TOWN OF CORNWALL
RESOLUTION

DATE: **December 17, 2025**

COMMITTEE: **Planning Committee**

MOTION NUMBER: **PL-27-2025**
Special Permit (Multiple Unit Dwelling - Apartment Building) – Lot 24-2 Shipwright Court (PID 758144)

MOTION CARRIED V 4-0

MOTION LOST _____

MOTION WITHDRAWN _____

Moved by Councillor _____ **Cory Stevenson**

Seconded by Councillor _____ **Steven Campbell**

Whereas: The town received a Development Permit Application for a Multiple Unit Dwelling development located on PID 758144 Lot 24-2 Shipwright Court (the "Property"), which Property is zoned General Commercial (C1);

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

And Whereas: Apartment Dwellings with more than 12 Dwelling Units 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) storey 24-unit Apartment Dwelling on Lot 24-2 Shipwright Court, being a part of PID 758144, subject to entering into a Development Agreement with the Town and the Developer providing confirmation of granting a future access easement for the Town over PID 758144 to provide access to the Town's Utility building on located on PID 701623.

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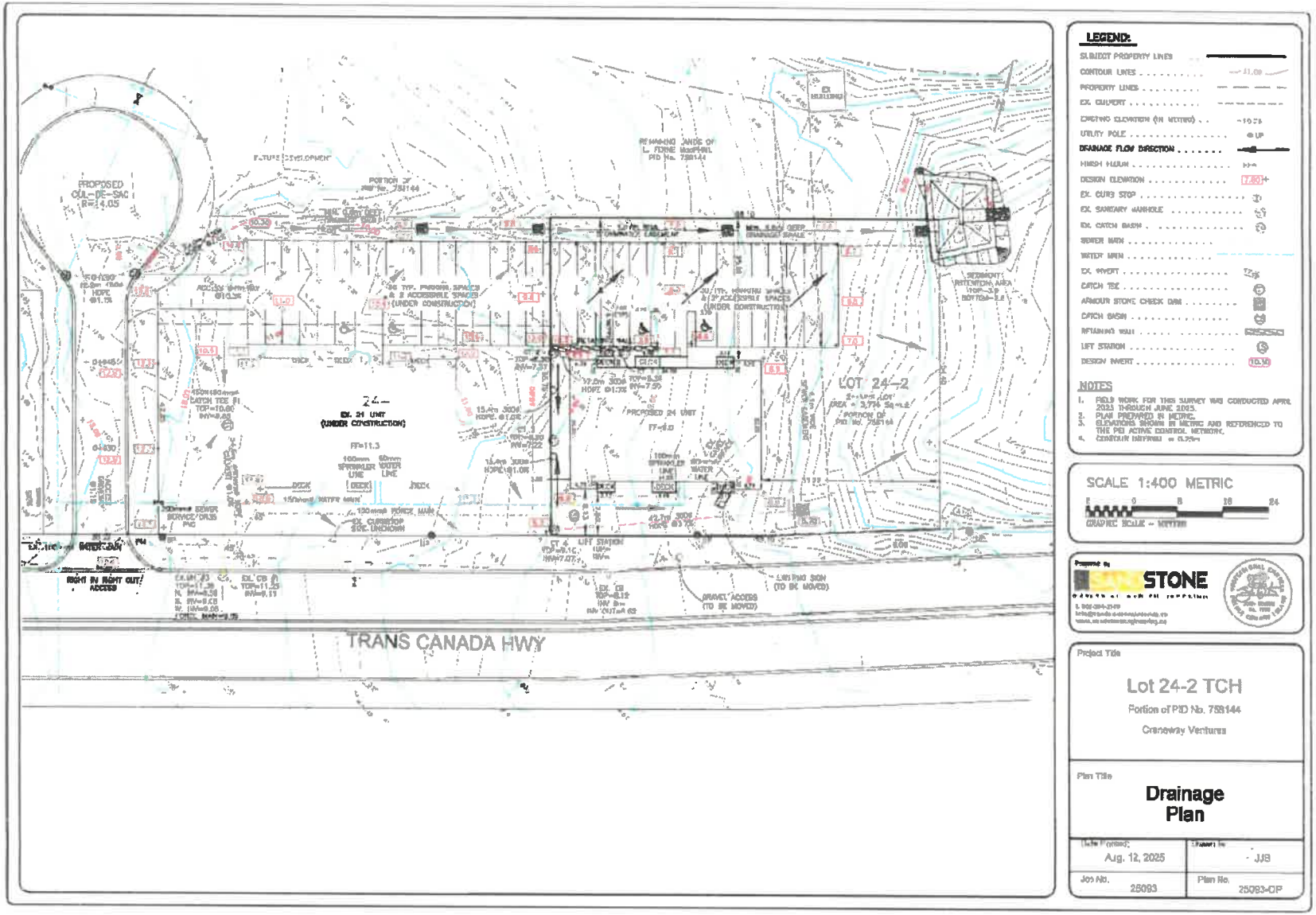

LEGEND:

- SUBJECT PROPERTY LINES
- CONTOUR LINES 11.00
- PROPERTY LINES .....
- EX. CULVERT .....
- EXISTING ELEVATION (IN METRES) .. 10.75
- UTILITY POLE ..... UP
- DRAINAGE FLOW DIRECTION .....
- HIGH HIGH .....
- DESIGN ELEVATION ..... 7.80+
- EX. CURB STOP .....
- EX. SANITARY MANHOLE .....
- EX. CATCH BASIN .....
- SEWER MAIN .....
- WATER MAIN .....
- EX. HYDRANT ..... TZ
- CATCH TEE .....
- ARMOUR STONE CHECK DAM .....
- CATCH BASIN .....
- RETAINING WALL .....
- LIFT STATION .....
- DESIGN INVERT 10.10

NOTES

1. FIELD WORK FOR THIS SURVEY WAS CONDUCTED APRIL 2023 THROUGH JUNE 2025.
2. PLAN PREPARED IN METRIC.
3. ELEVATIONS SHOWN IN METRIC AND REFERENCED TO THE PEI ACTIVE CONTROL NETWORK.
4. CONTOUR INTERVAL = 0.25m

SCALE 1:400 METRIC

8 0 8 16 24

GRAPHIC SCALE - METRES

Prepared by: STONE

Project Title

Lot 24-2 TCH

Portion of PID No. 759144

Crainway Ventures

Plan Title

Drainage Plan

Date Printed:	Drawn by:
Aug. 12, 2025	JJS
Job No. 25093	Plan No. 25093-DP

Site Plan