

**Cornwall, Prince Edward Island
Regular Meeting of Council
Wednesday, May 22, 2024
4:30 PM**

Present: Mayor Minerva McCourt – presiding
Deputy Mayor Jill MacIsaac
Councillor Elaine Barnes
Councillor Steven Campbell
Councillor Corey Frizzell
Councillor Judy Herlihy
Councillor Cory Stevenson

Also: Kevin Coady – CAO
Tracey MacLean – Community/IT/HR Coordinator
Billy Ramsay – Infrastructure Supervisor

Regrets: Nil

CALL TO ORDER

Mayor Minerva McCourt called the meeting to order at 4:30pm.

CAWG Coordinator Hannah MacLean as well as the winning students and families from Westwood School were in attendance for the Water School Calendar Artwork presentation.

LAND ACKNOWLEDGEMENT Read

APPROVAL OF THE AGENDA

Councillor Herlihy moved, seconded by Councillor Barnes, that the agenda be approved as circulated with the addition of:

- East Wiltshire Council Request section 8-b-4.
- FPEIM Updates section “other”.
- Correspondence.

Motion Carried

DISCLOSURE OF PECUNIARY OR OTHER CONFLICT OF INTEREST

Nil

APPROVAL OF THE MINUTES

- a) **April 24, 2024, Regular Council Meeting:** Councillor Stevenson moved, seconded by Councillor Herlihy that the minutes of April 24, 2024, Regular Council Meeting be approved as circulated.

Motion Carried

BUSINESS ARISING

Nil

GUESTS/PRESENTATIONS/PETITIONS/DECLARATIONS

- a) Mayor McCourt welcomed the Water School participants and families – Mayor and Council presented framed artwork for the winning submissions for the 2024/2025 Water School Calendar. The meeting was adjourned at 4:44pm for a brief reception with the students and their families.

The meeting resumed at 4:54pm.

REPORTS OF COMMITTEES / RESOLUTIONS:

COMMITTEE OF COUNCIL

- a) **Minutes/Reports:**
 - i) **Minutes – April 17, 2024** - included in the package.
- b) **Resolutions:**

COC-17-2024 Run For Wishes

Moved by Councillor Judy Herlihy
Seconded by Councillor Elaine Barnes

Whereas: The crew of His Majesty’s Canadian Ship (HMCS) Charlottetown will, in partnership with the “Make a Wish” Canada Foundation, be hosting the 21st annual “Run for Wishes” fundraising campaign, and the Town of Cornwall has been a past supporter of this fundraiser and desires to continue to continue this support;

Therefore, Be it Resolved: That the Town of Cornwall donate \$250 to the HMCS Charlottetown 2024 “Run for Wishes” campaign.

Motion Carried

COC-18-2024 Special Olympics – Enriching Lives Gala

Moved by Councillor Cory Stevenson
Seconded by Councillor Steven Campbell

Whereas: Special Olympics PEI enriches the lives of Islanders with disabilities through sport;

And Whereas: The Town of Cornwall is a supporter of Special Olympics PEI through, among other things, the annual purchase of tickets to the “Enriching Lives” Gala;

Therefore, Be it Resolved: That the Town of Cornwall purchase five tickets to the Special Olympics PEI 2024 “Enriching Lives” Gala at the cost of one hundred and twenty five dollars each.

Motion Carried

COC-19-2024 Vasculitis Awareness Month

Moved by Councillor **Cory Stevenson**

Seconded by Councillor **Judy Herlihy**

Whereas: Vasculitis refers to a diverse set of conditions characterized by inflammation of blood vessels, which can affect individuals of any age, gender, or ethnicity;

And Whereas: May is Vasculitis Awareness Month in Canada, and a request has been received from the Vasculitis Foundation to have the Cornwall Town Hall lit in red for a day in May to bring awareness to the condition;

Therefore, Be it Resolved: That the Town of Cornwall light the town hall in red for the remainder of the month of May 2024.

Motion Carried

East Wiltshire School Council Request: It was moved by Councillor Herlihy and seconded by Councillor Stevenson that following a request from East Wiltshire student Council that the Town of Cornwall would donate \$250 in gift cards (10 x \$25) and some Town swag to be used as prizes for the end of year school dance.

ENVIRONMENT AND SUSTAINABILITY

a) **Minutes/Reports:**

i) **Minutes** – Minutes were not available for the package. Councillor Herlihy provided the following updates:

- The Town received approval for the 2 Billion Trees program and will partner with Doiron’s on the project. There will be 4 options of mature trees available.

b) **Resolutions:**

ES-01-2024 Green Lawn Rebate

Moved by Councillor **Judy Herlihy**

Seconded by Councillor **Cory Stevenson**

Whereas: The Town of Cornwall supports various green initiatives for town residents;

And Whereas: The Town of Cornwall Environment and Sustainability Committee has a green lawn care rebate program to encourage natural lawn care and maintenance;

And Whereas: The resolution establishing the program was date limited and the town wishes to extend the program so long as budget funds are allocated;

Therefore, Be it Resolved: That the Town of Cornwall Green Lawn Rebate initiative is extended, and qualifying receipts dated between May 1st to October 31st of any year the rebate has been approved in the budget process are eligible for the rebate, the receipts must be received by the Town by November 30th of the year the receipted expense was incurred to qualify for reimbursement.

Motion Carried

MUNICIPAL AND EMERGENCY SERVICES

a) **Minutes/Reports:**

- i) **Minutes – May 1, 2024 (Draft)** included in the package. Councillor Frizzell provided the following updates:
 - Evan Brown from Left Turn Right Turn Transit Consultants presented an overview of the Strategic Transit Report. Anna Keenan presented options for different methods of service delivery. CAO Coady advised that the implementation of the recommended services would be a policy decision for Council.
 - Mike Cassidy (transit operator) will attend a future meeting.
 - Transit numbers have increased 36% year to date over 2023.
 - The RCMP reports format has been updated.
- ii) NRRFD, RCMP, Bylaw, Humane Society, Transit Reports

b) **Resolutions:** Nil

PARKS AND RECREATION

a) **Minutes/Reports:**

- i) **Manager’s Report – May 2024, 2024**, included in the package. Councillor Stevenson provided the following updates:
 - The Bike Rodeo had a record number of attendees. Thanks to Town staff, Cycling PEI, RCMP and NRRFD for helping to make this a successful event.
 - The Community Yard Sale had an increased number of participants and a lot of

vistors/traffic. The Civic Centre was full, and thirty homes were signed up. It was very well organized – thanks to staff, participants and shoppers.

- Canada Day is fast approaching, and a lot of great activities are being planned.

b) **Resolutions:** Nil

PLANNING AND DEVELOPMENT

Reports & Resolutions:

a) **Minutes/Reports:**

- i) **Minutes – May 1, 2024** (Draft) included in the package.

b) **Resolutions:**

PL-13-2024 Kings Square Affordable Housing Development – HAF Funds

Moved by Councillor **Corey Frizzell**
Seconded by Councillor **Steven Campbell**

Whereas: The Town received a proposal for funding under the Housing Accelerator Fund, From Kings Square Affordable Housing Corporation (Kings Square) related to the affordable housing development to be constructed pursuant to the Special Permit Use approval granted by Resolution PL-02-2024 on February 28, 2024;

And Whereas: The development concept pursuant to Resolution PL-02-2024 proposes three (3) Multiple Unit Dwellings constructed over three (3) phases, creating 46 affordable, as defined by the Canada Mortgage and Housing Corporation, housing dwelling units; the total request for funding is in the amount of \$500,000 in direct funding and funding for utility infrastructure;

And Whereas: Council has considered the Housing Accelerator Fund (HAF) requirements and funding parameters and the Town, through the HAF, has been funded the highest amount of dollars for affordable housing, and desires to support this non-profit affordable housing initiative;

Therefore, Be it Resolved: That Council grants approval for an overall commitment of \$500,000.00 of Housing Accelerator Funding to Kings Square for this three-phase project, to be dispersed to Kings Square subject to the following:

- a) \$7,608.69 for each residential unit in the development, paid per building in the development and, upon issuance of a development permit by the Town for each of the three buildings in the project,
- b) \$150,000.00 to be paid toward Kings Square’s portion of the cost of the installation of water and sewer infrastructure to service the property; installation must be satisfactory to the Cornwall Water and Sewer Utility and will be paid upon completion, and

- c) the Developer entering into a development agreement with the Town, and Kings Square entering into an appropriate funding agreement with the Town to be prepared by the Town's solicitors and approved by Council.

Motion Carried

PL-14-2024 Kings Square Affordable Housing Development – Tax Incentives

Moved by Councillor **Corey Frizzell**
Seconded by Councillor **Steven Campbell**

Whereas: The Town received an affordable housing proposal, from Kings Square Affordable Housing Corporation (Kings Square) for funding under the Town of Cornwall Affordable Housing Incentive Program (2019), related to the affordable housing development granted Special Permit Use Approval by Resolution PL-02-2024 on February 28, 2024.

And Whereas: The Committee of Council, has considered the Town of Cornwall Affordable Housing Incentive Program (2019) and the proposed development to be owned by Kings Square;

And Whereas: This development is considered affordable under Canada Mortgage and Housing Corporation (CMHC) criteria, and is funded in whole or in part by the CMHC;

Therefore, Be it Resolved: That Council rebate the municipal portion of the property tax for this development to Kings Square for a 10-year period, such period to begin upon occupancy of the first building in the development, under the Affordable Housing Policy upon presentation of the annual property tax statement.

Motion Carried

PL-15-2024 Special Permit – Group Home

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

Whereas: The Town received a Special Permit Use Application for a Group Home located on PID 656462, which is zoned Agricultural Reserve Zone (A1);

And Whereas: Group Homes are a Special Permit Use in the Agricultural Reserve (A1) Zone pursuant to Section 17.3 of the *Zoning & Subdivision Control (Development) Bylaw #422*;

And Whereas: Council has considered the Town of Cornwall *2022 Official Plan* and the *Zoning & Subdivision Control (Development) Bylaw #422*;

Therefore, be it Resolved: That Council grant approval of a Special Permit Use to allow a Group

Home located on PID 656462, subject to the applicant entering into a Development Agreement with the Town.

Motion Carried

PL-16-2024 Special Permit – 531 Capital Dr – 24 Unit Apartment

Moved by Councillor **Steven Campbell**
Seconded by Councillor **Corey Frizzell**

Whereas: The Town received a Development Permit Application on March 25, 2024, for a three (3) story 24-unit Apartment Dwelling at 531 Capital Drive, being a part of PID 758144, which is zoned General Commercial (C1).

And Whereas: Apartment Dwellings are a Special Permit Use in the General Commercial (C1) Zone pursuant to Section 14.3.1 of the *Zoning & Subdivision Control (Development) Bylaw #422*.

And Whereas: Council has considered the Town of Cornwall *2022 Official Plan* and the *Zoning & Subdivision Control (Development) Bylaw #422*.

Therefore, be it Resolved: That Council grant approval of a Special Permit Use to allow a three (3) story 24-unit Apartment Dwelling at 531 Capital Drive, being a part of PID 758144, subject to entering into a Development Agreement with the Town.

Motion Carried

PUBLIC WORKS

a) **Minutes/Reports:**

- i) **Minutes: April 24, 2024 (draft)** included in the package. Councillor Campbell provided the following updates:
 - The renovations at the Civic Centre should be completed soon.
 - Speed humps, mobile radar unit and cutouts are helping to curb speeding.
 - Street lines have been painted.
 - The Committee discussed pros and cons of contracting out the grass cutting versus having staff do it.

b) **Resolutions:** Nil

WATER/SEWER UTILITY

- a) **Minutes/Reports: May 6, 2024 (draft)** included in the package. Councillor Barnes provided the following updates:

- The Committee discussed the timeline for the Water Tower construction.
- Draft Bylaw amendments have gone to the lawyer for review.

b) **Resolutions:**

U-02-2024 Replacement Crane Truck Purchase

Moved by Councillor **Elaine Barnes**
Seconded by Councillor **Cory Stevenson**

Whereas: The Town of Cornwall Water and Sewer Utility requires a service (crane) truck to replace the existing 2008 unit, the 2008 unit (purchased used in 2013) is nearing the end of its useful life and is becoming more expensive to maintain in a service ready condition;

And Whereas: The current truck used by the Utility is custom built, and the Utility through the CANOE Procurement Program, has sourced a suitable unit from Commercial Truck Equipment for a price of \$221,922 plus HST;

And Whereas: The price is under the amount budgeted for the truck replacement this fiscal year;

Therefore, be it Resolved: That the Cornwall Water and Sewer Utility purchase the new 2023 Crane Truck as proposed from Commercial Truck Equipment for the price of \$221,922.00 plus HST.

Motion Carried

CORRESPONDENCE

- Councillor Stevenson noted that Cornerstone Church will be providing a free Senior's Lunch on the last Wednesday of each month to the end of the year to help combat food insecurities. Thank you to all organizations for trying to help the less fortunate.
- Councillor Campbell congratulated Molly Clements for her performance placing 6th overall at the National Youth Bowling Championships.
- Councillor Frizzell congratulated all participants at the National Football Championships in Ontario, particularly the Cornwall residents. Kudos to the U19 male team for winning the Bronze medal.
- Mayor McCourt congratulated the recent UPEI and Holland College graduates.
- Mayor McCourt attended the Swearing in of the new RCMP Chief Superintendent Kevin Lewis. CAO Coady noted that Kevin will be attending the June Committee of Council meeting.
- Mayor McCourt congratulated Clarence Frizzell on his retirement from the Town. Clarence was a great addition to the Town for over 13 years and will be missed.
- Mayor McCourt passed along condolences to staff member Stephanie Cairns on the recent passing of her dad, Bob Johnston.

OTHER BUSINESS

- FPEIM Update – Councillor Barnes noted that the new Provincial Rural Infrastructure Fund is administered by the FPEIM. FPEIM has stressed its disappointment to the Province regarding Cornwall, Summerside, Charlottetown, and Stratford being excluded from the fund.

IN CAMERA

Nil

ADJOURNMENT

The meeting was adjourned at 5:27 pm.

MAYOR

CHIEF ADMINISTRATIVE OFFICER