

Bylaw #422L

A bylaw to amend the Town of Cornwall Zoning & Subdivision Control (Development) Bylaw, Bylaw #422 (the “Bylaw”), relating to zoning, subdivision and development within the Town of Cornwall.

This Bylaw is made under the authority of the *Planning Act* R.S.P.E.I. 1988, Cap. P-8 and the *Municipal Government Act* R.S.P.E.I. 1988, Cap. M-12.1.

IT IS ENACTED by the Council of the Town of Cornwall as follows:

1. Section 13.2. of the Bylaw is amended:
 - 1.1. in subsection (1), by the addition of the words ‘**Narrow Lot Single-Detached Dwellings**’ after clause (a) and re-numbering the subsequent clauses accordingly.
2. Section 13.5 of the Bylaw is amended:
 - 2.1. In subsection (1), by the addition of the words ‘**Narrow Lot Single-Detached Dwellings and**’ before the words ‘Ground-Oriented’ in clause (a).

The effective date of Bylaw #422L is the date as signed below by the Minister of Housing and Communities.

First Reading:

Bylaw #422L, a bylaw to amend the Town of Cornwall Zoning and Subdivision Control (Development) Bylaw (422), was read and approved a first time at the Council meeting held on the ____ day of _____, 2026.

Second Reading:

Bylaw #422L, a bylaw to amend the Town of Cornwall Zoning and Subdivision Control (Development) Bylaw (422), was read and approved a second time at the Council meeting held on the ____ day of _____, 2026.

Approval and Adoption by Council:

Bylaw #422L, a bylaw to amend the Town of Cornwall Zoning and Subdivision Control (Development) Bylaw (422), was approved and adopted by a majority of Council members present at the Council meeting held on the ____ day of _____, 2026.

Signatures:

Minerva McCourt, Mayor

Kevin Coady, Chief Administrative Officer

This Bylaw #422L, a Bylaw to Amend the Town of Cornwall Zoning and Subdivision Control (Development) Bylaw, (Bylaw 422), was approved and adopted by the Council of the Town of Cornwall on the ____ day of _____, 2026, is certified to be a true copy.

Kevin Coady
Chief Administrative Officer

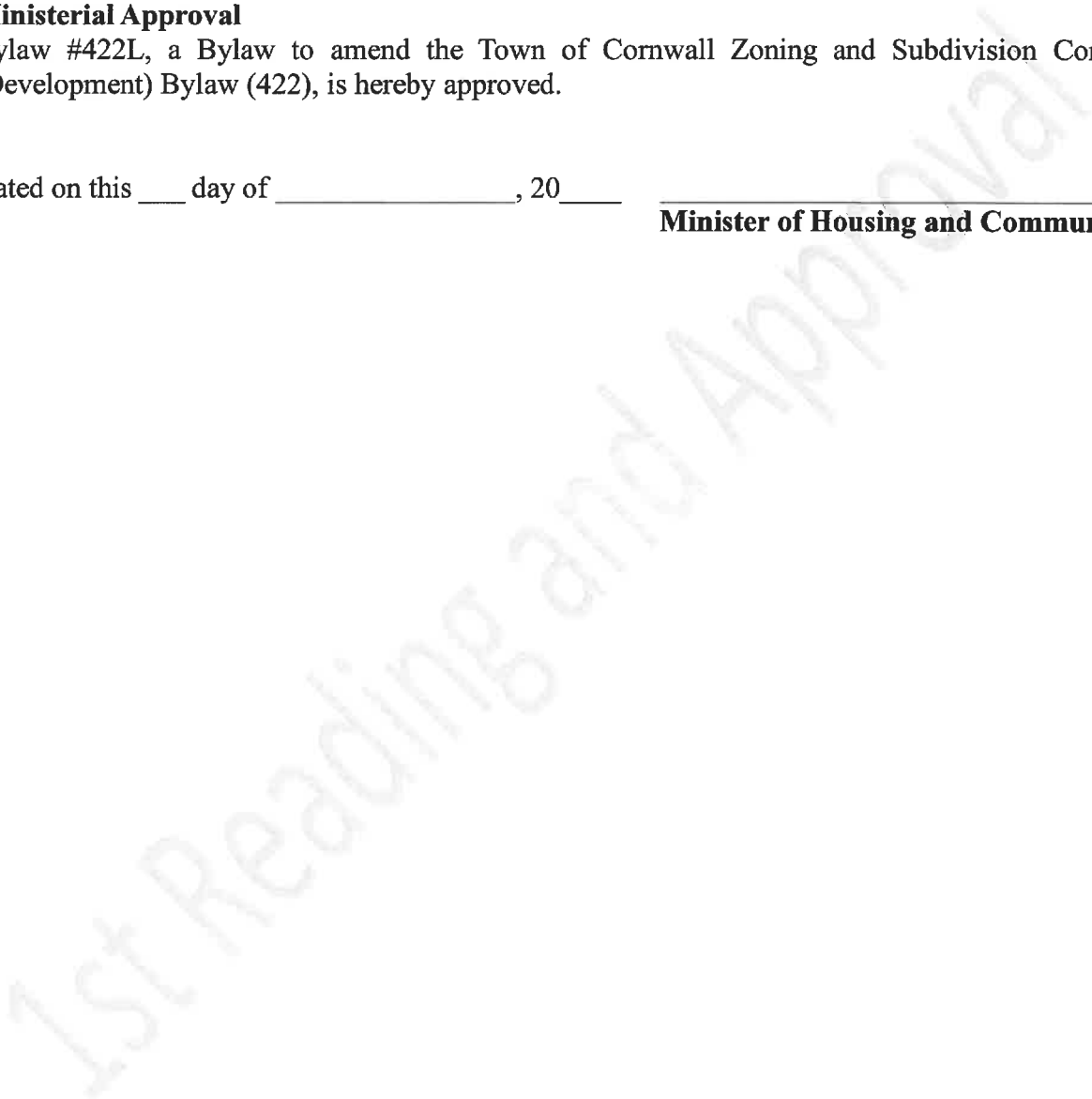
Date

Ministerial Approval

Bylaw #422L, a Bylaw to amend the Town of Cornwall Zoning and Subdivision Control (Development) Bylaw (422), is hereby approved.

Dated on this ____ day of _____, 20____

Minister of Housing and Communities



Bylaw #422L – Amendments to Section 13

Current Bylaw

13.2.PERMMITTED USES

1. No Building or part thereof and no land shall be Used for purposes other than:
 - a. Single-detached Dwellings;
 - b. Ground-Oriented Housing, to a maximum of four (4) Dwelling Units;
 - c. Parks and Playgrounds;
 - d. Accessory Buildings;
 - e. Group Homes; and
 - f. Ancillary Uses such as Community Facilities and laundromats.

Proposed Amendment #1

13.2.PERMMITTED USES

1. No Building or part thereof and no land shall be Used for purposes other than:
 - a. Single-detached Dwellings;
 - b. **Narrow Lot Single-detached Dwellings;**
 - c. Ground-Oriented Housing, to a maximum of four (4) Dwelling Units;
 - d. Parks and Playgrounds;
 - e. Accessory Buildings;
 - f. Group Homes; and
 - g. Ancillary Uses such as Community Facilities and laundromats.

Current Bylaw

13.5.LOT REQUIREMENTS

1. The following regulations shall apply to Development in a PURD Zone:
 - a. For Single-detached Dwellings, Ground-Oriented Housing, or Apartment Dwellings, the Lot requirements shall be the same as Sections 9.5, 11.5, and 12.5 respectively.

Proposed Amendment #2

13.5. LOT REQUIREMENTS

1. The following regulations shall apply to Development in a PURD Zone:
 - a. For Single-detached Dwellings, **Narrow Lot Single-detached Dwellings and Ground-Oriented Housing,** or Apartment Dwellings, the Lot requirements shall be the same as Sections 9.5, 11.5, and 12.5 respectively.