



TOWN OF CORNWALL

RESOLUTION

DATE: January 28, 2026
COMMITTEE: Planning Committee
MOTION NUMBER: PL-01-2026
Reduced Frontage - 505 Main Street (PID 640227)
MOTION CARRIED ✓ 5-0
MOTION LOST _____
MOTION WITHDRAWN _____

Moved by Councillor  **Steven Campbell**

Seconded by Councillor  **Corey Frizzell**

Whereas: The Town received an application to subdivide 505 Main Street (PID 640227) (the “Property”) into two (2) lots as shown on Bernard Land Surveys Plan No. 25-184 dated December 2, 2025;

And Whereas: The Property is zoned C1 (General Commercial) and although Lot 25-1 would meet the required Lot Frontage for the C1 zone, Lot 25-2 would be considered a Panhandle Lot with a reduced Frontage of 7.472m;

And Whereas: Council approval is required for reduced Frontage Panhandle Lots pursuant to Section 23.4 of the *Zoning and Subdivision Control (Development) Bylaw #422*;

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

Therefore, Be it Resolved: That Council grant approval to subdivide PID 640227 into two (2) Lots with Lot 25-2 being a Panhandle Lot with a Reduced Frontage of 7.472m, 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.

