



TOWN OF CORNWALL

RESOLUTION

DATE: July 24, 2024

COMMITTEE: Planning Committee

MOTION NUMBER: PL-21-2024
Special Permit Use (C-117-24)
Multiple Unit Dwelling Development – Building #3
Affordable Housing
PID 1161314 Kingston Road

MOTION CARRIED

MOTION LOST

MOTION WITHDRAWN

Moved by Councillor  _____ **Corey Frizzell**

Seconded by Councillor  _____ **Elaine Barnes**

Whereas: The Town received a Development Permit Application for a Multiple Unit Dwelling development located at PID 1161314 Kingston Road (the “Property”), which Property is zoned Multiple Unit Residential (R4).

And Whereas: The development concept proposes three (3) Multiple Unit Dwellings constructed over three (3) phases, and creation of 46 Affordable Housing dwelling units.

And Whereas: Council Resolution PL-02-2024 dated February 28, 2024, provided support in principle for the development concept, and granted Special Permit Use Approval for development of the first Multiple Unit Dwelling.

And Whereas: Council Resolution PL-20-2024 dated July 24, 2024, granted Special Permit Use Approval for development of the second Multiple Unit Dwelling.

And Whereas: The proposed Multiple Unit Dwelling design is a Special Permit Use in the R4 Zone pursuant to Section 12.3(f) of the *Zoning and Subdivision Control (Development) Bylaw #422* (the “Bylaw”).

And Whereas: Council has considered the Town of Cornwall 2022 *Official Plan*, the Bylaw, a Professional Planning Report, and the Affordable Housing Incentive Program.



Therefore, be it Resolved: That Council grant approval of a Special Permit Use allowing development of the third building, being a 12-Unit Multiple Unit Dwelling at PID 1161314 Kingston Road, subject to the Developer entering into a Development Agreement with the Town.

And be it Further Resolved: That water and sewer utility services for the third building shall not be approved and occupancy shall not take place until such time that parking requirements are satisfied and comply with the Bylaw.