Present:** Mayor Minerva McCourt - presiding  
Councillor Steven Campbell  
Councillor Corey Frizzell  
Councillor Elaine Barnes  
Councillor Cory Stevenson

**Also:** Kevin Coady – CAO  
Wendy MacKinnon – Corporate Services Manager  
Lori Bingley – Corporate Services Coordinator

**Regrets:** Councillor Judy Herlihy

**CALL TO ORDER**

Mayor Minerva McCourt called the meeting to order at 4:30pm.  
There was one member of the public present.

**LAND ACKNOWLEDGEMENT** Read

**APPROVAL OF THE AGENDA**

Councillor Barnes moved, seconded by Deputy Mayor MacIsaac, that the agenda be approved as circulated.

**Motion Carried**

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

Nil

**APPROVAL OF THE MINUTES**

a) **July 26, 2023, Regular Council Meeting:** Councillor Barnes moved, seconded by Deputy Mayor MacIsaac that the minutes of July 26, 2023, Regular Council Meeting be approved as circulated.

**Motion Carried**

**BUSINESS ARISING**

Nil

**GUESTS/PRESENTATIONS/PETITIONS/DECLARATIONS**

Nil

**REPORTS OF COMMITTEES / RESOLUTIONS:**

**COMMITTEE OF COUNCIL**

a) **Minutes/Reports:**

- i. Minutes – July 19, 2023 - included in the package.

b) **Resolutions:**

**COC-23-2023**

**Moved by Councillor**        **Corey Frizzell**

**Seconded by Councillor**   **Elaine Barnes**

**Whereas:** The APM Centre is an Ice Rink/Recreation Complex located in the Town of Cornwall, the Centre is owned under a unique organization structure by Communities 13 Inc. and governed under a Board of Directors; the Town of Cornwall is a member of Communities 13 Inc. and thus a part owner with membership on the Board;

**And Whereas:** The original thirteen communities in the ownership group have undergone change over the ensuing years and from time to time interest is raised on Cornwall Council of investigating the option of assuming ownership, in some manner or form, of the APM Centre;

**And Whereas:** Cornwall Council has been approached to support the potential expansion of the APM Centre, which has again raised a question on Council regarding potential ownership, and Council would like to determine the sentiment of the current Board on options for the purchase of the APM Centre by the Town of Cornwall;

**Therefore, be it Resolved:** That the Town of Cornwall send a letter to the APM Centre's Board of Directors to determine if there is interest from the Board regarding a potential purchase of the APM Centre by the Town of Cornwall.

**Motion Carried**

**COC-24-2023 Prostate Cancer Awareness Month**

**Moved by Councillor**        **Elaine Barnes**

**Seconded by Councillor**   **Cory Stevenson**

**Whereas:** Prostate Cancer Foundation British Columbia and Prostate Cancer Support Canada have requested that the Town of Cornwall light up the Cornwall Town Hall in blue to show support for Prostate Cancer Awareness Month (September);

**Therefore, be it Resolved:** That the Town of Cornwall illuminate the Cornwall Town Hall in blue in support of Prostate Cancer Awareness Month until Friday September 29<sup>th</sup>.

**Motion Carried**

## **ENVIRONMENT AND SUSTAINABILITY**

### **a) Minutes/Reports:**

Councillor Stevenson reported:

- Wildflower campaign will begin soon.
- The Town has been busy planting trees and received funding from the 2 Billion Trees project.
- The committee hopes to bring forward a motion to council in the coming months regarding the Switch Program.

### **b) Resolutions: Nil**

## **MUNICIPAL AND EMERGENCY SERVICES**

### **a) Minutes/Reports:**

#### **i) NRFD, RCMP, Bylaw, Humane Society, Transit Reports**

Councillor Frizzell reported:

- Transit buses continue to be busy and well used; however, resident requests were made regarding more frequent runs not just from Cornwall to Charlottetown, but also within the Town itself from one area to another. This will be taken to the next Municipal and Emergency Services meeting for further discussion. It will also be discussed with the consultant carrying out the strategic plan for the transit system.

### **b) Resolutions:**

## **MES-12-2023 Reception Centre Resiliency Fund**

**Moved by Councillor Corey Frizzell**  
**Seconded by Councillor Elaine Barnes**

**Whereas:** The Reception Centre Resiliency Fund is a new initiative offered by the Province of Prince Edward Island Emergency Measures Organization (EMO) to provide financial assistance to municipalities to foster resiliency in their respective emergency reception centers;

**And Whereas:** The fund is primarily for the purchase and installation of generators, the Town of Cornwall has had discussions with EMO inquiring as to whether they would consider other necessary reception upgrades on a case by case basis given the fact that the Town of Cornwall reception center has 100% backup power now, EMO indicated they would be open to that prospect;

**And Whereas:** During the aftermath of Post Tropical Storm Fiona, it became apparent that the current kitchen facilities in the Cornwall reception center were inadequate for the prolonged period of need and use of the center, it was discussed with EMO whether kitchen upgrades in the center would be eligible for funding, it was indicated that such a project could warrant consideration under the fund;

**Therefore, be it Resolved:** That the Town of Cornwall submit an application to the Province of PEI Reception Centre Resiliency Fund in an amount up to a maximum of \$50,000 dependent upon the kitchen upgrade estimates still to be received.

### **Motion Carried**

It was noted by Mayor McCourt that RCMP presence has been increased due to recent thefts from construction sites and/or gas stations in the area.

### **PARKS AND RECREATION**

- a) **Minutes/Reports: Minutes – August 9th, 2023** – included in the package.  
Councillor Stevenson reported:
- The Town played host to the “Just Live” fun run that was held August 20<sup>th</sup>. Thank you to the organizers, staff, and volunteers who helped make it a great success.
  - Cornfest was a huge success this year – with record numbers at the family barbeque and corn boil. Congratulations to the ‘shucking’ champion, Fadi Rashed, owner of Sam’s Restaurant in Cornwall. Big thanks to the staff for all their hard work in making this year’s Cornfest such a great group of events.
  - Councillor Stevenson attended events for local sports groups: CAMBA fundraisers for their upcoming tournaments, AGM for the Cornwall Timberwolves, and will attend the Communities 13 Inc. board meeting.
  - Lacrosse nationals were held in Cornwall and were well attended and well organized. Thank you to the staff for the immaculate state of the fields and for all the hard work that went into this event being run so smoothly.
  - Councillor Campbell mentioned the Virtual Reality tryouts, which occurred at the same time as the Mary’s Bakery bingo, were very well attended.
  - Councillor Frizzell commented regarding the beginning of the Cornwall Timberwolves season and noted how great it is to see female players on the team(s) at different age levels – especially for a sport that has seen predominantly male players.
  - Mayor McCourt added there were tables set up during Cornfest advertising both Citizens on Patrol, as well as Meals on Wheels that is new to the area.

b) **Resolutions:**

### **PR-04-2023 APM Centre Expansion Support Letter**

**Moved by Councillor Cory Stevenson**  
**Seconded by Councillor Steven Campbell**

**Whereas:** The APM Centre Expansion Committee, has addressed Council regarding the potential expansion of the APM Centre through the addition of a second ice surface and the expansion of the general recreation area of the Centre

**And Whereas:** Council is in general support of the expansion of the Centre given the rapid

growth in population of the Town and surrounding areas and the usage of the Centre;

**Therefore, be it Resolved:** That the Town of Cornwall send a letter of support regarding the proposed expansion of the Centre to the APM Board; this letter will not contain a commitment of funds but will, among other things, emphasize the requirement of support from senior levels of government to bring such a project to fruition.

### **Motion Carried**

#### **PR-05-2023 New Park Amenities for MacPhail Park**

**Moved by Councillor**      **Cory Stevenson**  
**Seconded by Councillor**      **Steven Campbell**

**Whereas:** The homes surrounding MacPhail Park have had demographic changes over the past number of years, with younger families moving into the area and residents requesting new play equipment;

**And Whereas:** The Town of Cornwall completed a Parks, Recreation and Open Spaces Master Plan in 2019, which recommended playground improvements for this park, among others;

**And Whereas:** The 2023-24 capital budget included \$100,000 for existing park improvement and the Parks and Recreation Committee recommended MacPhail Park as the existing park to upgrade this fiscal year;

**And Whereas:** The Parks and Recreation Committee having considered three different compositions of playground equipment, all at comparable pricing, recommend the purchase of the attached Play Structure from Miracle Recreation Equipment with the addition of a further “school bus” component and wood fiber chips base for the price of \$78,126.63 inclusive of shipping, exclusive of HST.

### **Motion Carried**

## **PLANNING AND DEVELOPMENT**

### **Reports & Resolutions:**

- a) **Minutes/Reports: August 16, 2023** – included in the package.
- b) **Resolutions:**

#### **PL-19-2023 – Acquisition of Portion of PID 1109404 71-73-75-77 By Way Avenue by Land Donation**

**Moved by Councillor**      **Jill MacIsaac**  
**Seconded by Councillor**      **Steven Campbell**

**Whereas:** The Town received an offer of donation of land from Queens County Condominium Corporation No. 82, being a portion of their outdoor Common Area and portion of PID 1109404 (hereinafter referred to as the “Property”) located at 71-73-75-77 By Way Avenue, and being approximately 1,157m<sup>2</sup> (0.29 acres).

**And Whereas:** The Property is vacant undevelopable green space currently maintained by the Queens County Condominium Corporation No. 82.

**And Whereas:** The Property is adjacent to Hyde Pond and the Town’s Hyde Pond Trail.

**Therefore, Be it Resolved:** That Council grant approval for the acquisition of the Property for the amount of \$1.00 and authorize payment of costs associated with the acquisition including, but not limited to, the survey plans, conveyance documents, and legal fees.

**Motion Carried**

**PL-20-2023 - Public Meeting:**

**Proposed Amendments to Zoning & Subdivision (Control) Development Bylaw #422**

**Moved by Councillor**            **Jill MacIsaac**  
**Seconded by Councillor**    **Cory Stevenson**

**Whereas:** Town Planning Staff and Council have prepared proposed amendments to the *Zoning and Subdivision Control (Development) Bylaw #422* (the “Bylaw”)

**And Whereas:** amendments to the Bylaw must be presented at a Public Meeting pursuant to Section 22 of the Bylaw.

**And Whereas:** the proposed amendments were provided to the Planning Committee at the September 6, 2023, Committee Meeting and to the Committee of Council at the September 20, 2023 Committee Meeting;

**Therefore, be it Resolved:** that the proposed Bylaw amendments be presented at a Public Meeting pursuant to Section 22.2 of the *Zoning and Subdivision Control (Development) Bylaw #422*.

**Motion Carried**

- CAO Kevin Coady noted that the zoning map housekeeping items on the sheet on council members desks will be added to the public meeting agenda. There is no date set for the meeting at this time.

**PL-21-2023 – Housing Accelerator Fund**

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

**Whereas:** The Town of Cornwall recognizes the need to address the current housing crisis and ensure all residents have access to attainable housing options;

**And Whereas:** The federal government, through the Canada Mortgage and Housing Corporation (CMHC), announced \$4 billion dollars in funding under the Housing Accelerator Fund which provides incentive funding to local governments undertaking initiatives aimed at increasing housing supply;

**And Whereas:** Town of Cornwall Council acknowledges the benefit of receiving funding from CMHC through the Housing Accelerator Fund in order to incentivize the development of attainable housing projects;

**And Whereas:** The Housing Accelerator Fund application requires municipalities with a population under 10,000 residents to propose five initiatives under the program and a resolution expressing the support of council for application to the program and the initiatives proposed;

**And Whereas:** The five proposed Housing Accelerator Fund Initiatives from the Town of Cornwall are:

1. Implement revisions to Bylaw #422 to increase the maximum building height in the R4, PURD, and C1 zones from 40ft. to 60ft. to allow higher density development,
2. Implement revisions to Bylaw #422 to reduce parking requirements for multi-unit dwellings to allow higher density development,
3. Implement revisions to Bylaw #422 to permit Accessory Dwelling Units in the R1 zone,
4. Implement revisions to Bylaw #422 to permit Multiple Unit Dwellings not defined by the bylaw in the R3, R4, PURD, and C1 zones, and
5. Adoption of a Development Charge Bylaw in order to define cost to developers for extending municipal facilities and services;

**Therefore, be it Resolved:** That Cornwall Town Council fully supports the application to the Housing Accelerator Fund and the implementation of the five initiatives proposed above to address the housing crisis.

**Motion Carried**

## **PUBLIC WORKS**

- a) **Minutes/Reports:** The committee did not meet in July or August. The next meeting will follow this council meeting.
- b) **Resolutions:** Nil

## **WATER/SEWER UTILITY**

- a) **Minutes/Reports:**
- b) **Resolutions:**

### **U 07-2023 ~ Mobile Radio Equipment**

**Moved by Councillor**        **Elaine Barnes**  
**Seconded by Councillor**    **Jill MacIsaac**

**Whereas:** The Town of Cornwall, and in particular the Water and Sewer Utility faced significant challenges with communications when the cellular network was unavailable after Post Tropical Storm Fiona and it was recommended that the Town acquire its own short-range emergency communications equipment;

**And Whereas:** The Town had approved a budget of \$50,000 in the 2023 Utility Capital Budget to purchase emergency communications equipment;

**And Whereas:** The Town received a proposal from Spence communications to supply and install 14 VHF radios, base stations, and digital repeater for \$23,182.82 plus HST;

**Therefore, be it Resolved:** That the Town accept the proposal from Spencer Communications to provide the Town with emergency communications equipment, as noted above, in the amount of \$23,182.82 plus HST.

### **Motion Carried**

### **U 08-2023 ~ Camera Policy**

**Moved by Councillor**        **Elaine Barnes**  
**Seconded by Councillor**    **Jill MacIsaac**

**Whereas:** The Town of Cornwall has been increasing the number of security cameras it has in use in the community and recognizes that a balance needs to be struck between the use of such equipment and the reasonable expectation of privacy of members of the community and visitors;



**And Whereas:** The Town recognizes the need for a policy to govern the use of security cameras to ensure this balance is struck;

**Therefore, be it Resolved:** That the Town of Cornwall adopt the Draft Security Camera Policy previously considered by Councillors and attached to this resolution.

**Motion Carried**

**CORRESPONDENCE**

- Mayor McCourt shared a certificate of appreciation presented to the Town of Cornwall from the PEI Police Association for supporting the Prince Edward Island Police Association's 33<sup>rd</sup> Annual Crime Prevention Guide.
- Mayor McCourt asked that everyone take a moment of silence on September 30<sup>th</sup> to recognize the National Day for Truth and Reconciliation.
- Well wishes were sent to all the teachers, students, and staff as they went back to school this month.
- Mayor McCourt commented on a number of families who suffered loss recently and sent condolences on behalf of council to all those affected.

**OTHER BUSINESS**

Nil

**IN CAMERA**

Nil

**ADJOURNMENT**

The meeting was adjourned at 5:10pm.

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MAYOR

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CHIEF ADMINISTRATIVE OFFICER