



TOWN OF CORNWALL RESOLUTION

DATE: April 24, 2024
COMMITTEE: Planning Committee
MOTION NUMBER: PL-11-2024
**Second Reading and Approval of Bylaw #422E
A Bylaw to Amend the Town of Cornwall Zoning & Subdivision
Control (Development) Bylaw #422 – Zoning Map**

MOTION CARRIED 4-0 ✓
MOTION LOST _____
MOTION WITHDRAWN _____

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

Whereas: Council has received an application to rezone a portion of PID 246090 from Two-Unit Residential (R2) to General Commercial (C1). Said portion of PID 246090 is severed and consolidated with PID 246066, which is zoned General Commercial (C1).

Whereas: Pursuant to Section 2.2.1 and Section 22 of the *Zoning & Subdivision Control (Development) Bylaw #422* (the “Bylaw”) Council may concurrently consider amendment to the Zoning Map, being Schedule “A” to the Bylaw, and the General Land Use Plan, being Part 5, Figure 5 of the *2022 Official Plan* (the “Official Plan”) to ensure consistency where a Zone Boundary is indicated as following Lot or Property Lines.

And Whereas: Council has considered the Town of Cornwall Official Plan policy statements regarding servicing, commercial and residential zoning, and the criteria for concurrent Official Plan and Bylaw amendments under Section 6.4 of the Official Plan and Section 22 of the Bylaw.

And Whereas: the proposed amendment to the designation of said portion of PID 246090 on the Zoning Map and General Land Use Plan were presented to the public at an open meeting held on March 21, 2024.

And Whereas: the proposed amendment to the General Land Use Plan, being OPA-2024-1, was approved at a public meeting of Council on March 27, 2024.

And Whereas: Bylaw #422E, a bylaw to amend the Zoning Map, was read and approved for a first time at a public meeting of Council on March 27, 2024.

Therefore, be it Resolved: that Bylaw #422E, a bylaw to amend the Zoning Map, being Schedule “A” to the *Zoning & Subdivision Control (Development) Bylaw #422*, is hereby read and approved a second time.

Bylaw #422E

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. Schedule "A", Zoning Map, of Bylaw #422 is amended by the following:
 - a) A portion of PID 246090 is severed and consolidated with PID 246066. Said portion of PID 246090 is designated as General Commercial (C1), hereby excluding it from its former designation of Two-Unit Residential (R2);

The effective date of Bylaw #422E is the date as signed below by the Minister of Housing, Land and Communities.

First Reading:

Bylaw #422E, 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 ___ day of _____, 202__.

Second Reading:

Bylaw #422E, 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 ___ day of _____, 202__.

Approval and Adoption by Council:

Bylaw #422E, 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 ___ day of _____, 202__.

Signatures:

Minerva McCourt, Mayor

Kevin Coady, Chief Administrative Officer

This Bylaw 422E, 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 ___ day of _____, 202__, is certified to be a true copy.

Kevin Coady
Chief Administrative Officer

Date

Ministerial Approval

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

Dated on this ____ day of _____, 20____

Minister of Housing, Land and Communities
Hon. Rob Lantz