

## Bylaw #422D

A bylaw to amend the Town of Cornwall Zoning & Subdivision Control (Development) Bylaw, Bylaw #422 (the "Bylaw"), relating to zoning, subdivision and development within the Town of Cornwall.

This Bylaw is made under the authority of the *Planning Act* R.S.P.E.I. 1988, Cap. P-8 and the *Municipal Government Act* R.S.P.E.I. 1988, Cap. M-12.1.

IT IS ENACTED by the Council of the Town of Cornwall as follows:

1. Section 3.3 is amended by adding the word "Development" before the words "Permit Applications" in the section heading.
2. Section 3.3.3 is amended by adding the word "Development" before the words "Permit Application".
3. Section 3.16.2 is amended by adding the words "Monday to Saturday," after the words "7am to 7pm".
4. Section 3.18.1 is amended by deleting the words "a land surveyor or" before the words "a professional engineer", and by deleting the words "or a landscape architect" after the words "a professional engineer".
5. Section 3.19.1 is amended by adding the following new subsection (c) after subsection (b):
  - c) "existing and proposed elevations, including but not limited to existing and proposed structures, drainage channels and any other notable site features, and minimum 4.57m (15ft) into all adjacent properties."

With the addition of subsection (c) all other subsections to be renumbered accordingly.

6. Section 4.1 of the Bylaw is amended by adding the following new subsection 4.1.7:

4.1.7: Shipping Containers: A Shipping Container shall only be used as an accessory building or structure for storage purposes in the Agricultural Reserve Zone (A1), Rural Residential Zone (RR), and General Commercial Zone (C1), subject to the following provisions:

  - a) shall be accessory use to the permitted Main Building on the same Lot;
  - b) shall be maintained in good condition, free from rust, painted to remove any markings and/or labels, and generally match the aesthetic character of the Main Building;
  - c) shall only be used to store dry goods and materials incidental to the operations or Use of the Main Building;
  - d) shall be subject to all other provisions of Section 4.1; and
  - e) shall be subject to all other provisions of the applicable Zone.
7. Section 4.7.1(e) is amended by including the words "shall be subject to a building inspection, and" after the words "The secondary suite".
8. Section 6.1.3 is amended by deleting and replacing the words "at 655 and 735 Main Street near" with the words "in the vicinity of Main Street's".
9. Section 6.1.3 is further amended by adding the words "as depicted in Schedule "E" after the words "and extending to Hyde Creek".

10. Subsection 10.4 is amended by adding the following new subsection (2):
  2. Notwithstanding subsection (1) and section 1.5, Council may approve a Development Permit on a Lot where municipal sewer services and/or municipal water supply are unavailable provided that:
    - a. it is not reasonably possible to extend municipal sewer services and/or municipal water supply to the Lot; and
    - b. the Developer enters into a Development Agreement which includes a condition that the Developer connects to municipal sewer services and municipal water supply as soon as those services become available.
11. Section 13.7 is amended to include the following new subsection 13.7.2:

13.7.2: "The provision of Pedestrian Walkways, designed and built to the standard established by the Town, shall be required within new PURD Developments."

With the addition of Section 13.7.2 above, all existing sub-sections shall be renumbered accordingly.
12. Section 17.4.4 is amended by deleting and replacing the word "RR" with "A1".
13. Section 26 of the Bylaw is amended by adding the following definition of "Shipping Container": any new and/or used container designed and constructed for the purpose of intermodal shipment of goods and materials, and intended for repeated use.
14. Schedule "A", Zoning Map, of Bylaw #422 is amended by the following:
  - i. The zoning of PID 928911 on Fulton Drive is designated as Attached Residential (R3), hereby excluding it from its former designation of Single Detached Residential (R1);
  - ii. The zoning of PID 245407 on Main Street is designated as Multiple Unit Residential (R4), hereby excluding it from its former designations of General Commercial (C1) and Multiple Unit Residential (R4).
  - iii. The zoning of PID 701623 on Lakeview Drive is designated as entirely Public Service and Institutional (PSI), hereby excluding it from its former designations of General Commercial (C1) and Public Service and Institutional (PSI).
  - iv. The zoning of PID 1165208 on Mill Pond Lane is designated as entirely Planned Unit Residential Development (PURD), hereby excluding it from its former designations of Single-detached Residential (R1) and Planned Unit Residential Development (PURD).
  - v. The zoning of PID 1132430 on Waters Edge Lane is designated as entirely Single-detached Residential (R1), hereby excluding it from its former designations of Planned Unit Residential Development (PURD) and Single-detached Residential (R1).
  - vi. The zoning of PID 1132109 on Waters Edge Lane is designated as entirely Single-detached Residential (R1), hereby excluding it from its former designations of Single-detached Residential (R1) and Planned Unit Residential Development (PURD).

**First Reading:**

Bylaw #422D, a bylaw to amend the Town of Cornwall Zoning and Subdivision Control (Development) Bylaw (422), was read and approved a first time at the Council meeting held on the 22<sup>nd</sup> day of November, 2023.

**Second Reading:**

Bylaw # 422D, a bylaw to amend the Town of Cornwall Zoning and Subdivision Control (Development) Bylaw (422), was read and approved a second time at the Council meeting held on the 20<sup>th</sup> day of December, 2023.

**Approval and Adoption by Council:**

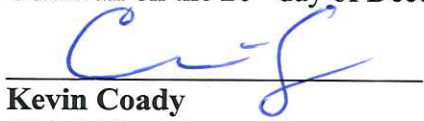
Bylaw # 422D, a bylaw to amend the Town of Cornwall Zoning and Subdivision Control (Development) Bylaw (422), was approved and adopted by a majority of Council members present at the Council meeting held on the 20<sup>th</sup> day of December, 2023.

**Signatures:**

  
Minerva McCourt, Mayor

  
Kevin Coady, Chief Administrative Officer

This Bylaw 422D, A Bylaw to Amend the Town of Cornwall Zoning and Subdivision Control (Development) Bylaw, (Bylaw 422), was approved and adopted by the Council of the Town of Cornwall on the 20<sup>th</sup> day of December, 2023, is certified to be a true copy.


  
Kevin Coady  
Chief Administrative Officer

JAN. 26/24  
Date

**Ministerial Approval**

Bylaw # 422D, A Bylaw to amend the Town of Cornwall Zoning and Subdivision Control (Development) Bylaw (422), is hereby approved.

Dated on this 14 day of FEBRUARY, 2024

  
Minister of Housing, Land and Communities  
Hon. Rob Lantz