

**Cornwall, Prince Edward Island
Regular Meeting of Council
Wednesday, November 27, 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
Lori Bingley – Corporate Services Coordinator
Spencer Hay – Manager of Planning and Development

Regrets: Nil

CALL TO ORDER

Mayor Minerva McCourt called the meeting to order at 4:30pm. There were three members of the public in attendance.

LAND ACKNOWLEDGEMENT Read

APPROVAL OF THE AGENDA

Councillor Campbell moved, seconded by Councillor Barnes, that the agenda be approved as circulated.

Motion Carried

DISCLOSURE OF PECUNIARY OR OTHER CONFLICT OF INTEREST

Nil

APPROVAL OF THE MINUTES

- a) **October 23, 2024, Regular Council Meeting:** Councillor Stevenson requested two additions to the minutes: that the wrestling event was “Red Rock” Wrestling and that there were both a family and scary version of the Haunted Woods. Councillor Barnes moved, seconded by Councillor Campbell that the minutes of the October 23, 2024, Regular Council Meeting be approved as amended by the noted additions.

Motion Carried

BUSINESS ARISING

Nil

GUESTS/PRESENTATIONS/PETITIONS/DECLARATIONS

Nil

REPORTS OF COMMITTEES / RESOLUTIONS:

COMMITTEE OF COUNCIL

a) **Minutes/Reports:**

- i) **Minutes – October 16, 2024** - included in the package.

b) **Resolutions:**

COC-43-2024 QEHL “Friends for Life” Campaign

Moved by Councillor **Steven Campbell**

Seconded by Councillor **Elaine Barnes**

Whereas: The Queen Elizabeth Hospital (QEHL) annual “Friends for Life” campaign this year is raising funds for a new operating table for the urology department;

And Whereas: The QEHL is the primary health care facility for the residents of the Town of Cornwall and the Town has been an annual donor to the annual Friends for Life Campaign and desires to continue to be;

Therefore, be it Resolved: That the Town of Cornwall donate \$500 to the annual QEHL Friends for Life campaign.

Motion Carried 6-0

ENVIRONMENT AND SUSTAINABILITY

a) **Minutes/Reports:**

- i) **Minutes – October 21, 2024** – included in the package.
 - Councillor Herlihy noted there will be no meeting in December, and the committee will meet on January 13, 2025.

b) **Resolutions:** Nil

MUNICIPAL AND EMERGENCY SERVICES

a) **Minutes/Reports:**

- i) **Minutes** – (Draft) November 6, 2024. The reports were included in the package.

b) **Resolutions:**

MES-06-2024 Provincial Transit Coordination

Moved by Councillor Judy Herlihy
Seconded by Councillor Corey Frizzell

Be it Resolved: That the Town of Cornwall Council directs town administration to engage with Province of Prince Edward Island staff to explore options regarding a potential province wide transit governance framework.

Motion Carried 6-0

PARKS AND RECREATION

a) Minutes/Reports:

- **Minutes** – (Draft) November 13, 2024
- i) **Manager’s Report** – November 2024

Councillor Stevenson provided the following updates:

- Veteran’s dinner was a huge success; thanks to all those involved for making this a great event. Special shout out to Sam’s Restaurant in Cornwall for providing the food.
- Cornwall Holiday calendar is available now with all the great events planned in December.
- The hours at the Terry Fox Sports Complex are up from last year, along with the spectator numbers.

b) Resolutions:

PR-12-2024 Sweetheart Tournament Donation

Moved by Councillor Steven Campbell
Seconded by Councillor Elaine Barnes

Whereas: The North River Minor Hockey Association will host the 17th annual Sweetheart Hockey Tournament in February 2025, and the Town of Cornwall annually contributes toward the tournament and desires to continue to do so;

Therefore, be it Resolved: That the Town of Cornwall donate \$500 to the 17th annual North River Minor Hockey Association Sweetheart Tournament.

Motion Carried 6-0

PLANNING AND DEVELOPMENT

Reports & Resolutions:

a) Minutes/Reports:

- i) **Minutes** – (Draft) November 6, 2024

b) Resolutions:

PL-41-2024 Special Permit Use – Apartment Dwelling Lot 23-1 York Point Road (PID 613174)

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

Whereas: The Town received a Development Permit Application on June 3, 2024, for a three (3) story 85-unit Apartment Dwelling at Lot 23-1, being a PID 613174, which is zoned General Commercial (C1), and was granted Special Permit Approval by Council Resolution PL-17-2024.

And Whereas: A revised Development concept was received for two (2) four (4) story Apartment Dwellings, with up to 85 units total.

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 two (2)-four (4) story Apartment Dwellings, with up to 85 units, at Lot 23-1 York Point Road, being PID 613174, subject to the Town receiving plans that meet all requirements of *Zoning & Subdivision Control (Development) Bylaw #422* and the developer entering into a Development Agreement with the Town.

Motion Carried 6-0

PL-42-2024 Subdivision Application – 2 Lots, Reduced Frontage PID 624999 Farm Lane

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

Whereas: The Town received an application to subdivide two (2) Lots with reduced frontage from PID 624999 Farm Lane, as shown on Drawing No. 23047.108 prepared by Morris Geomatics & Engineering Ltd. dated September 10, 2024.

And Whereas: Council approval is required for a subdivision of one (1) or more lots pursuant to

Section 1.5(d) of the *Zoning and Subdivision Control (Development) Bylaw #422* (the “Bylaw”).

And Whereas: Council approval is required for reduced frontage lots pursuant to Section 23.4 of the Bylaw.

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

Therefore, be it Resolved: That Council grant approval to subdivide two (2) Lots, each with reduced frontage of 21.2m, from PID 624999 Farm Lane, subject to receiving the finalized subdivision plan for approval.

Motion Carried 6-0

PL-43-2023 New Street Name “Martha Lane”

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

Whereas: The Town received a request to name a new street “Martha Lane”, which extends from the south side of Kingston Road.

And Whereas: the Town of Cornwall is responsible to assign street names and civic address pursuant to the *Emergency 911 Act* and the Town of Cornwall *Street Naming and Numbering Bylaw #701*.

Therefore, be it Resolved: that Council approve the name of the new street as “Martha Lane”.

Motion Carried 6-0

**PL-44-2024 102820 PEI Inc. - Housing Accelerator Fund Proposal
Scottsview Meadows Subdivision – Phase 2**

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

Whereas: The Town received a proposal for funding under the Housing Accelerator Fund from 102820 PEI Inc. (the “Developer”) related to the development of Scottsview Meadows Subdivision Phase 2, being a part of PID 1148626.

And Whereas: Scottsview Meadows Subdivision Phase 2 was granted Preliminary Approval by

Council Resolution PL-30-2024, which subdivision concept proposes 15 Lots with apartment dwellings and multiple unit dwellings totaling 228 units.

And Whereas: Council has considered the Housing Accelerator Fund (HAF) requirements and funding parameters to support housing in the Town.

Therefore, Be it Resolved: That Council grant approval for a commitment of \$400,000.00 of Housing Accelerator Funding to the Developer for the purpose of assisting with water and sewer infrastructure installation and road construction to be dispersed subject to the following:

- a) The Developer entering into an appropriate funding agreement with the Town;
- b) The Developer entering into respective Subdivision and Development Agreements with the Town related to Preliminary Subdivision Approval;
- c) \$400,000.00 paid to the Developer at such time that the streets identified on the plan as “Future Heatherway Drive Extension” and “Street F” and “Street T” are transferred to the Province.

Motion Carried 6-0

PUBLIC WORKS

a) **Minutes/Reports:**

- i) **Minutes:** Councillor Campbell noted that the Committee will meet after tonight's Council meeting.

b) **Resolutions: Nil**

WATER/SEWER UTILITY

a) **Minutes/Reports:**

- i) **Minutes:** (Draft) November 4, 2024 Councillor Barnes provided the following updates:
 - There was a very short boil water order on Kingston Road; staff is commended on how well the situation was handled.
 - There will be a pressure reducing valve chamber required as part of the water tower project to allow for separate pressure zones in the town.

b) **Resolutions:**

U 07-2024 ~ Easement

Moved by Councillor Elaine Barnes
Seconded by Councillor Jill MacIsaac

Whereas: Options to provide adequate water pressure and flows to future development are

limited in the town due to the sizing of existing watermain in the utility network, and for this reason easements across private property are sometimes necessary due to limitations on costs and best design practices;

And Whereas: There is a need for the Utility to provide sufficient water flow and pressure for future development along Cornwall Road by installing a new watermain across property located at PID 426031 and an easement is required to carry this out;

Therefore, be it Resolved: That the Town enter into an agreement to acquire an easement (approximately 200meters x 9meters) across property located at PID 426031 for the purposes of installing a new watermain, at a cost of \$25,000 for the easement which includes compensation for crop loss necessary and incidental to the installation of the water main in the 2025 construction season.

Motion Carried 6-0

Councillor Barnes thanked the landowners in Cornwall who have been working with the Town since 2016 regarding the new wellfield and related infrastructure.

CORRESPONDENCE

- Councillor Stevenson congratulated Bluefield High School as the AA and AAA Volleyball teams both captured golds. As well, he commented on how well the craft fair at Bluefield was organized and the band did a great job.
- Mayor McCourt read out a thank you regarding the successful veteran’s dinner held recently.
- Councillor Frizzell noted the Timberwolves are done for the season, and there were three teams in the finals who played remarkably well. Congratulations to those who won awards at the closing banquet.
- Mayor McCourt noted the modified meeting times for December.
- Councillor Barnes thanked the afterschool staff for a job well done with the children regarding the Remembrance Day week.

OTHER BUSINESS

IN CAMERA

Nil

ADJOURNMENT

Meeting was adjourned at 5:02

MAYOR

CHIEF ADMINISTRATIVE OFFICER