

Town of Cornwall

Official Plan Amendment OPA-2024-2

The Council of the Town of Cornwall, under the authority vested in it by Sections 11-15 and 18 of the *Planning Act* R.S.P.E.I. 1988 Cap. P-8, hereby enacts as follows:

The 2022 Official Plan is amended as follows:

1.0 In Section 4.2 Residential:

1.1 In the objectives on page 35, deleting the second bullet and replacing it with the following:

“To encourage innovative, higher density housing and development forms subject to development standards and design standards where appropriate.”

1.2 Deleting Policy PR-7: Planned Unit Residential Development on page 38 and replacing it with the following:

Policy PR-7: Planned Unit Residential Developments

To encourage innovative housing solutions, maximize the efficient use of residential land in the town, and facilitate the co-location of appropriate commercial uses, Council shall designate certain areas with flexible residential development standards.

Plan Actions:

- The Development Bylaw will designate certain areas as Planned Unit Residential Development (PURD).
- Flexible development standards will permit developers to propose innovative design solutions that still conform to the overall goals and objectives embodied within this Official Plan.
- The PURD zone will distinguish between permitted ‘as-of-right’ uses and special permit uses that will require a development concept and a public meeting process.
- Special permit use subdivisions and developments in PURD areas may only proceed through the approval of a full development concept, which shall be subject to a public review process.
- The Development Bylaw will establish the nature of the performance standards to be used by Council in assessing development proposals together with the requirement for a Development Agreement.
- Council may also require the establishment of a homeowners association or similar entity to own and maintain lands or facilities held in common.

1.3 Deleting Policy PR-8: Accessory Apartments on page 39 and replacing it with the following:

Policy PR-8: Accessory Dwelling Units:

It shall be the policy of Council to allow accessory dwelling units in the form of secondary suites and garden suite to provide additional opportunities to increase the supply of housing throughout the town.

Plan Actions:

- The Development Bylaw shall permit the addition of a garden suite, secondary suite, or both, in association with certain dwelling types and shall establish lot and development standards.
- The accessory dwelling unit shall be serviced by central water and sewer services or by an on-site sewer and/or water system servicing the main dwelling that is certified by a qualified engineer licenced to practice in the Province of Prince Edward Island.
- The Bylaw shall require that all water and sewer services for the accessory dwelling unit be provided through the main dwelling, but shall include exceptions for situations where separate services are more appropriate or where shared services are not feasible.

2.0 In Section 4.5 Transportation:

2.1 Adding the following plan action following the fourth bullet in Policy PT-5: Public Transportation on page 49:

- The Development Bylaw may include provisions for the waiving or reducing of parking requirements where public transportation is readily available.

Effective Date

The effective date of Official Plan Amendment OPA-2024-02 is the date as signed below by the Minister of Housing, Land and Communities.

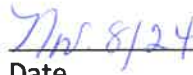
Council Approval:

Official Plan Amendment OPA-2024-02 was approved by a majority of council members present at the Council meeting held on the 25th day of September, 2024.

Signatures




Mayor



Date



Chief Administrative Officer

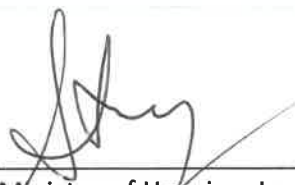


Date

Ministerial Approval

This Official Plan Amendment is hereby approved.

Dated on this 7th day of January, 2025



Minister of Housing, Land and Communities