



TOWN OF CORNWALL
RESOLUTION

DATE: May 27, 2026
COMMITTEE: Planning Committee
MOTION NUMBER: PL-11-2026
**Approval and Adoption of Official Plan Amendment OPA-2025-02
Amendment to the 2022 Official Plan – General Land Use Plan**

MOTION CARRIED ✓ 3-0

MOTION LOST _____

MOTION WITHDRAWN _____

Moved by Councillor 

Corey Frizzell

Seconded by Councillor 

Cory Stevenson

Whereas: Council has received an application to redesignate the Future Land Use of PID 245969 from Planned Unit Residential Development to General Commercial;

Whereas: Pursuant to Section 2.2.1 and Section 22 of the *Zoning & Subdivision Control (Development) Bylaw #422* (the “Bylaw”) Council may concurrently consider amendment to the Zoning Map, being Schedule “A” to the Bylaw, and the General Land Use Plan, being Part 5, Figure 5 of the *2022 Official Plan* (the “Official Plan”);

And Whereas: the proposed amendment to the designation of said PID 245969 on the Zoning Map and General Land Use Plan was presented to the public at an open meeting held on March 12, 2026;

And Whereas: Council has considered the Town of Cornwall Official Plan policy statements regarding servicing, commercial and residential zoning, and the criteria for Official Plan and Bylaw amendments under Section 6.4 of the Official Plan and Section 22 of the Bylaw;

Therefore, be it Resolved: that Official Plan Amendment OPA-2025-02, an amendment to the General Land Use Plan, being Part 5, Figure 5 of the Official Plan, is hereby approved and adopted.

Official Plan Amendment
OPA-2025-02

The Council of the Town of Cornwall, under the authority vested in it by the *Planning Act* R.S.P.E.I. 1988 Cap. P-8, hereby enacts as follows:

The Town of Cornwall Official Plan (2022) Part 5, Figure 5, General Land Use Plan is amended by the following:

1. The Future Land Use designation of PID 245969 is designated as General Commercial, hereby excluding it from its former designation of Planned Unit Residential Development.

The effective date of Official Plan Amendment OPA-2025-02 is the date as signed below by the Minister of Housing, Land and Communities.

Council Approval and Adoption:

Official Plan Amendment OPA-2025-02 was approved and adopted by a majority of council members present at the Council meeting held on the 27th day of May 2026.

Signatures:

Minerva McCourt, Mayor

Date

Kevin Coady, Chief Administrative Officer

Date

Ministerial Approval:

Official Plan Amendment OPA-2025-02 is hereby approved.

Dated on this _____ day of _____, 20____

Minister of Housing and Communities

- Property Boundary
- Future Land Use
- Recreation and Open Space
- Agricultural Reserve
- Rural Residential
- Single Detached Residential
- Mini Home
- Two Unit Residential
- Attached Residential
- Multiple Family Residential
- Planned Light Residential Development
- General Commercial
- Business Park
- Comprehensive Development Area
- Public Service and Institutional
- Mixed Use Core
- Trans-Canada Highway
- Road



1. Prepared by the Town of Comwell
 2. Date Approved: Council and Government of Canada
 3. Approved by the Town of Comwell for Official Plan
 Amendments: 2023-07-24



Project Location
 Comwell, NB
 Revision
 Town of Comwell Official Plan, Amendments (July 2023)
 Figure No.
 2
 The
General Land Use Plan

