



# TOWN OF CORNWALL

## RESOLUTION

**DATE:** December 17, 2025  
**COMMITTEE:** Planning Committee  
**MOTION NUMBER:** PL-29-2025  
**Reduced Frontage – 146 Jewell Road (PIDs 646117 & 730887)**

**MOTION CARRIED** √4-0

**MOTION LOST** \_\_\_\_\_

**MOTION WITHDRAWN** \_\_\_\_\_

**Moved by Councillor**  **Steven Campbell**

**Seconded by Councillor**  **Cory Stevenson**

**Whereas:** The town received a Lot Severance Application for Lot 25-1 (PID 730887) to legally establish the subdivision of PID 730887 from PID 646117, being 146 Jewell Road;

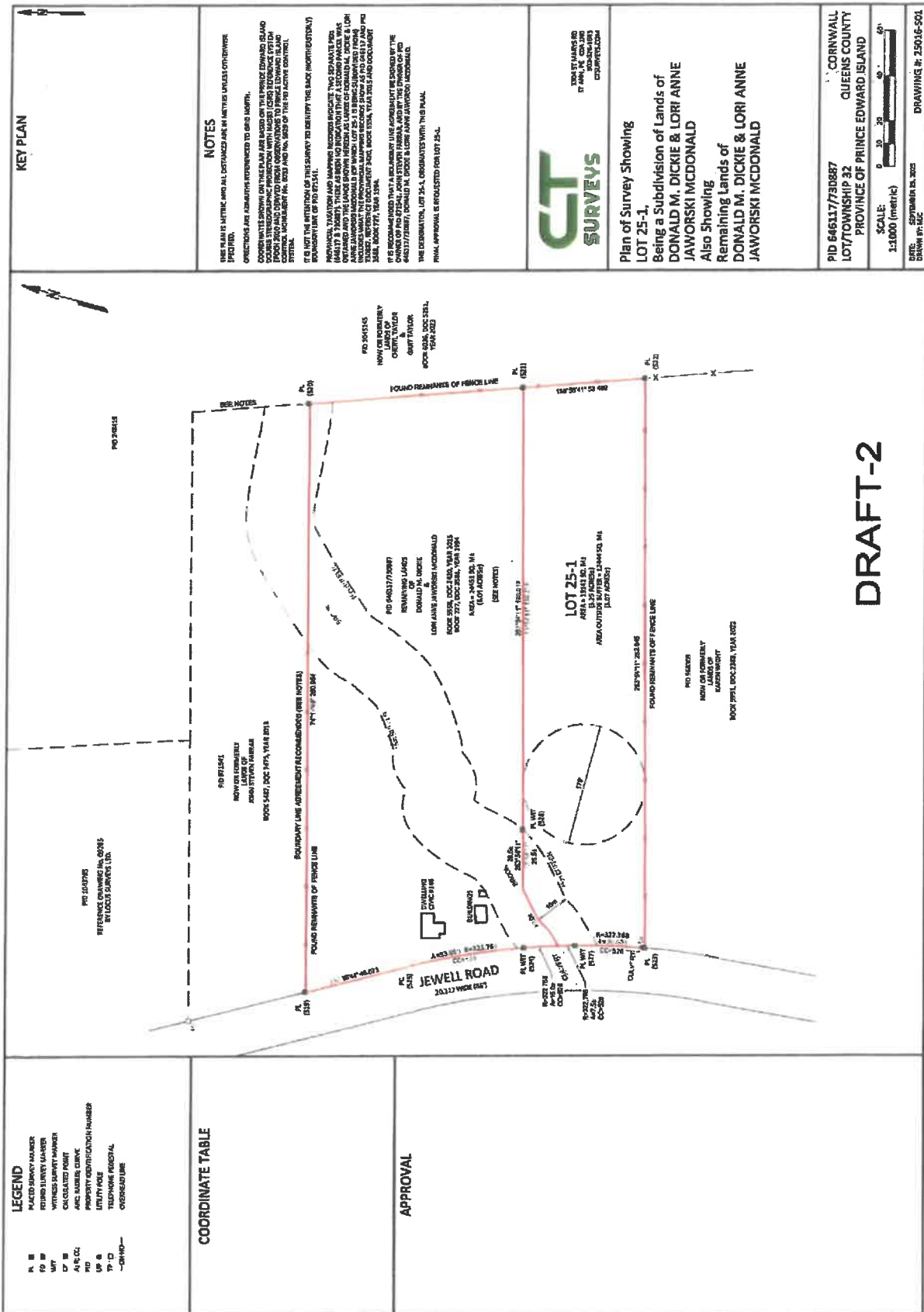
**And Whereas:** The properties in question are zoned Agricultural Reserve (A1) and require a Minimum Frontage of 45.72m (150 ft);

**And Whereas:** A subsequent Variance Application was received requesting an 16.9% Frontage Variance to allow a portion of the centerline of a brook located on the properties to be established as the proposed shared property boundary fronting on Jewell Road, resulting in a frontage of 38.00m for Lot 25-1;

**And Whereas:** Council considered the 2022 *Official Plan* and the Town of Cornwall *Zoning and Subdivision Control (Development) Bylaw #422*, including Sections 21 and 23.4.

**Therefore, Be it Resolved:** That Council grant approval of the 16.9% Reduced Frontage Variance relating to Subdivision Application SD-24-25 for Lot 25-1 (PID 730887) on Jewell Road.

# SITE PLAN



### KEY PLAN

### NOTES

THE PLAN IS LITTING AND ALL DISTANCES ARE IN METRIC UNLESS OTHERWISE SPECIFIED.

CORRECTIONS ARE ADAPTIVE REFERENCED TO GRID NORTH.

COORDINATES SHOWN ON THIS PLAN ARE BASED ON THE PRINCE EDWARD ISLAND COASTAL STRATEGIC POSITIONING WITH HEIGHT (CSRS) REFERENCE SYSTEM. THE PRINCE EDWARD ISLAND COASTAL STRATEGIC POSITIONING WITH HEIGHT (CSRS) REFERENCE SYSTEM IS CONTROLLED BY THE NATIONAL CENTER FOR STRATEGIC POSITIONING WITH HEIGHT (NSRS) AND THE NATIONAL CENTER FOR STRATEGIC POSITIONING WITH HEIGHT (NSRS).

IT IS NOT THE INTENTION OF THIS SURVEY TO IDENTIFY THE BACK (NORTH/EAST/SOUTH) BOUNDARIES OF PD 646131.

PROVINCIAL TRANSACTIONS AND MAPPING RECORDS INDICATE TWO SEPARATE PERMITS FOR THIS SURVEY. THE FIRST PERMIT WAS GRANTED BY THE SURVEYOR GENERAL ON 04/23/2018 AND THE SECOND PERMIT WAS GRANTED BY THE SURVEYOR GENERAL ON 04/23/2018. THE SURVEYOR GENERAL HAS REVIEWED THE SURVEY AND HAS DETERMINED THAT THE SURVEY IS IN ACCORDANCE WITH THE SURVEY ACT AND THE SURVEYOR GENERAL HAS GRANTED THE SURVEYOR GENERAL'S PERMISSION TO PUBLISH THIS SURVEY.

THE SURVEYOR GENERAL HAS REVIEWED THE SURVEY AND HAS DETERMINED THAT THE SURVEY IS IN ACCORDANCE WITH THE SURVEY ACT AND THE SURVEYOR GENERAL HAS GRANTED THE SURVEYOR GENERAL'S PERMISSION TO PUBLISH THIS SURVEY.

FINAL APPROVAL IS REQUESTED FOR LOT 25-1.



Plan of Survey Showing  
**LOT 25-1,**  
 Being a Subdivision of Lands of  
**DONALD M. DICKIE & LORI ANNE  
 JAWORSKI MCDONALD**  
 Also Showing  
 Remaining Lands of  
**DONALD M. DICKIE & LORI ANNE  
 JAWORSKI MCDONALD**

PID 646131/730887  
 LOT/TOWNSHIP 32  
 PROVINCE OF PRINCE EDWARD ISLAND

SCALE: 1:1000 (metric)

DATE: 02/26/2025  
 DRAWING NO: 25016-501

### LEGEND

- A, B PLACED SURVEY NUMBER
- PD, BP REFERRED SURVEY NUMBER
- WTY WITHIN SURVEY NUMBER
- CSRS COORDINATE POINT
- A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ
- DASHED LINE OVERSHOULDER LINE

### COORDINATE TABLE

### APPROVAL

# DRAFT-2

LETTER OF INTENT

Don Dickie  
146 JEWELL ROAD  
CORNWALL CO A 149.

DEAR SIR/MADAME.

- PROPOSED BUILDING SITE LOT 25-1 IS NOW 123.378 FEET FRONTAGE FROM EDGE OF THE BROOK TO PROPERTY LINE.
- THE LINE FROM CENTER OF THE BROOK IS 24.726 FT
- THE PROPERTY AT THE BACK IS 175.50 FT.
- LOOKING TO HAVE APPROVED AS A BUILDING LOT WHICH REQUIRES 150 FT FRONTAGE
- PEAK TEST COMPLETED AT CAT. 2. SEE ATTACHED FORM

THANK YOU

Don Dickie