



TOWN OF CORNWALL

RESOLUTION

DATE: March 25, 2026
COMMITTEE: Planning Committee
MOTION NUMBER: PL-04-2026
Special Permit (Multiple Unit Dwelling - Apartment Building)
– Lakeview Drive (PID 623058)

MOTION CARRIED 4-0 ✓

MOTION LOST _____

MOTION WITHDRAWN _____

Moved by Councillor  **Corey Frizzell**
Seconded by Councillor  **Cory Stevenson**

Whereas: The town received a Development Permit Application on August 29, 2025, for a three (3) storey 22-unit Apartment Dwelling on Lakeview Drive, being PID 623058 (the “Property”), which Property is zoned Planned Unit Residential Development (PURD);

And Whereas: The proposed number of units exceeded the allowable 18 units for the Property and Council approved Resolution PL-03-2026 on February 25, 2026, to allow a four (4) unit density bonus conditional on meeting specific requirements of that Resolution;

And Whereas: Apartment Dwellings are a Special Permit Use in the PURD Zone pursuant to Section 13.3 of the *Zoning & Subdivision Control (Development) Bylaw #422*;

And Whereas: A Public consultation meeting was held on March 12, 2026, as new PURD Developments involving special permit uses identified in section 13.3 shall be reviewed at a Public meeting held pursuant to the provisions of Section 22.2;

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 22-unit Apartment Dwelling on Lakeview Drive, being PID 623058, subject to meeting criteria required for PL-03-2026 and entering into a Development Agreement with the Town.



**TOWN OF CORNWALL
RESOLUTION**

DATE: February 25, 2026
COMMITTEE: Planning Committee
MOTION NUMBER: PL-03-2026
Request for Density Bonus – PID 623058, Lakeview Drive

MOTION CARRIED ✓ 4-0
MOTION LOST _____
MOTION WITHDRAWN _____

Moved by Councillor Judy Herliby **Judy Herliby**
Seconded by Councillor Cory Stevenson **Cory Stevenson**

Whereas: The Town received a request to allow a four (4) unit density bonus for PID 623058;

And Whereas: The Council may allow a density bonus of 10% (two (2) units) in terms of the total allowable units in an Apartment Dwelling when a pedestrian walkway meeting the Town standard is provided; such walkway will be provided in this development;

And Whereas: The Town may also provide a density bonus of two (2) units to a development having a minimum of 10% of the overall units as accessible units through the Accessibility Bonus incentive of the Town's Affordable Housing Incentive Program;

And Whereas: The proposed development must meet all other relevant conditions of the Town of Cornwall Zoning and Subdivision Control (Development) Bylaw #422, and this development does; and this request has been considered and recommended by the Committee of Council;

Therefore, Be it Resolved: That Town of Cornwall Council grants a four (4) unit density bonus for a total of 22 dwelling units to PID 623058, conditional on meeting CMHC affordability and accessibility criteria, being issued a Development Permit and entering into a Development Agreement with the Town.