



**TOWN OF CORNWALL**  
**RESOLUTION**

**DATE:** May 27, 2026  
**COMMITTEE:** Planning Committee  
**MOTION NUMBER:** PL-14-2026  
Bylaw #422L - Second Reading and Approval  
A Bylaw to Amend the Town of Cornwall Zoning & Subdivision Control (Development) Bylaw #422

**MOTION CARRIED** 13-0

**MOTION LOST** \_\_\_\_\_

**MOTION WITHDRAWN** \_\_\_\_\_

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

**Whereas:** Council has considered the Town of Cornwall Official Plan policy statements regarding servicing, commercial and residential zoning and developments and the criteria for Official Plan and Bylaw amendments under Section 22 of the Development Bylaw.

**And Whereas:** Town of Cornwall Zoning and Subdivision Control (Development) Bylaw #422F, a Bylaw to amend the Town of Cornwall Zoning and Subdivision Control (Development) Bylaw #422, was read and approved for the first time at the Town of Cornwall regular council meeting held on April 22, 2026;

**Therefore, be it Resolved:** that Bylaw #422L, a bylaw to amend the Town of Cornwall's *Zoning and Subdivision Control (Development) Bylaw #422*, is hereby read and approved for a second time.

**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 22<sup>nd</sup> day of April, 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 27<sup>th</sup> day of May, 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 27<sup>th</sup> day of May, 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**