TOWN OF CORNWALL
RESOLUTION

DATE: **May 27, 2026**

COMMITTEE: **Planning Committee**

MOTION NUMBER: **PL-18-2026**
Lot 26-1 W.B. MacPhail Drive (Portion of PID 856104)
Development Concept

MOTION CARRIED √ 3-0

MOTION LOST _____

MOTION WITHDRAWN _____

Moved by Councillor _____ **Corey Frizzell**

Seconded by Councillor _____ **Cory Stevenson**

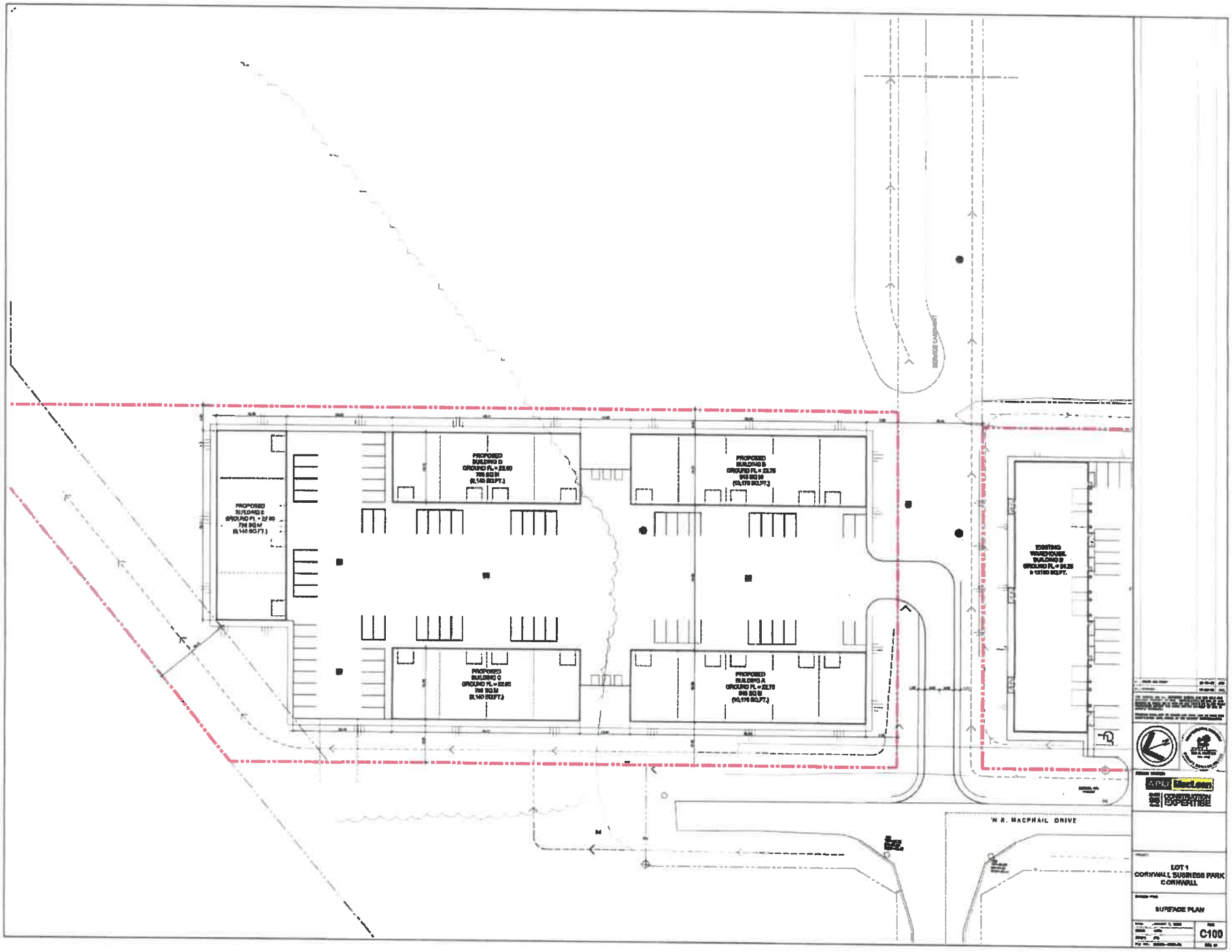
Whereas: The Town received an application for a Development Concept for Lot 26-1 W.B. MacPhail Drive (portion of PID 856104) to allow the development of five (5) Commercial buildings within the Cornwall Business Park;

And Whereas: The Commercial buildings proposed for the development each have a footprint over 600 sq.m. (6458 sq.ft.);

And Whereas: Section 1.5 of Town of Cornwall Zoning and Subdivision Control (Development) Bylaw #422 requires Council approval for Commercial Developments with a building having an area greater than 600 sq. m. (6,458 sq. ft.);

And Whereas: Council has considered the Town of Cornwall 2022 Official Plan and Zoning and Subdivision Control (Development) Bylaw #422 (the "Bylaw");

Therefore, be it Resolved: That Council grant Approval of the Development Concept for Lot 26-1 W.B. MacPhail Drive (portion of PID 856104) to allow the development of a five (5) Commercial buildings within the Cornwall Business Park, subject to the Development meeting all other Bylaw requirements and the Developer entering into a Development Agreement with the Town.


PROPOSED BUILDING D
PROPOSED BUILDING B
PROPOSED BUILDING C
PROPOSED BUILDING A
EXISTING WAREHOUSE BUILDING B
SERVICE CARPORT
N.R. MACPHAIL DRIVE
MacLean
CONSTRUCTION EXPERTISE
LOT 1
CORNWALL BUSINESS PARK
CORNWALL
SURFACE PLAN
C100