



# TOWN OF CORNWALL

## RESOLUTION

**DATE:** May 27, 2026  
**COMMITTEE:** Planning Committee  
**MOTION NUMBER:** PL-12-2026  
Bylaw #422J – Second Reading and Approval  
A Bylaw to Amend the Town of Cornwall Zoning & Subdivision Control (Development) Bylaw #422 – Zoning Map

**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**MOTION WITHDRAWN**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 rezone 298 Main Street, being PID 245969, from Planned Unit Residential Development (PURD) to General Commercial (C1);

**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 concurrent Official Plan and Bylaw amendments under Section 6.4 of the Official Plan and Section 22 of the Bylaw;

**And Whereas:** the proposed amendment to the General Land Use Plan, being OPA-2025-02, was approved at a public meeting of Council on May 27, 2026;

**And Whereas:** Bylaw #422J, a bylaw to amend the Zoning Map, was read and approved for a first time at a public meeting of Council on April 22, 2026;

**Therefore, be it Resolved:** that Bylaw #422J, a bylaw to amend the Zoning Map, being Schedule “A” to the *Zoning & Subdivision Control (Development) Bylaw #422*, is hereby read and approved a second time.

**Bylaw #422J**

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. Schedule “A”, Zoning Map, of Bylaw #422 is amended by the following:

- a) PID 245969 is designated as General Commercial Zone (C1), hereby excluding it from its former designation of Planned Unit Residential Development (PURD);

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

**First Reading:**

Bylaw #422J, 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 22<sup>nd</sup> day of April, 2026.

**Second Reading:**

Bylaw #422J, 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 27<sup>th</sup> day of May, 2026.

**Approval and Adoption by Council:**

Bylaw #422J, 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 27<sup>th</sup> day of May, 2026.

**Signatures:**

\_\_\_\_\_  
**Minerva McCourt, Mayor**

\_\_\_\_\_  
**Kevin Coady, Chief Administrative Officer**

This Bylaw 422J, 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 27<sup>th</sup> day of May, 2026, is certified to be a true copy.

\_\_\_\_\_  
**Kevin Coady**  
**Chief Administrative Officer**

\_\_\_\_\_  
**Date**

**Ministerial Approval**

Bylaw #422J, 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**

