TOWN OF CORNWALL
RESOLUTION

DATE: **May 27, 2025**

COMMITTEE: **Planning Committee**

MOTION NUMBER: **PL-10-2025**
Subdivision Application – 2 Lots, Reduced Frontage
PID 464875 – 1540 Warren Grove Road

MOTION CARRIED √ 6-0

MOTION LOST _____

MOTION WITHDRAWN _____

Moved by Councillor _____ Steven Campbell

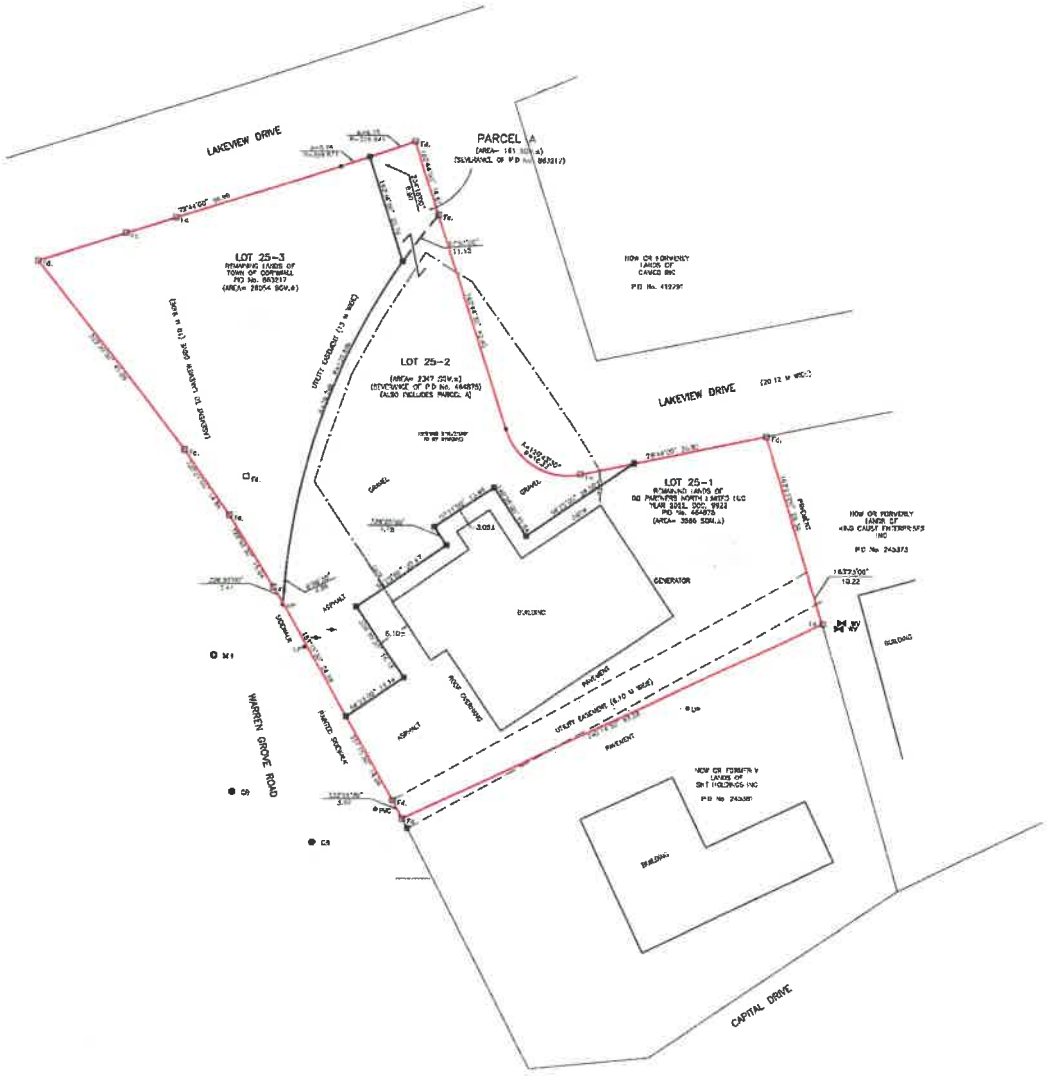
Seconded by Councillor _____ Jill MacIsaac

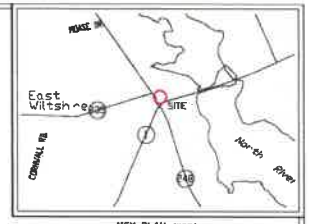
Whereas: The Town received an application to subdivide 1540 Warren Grove Road (PID 464875) into two (2) Lots with reduced frontage, as shown on Preliminary Drawing No. 23122 prepared by Island Surveying & Engineering dated May 26, 2025.

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 PID 464875 into two (2) Lots with reduced frontages of 22.01m (Lot 25-1) and 24.58m (Lot 25-2), subject to receiving the finalized subdivision plan which meets all requirements of the Town of Cornwall *2022 Official Plan* and *Zoning and Subdivision Control (Development) Bylaw #422* for approval.





KEY PLAN (N.T.S.)

LEGEND

NOTES

1. THE FIELD WORK FOR THIS SURVEY WAS EXECUTED DURING THE PERIOD OF MAY 26, 2023.
2. AZIMUTHS ARE GRID DERIVED AND COORDINATES REFERENCED TO PEI CSRS MONUMENT NUMBER 5737 WITH A PUBLISHED ELEVATION OF 20.91m.
3. ALL DIMENSIONS ARE GIVEN IN METRIC, UNLESS NOTED.
4. LOT 25-1 IS A SEVERANCE OF PID No. 454875.
5. PARCEL A IS A SEVERANCE OF PID No. 863217 AND IS TO BE INCLUDED WITH LOT 25-2.

PRELIMINARY PLAN ONLY

NOT TO BE USED FOR LEGAL DESCRIPTIONS.

Island Surveying & Engineering

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CHARLOTTETOWN, PEI
C1A 5S3

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PLAN OF SURVEY SHOWING
LOTS 25-1 TO 25-3 FOR
00 PARTNERS NORTH LTD LUC
SCALE 1 : 400 Metric

CORNWALL
QUEENS COUNTY
TOWNSHIP No. 32
P.E.I.

DRAWN BY: DH
DRAWING No. 23122

P.I.D. No. 454875
863217

I, ANTHONY D. SWAN, PRINCE EDWARD ISLAND LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY WAS EXECUTED UNDER MY DIRECTION AND SUPERVISION, AND THAT THIS PLAN IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY

May 26, 2023
ANTHONY D. SWAN P.E.I. LAND SURVEYOR — DATE

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