

**Cornwall, Prince Edward Island
Regular Meeting of Council
Wednesday, May 27, 2026
4:30 PM**

Present: Mayor Minerva McCourt – presiding
Councillor Steven Campbell
Councillor Corey Frizzell
Councillor Cory Stevenson

Also: Kevin Coady – CAO
Tracey Laybolt – Community/HR/IT Coordinator
Paula Griffin – Manager of Planning and Development
Geoff Baker – Manager of Engineering and Capital Projects
Billy Ramsay – Infrastructure Supervisor

Regrets: Deputy Mayor Jill MacIsaac
Councillor Judy Herlihy

CALL TO ORDER

Mayor Minerva McCourt called the meeting to order at 4:30pm. Water School calendar winners and their families were in attendance.

LAND ACKNOWLEDGEMENT

Read

APPROVAL OF THE AGENDA

Councillor Frizzell moved, seconded by Councillor Campbell, that the agenda be approved as circulated with the removal of section 8-B-4.

Motion Carried

DISCLOSURE OF PECUNIARY OR OTHER CONFLICT OF INTEREST

Nil

APPROVAL OF THE MINUTES

- a) **April 22, 2026, Regular Council Meeting:** Councillor Stevenson moved, seconded by Councillor Campbell, that the minutes of April 22, 2026, Regular Council Meeting be approved as circulated.

Motion Carried

BUSINESS ARISING

Nil

GUESTS/PRESENTATIONS/PETITIONS/DECLARATIONS

Water School Presentations – Mayor McCourt and Council presented framed artwork to the participants whose work was selected for the Water School calendar. Mayor McCourt congratulated everyone and thanked staff member Billy Ramsay, CAWG Coordinator Veronica Jendrick and staff for their work on this wonderful program. She also thanked the grade five students, teachers, and Eliot River School for their participation.

The meeting recessed for ten minutes to allow for a group picture with the Council and Water School recipients.

REPORTS OF COMMITTEES / RESOLUTIONS:

PLANNING AND DEVELOPMENT

Reports & Resolutions:

a) **Minutes/Reports:**

- i) **Minutes** – May 6, 2026 (draft) – included in the Package.

b) **Resolutions:**

**PL-11-2026 Approval and Adoption of Official Plan Amendment OPA-2025-02
Amendment to the 2022 Official Plan – General Land Use Plan**

**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;

Moved by Councillor **Corey Frizzell**
Seconded by Councillor **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 concurrent Official Plan and Bylaw amendments under Section 6.4 of the 2022 *Official Plan* and Section 22 of the *Zoning & Subdivision Control (Development) Bylaw #422* (the “Bylaw”);

And Whereas: Bylaw #422J, a bylaw to amend the Zoning Map, being Schedule “A” to the Bylaw, was read and approved for the first time at the Town of Cornwall regular council meeting held on April 22, 2026;

And Whereas: Bylaw #422J, a bylaw to amend the Zoning Map, being Schedule “A” to the Bylaw, was read and approved for the second time at the Town of Cornwall regular council meeting held on May 27, 2026;

Therefore, be it Resolved: That Bylaw #422J, a bylaw to amend the *Zoning & Subdivision Control (Development) Bylaw #422*, is hereby formally adopted as a Bylaw of the Town of Cornwall.

Motion Carried 3-0

PL-14-2026 Bylaw #422L - Second Reading and Approval
A Bylaw to Amend the Town of Cornwall Zoning & Subdivision Control (Development) Bylaw #422

Moved by Councillor **Corey Frizzell**
Seconded by Councillor **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.

Motion Carried 3-0

PL-15-2026

**Formal Adoption of Bylaw #422L
A Bylaw to Amend the Town of Cornwall Zoning & Subdivision
Control (Development) Bylaw #422**

**Moved by Councillor Corey Frizzell
Seconded by Councillor 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 #422L, 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;

And Whereas: Town of Cornwall Zoning and Subdivision Control (Development) 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 Town of Cornwall regular council meeting held on May 27, 2026;

Therefore, be it Resolved: That the Town of Cornwall Zoning & Subdivision Control (Development) Bylaw #422L, a Bylaw to Amend the Town of Cornwall Zoning & Subdivision Control (Development) Bylaw, is hereby formally adopted as a Bylaw of the Town of Cornwall.

Motion Carried 3-0

PL-16-2026

Public Meeting – Rezoning Application

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

Whereas: The Town received Applications to rezone PID 607960 By Way Avenue;

And Whereas: A Rezoning application requires the concurrent amendment of the Zoning Map (Zoning & Subdivision Control (Development) Bylaw #422) and General Land Use Plan (2022 Official Plan);

And Whereas: Section 22.2 of Bylaw #422 requires a Public Meeting be held to solicit input from the public on the proposed amendment requests;

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

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.

Motion Carried 3-0

Councillor Frizzell noted that it is great to see more commercial space opening in the business park.

COMMITTEE OF COUNCIL

a) **Minutes/Reports:**

- i) **Minutes** – April 15, 2026 - included in the package.

b) **Resolutions:**

COC-24-2026 July Council/Committee Meetings – Date Changes

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

Whereas: Wednesday is the primary meeting day of the week for Town of Cornwall Committee and Council meetings;

And Whereas: The first Wednesday in July this year is Canada Day and is a holiday, but there are five Wednesdays this July allowing the meeting schedule to proceed in normal sequence if Wednesday meetings are moved back by one week for the month of July 2026;

Therefore, Be it Resolved: That the date and time of Town of Cornwall Committee and Council meetings for July 2026 are moved back by one week starting on Wednesday July 8th.

Motion Carried 3-0

COC-25-2026 Make-A-Wish “Braggers Cup” Hole Sponsorship

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

Whereas: The Braggers Cup is a local golf tournament which raises funds for the Prince Edward Island Chapter of the Make-A-Wish Foundation;

And Whereas: The PEI Chapter of the Make-A-Wish Foundation fulfills wishes for numerous children throughout PEI in general and Cornwall in particular; and the Town of Cornwall has supported this fundraiser in the past and desires to continue doing so;

Therefore, be it Resolved: That the Town of Cornwall donate three hundred and fifty dollars (\$350) to the Braggers Cup Tournament to sponsor a hole in the event.

Motion Carried 3-0

COC-26-2026 MADD Message Yearbook – Sponsorship Ad

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

Whereas: On average, four Canadians are killed and 175 are injured every day as a result of impaired driving;

And Whereas: MADD Canada is a registered non-profit agency whose mission is “to stop impaired driving and support victims of that violent crime”;

And Whereas: MADD Canada annually publishes a “Message Yearbook” which is supported by the sale of advertising in the yearbook and the Town of Cornwall wishes to support MADD Canada in pursuit of the fulfillment of its mission;

Therefore, be it Resolved: That the Town of Cornwall purchase a colour business card advertisement in MADD Canada’s annual “Message Yearbook” for the cost of three hundred and twenty-nine dollars (\$329) plus the applicable HST.

Motion Carried 3-0

ENVIRONMENT AND SUSTAINABILITY

a) **Minutes/Reports:**

- i) **Minutes** – May 11, 2026 (draft) Minutes – included in the package. Councillor Stevenson provided the following updates in Councillor Herlihy’s absence:
 - The Dandelion Festival was very successful, well attended with a lot of great entertainment, yoga, face painting and BBQ. Thank you to the staff for the team effort, especially Matthew, Geoff and Kim, who kept things running smoothly. Special thanks to partners CAWG, The Root Cellar, Canoe Cove Honey, JR’s Pizza, and Karina for Yoga in the Park. Thank you to emcee Mark MacDougall and entertainers Skyler Fairhurst, Marty Hopson and Kylie Bustard. It was a beautiful afternoon and great to see so many people out enjoying the day.

b) **Resolutions:** Nil

MUNICIPAL AND EMERGENCY SERVICES

a) **Minutes/Reports:**

- i) **Minutes** – May 6, 2026 (draft) included in the package. Councillor Frizzell provided the following updates:
- NRRFD members Jon Arsenault and Kevin Bernard reviewed their budget, gave some education on equipment and provided a summary of call volumes.
 - Consultant Aaron Arsenault had a discussion on the upcoming tabletop exercise for the EMO Plan.
 - T3 Transit numbers continue to increase with midday numbers at 1338. April 2026 had 3789 riders, up 41.2% from April 2025 of 2683 riders.
 - T3 contract renewal negotiations are ongoing. There is discussion on having a Saturday schedule run on Canada Day.
 - The RCMP report showed 214 traffic enforcement stops. There has been great RCMP presence in Cornwall since the opening of the new detachment, this should hopefully encourage drivers to slow down.

b) **Resolutions:**

MES-05-2026 Epic Mobility (Scooters) Agreement Extension

Moved by Councillor **Corey Frizzell**
Seconded by Councillor **Steven Campbell**

Whereas: The Town of Cornwall entered into an agreement with Epic Electric Scooters Inc. (Epic) to enable the use of municipal space to park their electric scooters, and that agreement has expired;

And Whereas: The Town of Cornwall and Epic desire to extend that usage agreement for the 2026 season;

Therefore, be it Resolved: That the Town of Cornwall enter into the extension agreement as considered at the Committee of Council meeting held on May 20, 2026, with an expiry date of October 31, 2026.

Motion Carried 3-0

PARKS AND RECREATION

a) **Minutes/Reports:**

- i) **Minutes** – April 8, 2026, included in the package.
- ii) **May Manager’s Report** –Councillor Stevenson provided the following updates:
 - The parade float design is nearing completion and will be brought to the Committee of Council for review.
 - The Just Live Fun Run will take place on the weekend of August 23. Town staff will assist as in previous years.
 - The Mother’s Day Tea ended up being Town-led. It was a well-run event with a lot of positive feedback. Thank you to staff for pulling it all together on short notice.
 - The 4th Annual Community Yard Sale was a great success with 26 tables and 46 addresses. It was a nice morning in the Town. Thank you to Council for the continued support of this event.
 - The “Everyone Plays Golf Tournament” will take place June 4 and 5.
 - The Canada Day schedule will be finalized and released soon. All the core events will continue including pancake breakfast, healing ceremony, opening ceremonies with flag raising, family swim with BBQ, sing along with Campfire Dave and fireworks.
 - Communities 13 will hold a meeting this evening for bylaw review.

b) Resolutions:

PR-04-2026 Crohn’s/Colitis Canada – Rental Fee Waiver Request

Moved by Councillor **Cory Stevenson**
Seconded by Councillor **Steven Campbell**

Whereas: The Prince Edward Island Branch of Crohn’s and Colitis Canada are holding the 30th annual “Gutsy” Walk on June 7, 2026, in support of medical research into inflammatory bowel disease and have submitted a request to the Town to waive the rental fee for the Group to use the Cornwall Civic Centre Hall for the event;

And Whereas: The Town has waived rental fees for similar groups in the past and desires to assist the Group with this fundraising event;

Therefore, be it Resolved: That the Town waive the rental fees for the use of the Cornwall Civic Centre Hall on June 7, 2026, for the Prince Edward Island Branch of Crohn’s and Colitis Canada.

Motion Carried 3-0

PUBLIC WORKS

a) Minutes/Reports:

- i) **Minutes** – The Committee did not meet. Councillor Campbell provided the following updates:

- The Committee will meet on June 22, 2026, at 4:30pm.
- Thirty speed humps have been installed as a traffic-calming measure. Residents who would like to see a speed hump in their area can obtain an application on the Town's website.
- Last evening Councillor Campbell and Mayor McCourt attended the Province's public information session on the upcoming construction of a roundabout at the Warren Grove Road/Lakeview Drive intersection. It was a well-run meeting with many questions from residents, which the facilitators answered well.
- The Department of Transportation has been working on a list of Town requests, including rapid flash beacons and an audible button at some Town crosswalks.

b) **Resolutions:** Nil

WATER/SEWER UTILITY

a) **Minutes/Reports:**

- i) **Minutes:** May 4, 2026 (draft) included in the package. Councillor Stevenson provided the following updates:
 - The Town's new water tower reached substantial completion on April 16, 2026. The tower is now operational, and the reservoir is currently filled to slightly over half of its full operating capacity. It has been identified that operating the tower at full capacity would result in water pressures in portions of the Town exceeding recommended plumbing standards and guidelines. To address this, pressure-reducing valves will need to be installed on individual homes within the affected pressure zone to ensure plumbing systems and fixtures are protected from excessive pressure. The Town is investigating potential funding opportunities and implementation options to support this work.
 - The Utility Committee was very happy to team up with the Environment Committee on this year's WaterSchool.

b) **Resolutions:**

**U-06-2026 Cornwall Road Utilities Extension & Active Transportation Trail
Phase 2 Tender Award**

**Moved by Councillor Cory Stevenson
Seconded by Councillor Steven Campbell**

Whereas: The Town of Cornwall Water and Sewer Utility needs to expand its service area to enable municipal growth, and the extension of services on Cornwall Road will allow for future growth by increasing the amount of serviced land available for future development; and the Extension of the Active Transportation Trail will extend the trail network providing multiple safety, health and recreation benefits;

And Whereas: The project was put out to tender with a closing date of Tuesday April 23, 2026,

and five (5) bids were received;

And Whereas: WSP reviewed the proposals and recommend accepting the low bid received from Landmark Construction for \$2,910,995.00 including HST;

Therefore, be it Resolved: That the Town, pursuant to the recommendation of the Town's Engineers, accept the bid provided by Landmark Construction for the Cornwall Road Utilities Extension & Active Transportation Trail Phase 2 project, for the amount of \$2,910,995.00 including HST.

Motion Carried 3-0

U-07-2026 CHIF Application Withdrawal

Moved by Councillor Cory Stevenson
Seconded by Councillor Steven Campbell

Whereas: The Town of Cornwall had applied for funding for the Cornwall Road Utilities Extension Project in March 2025 under both the Provincial-Territorial (PT) Stream and the Direct Stream of the Canada Housing Infrastructure Fund (CHIF);

And Whereas: Following funding submissions, the project received funding approval under the new Build Canada Strong Fund (BCSF) formerly the Direct Stream of CHIF;

And Whereas: Funding for a project could be applied for under both the PT and Direct Stream of CHIF, but a project could not receive funding under both;

And Whereas: Funding has been approved through the Build Canada Strong Fund; the project is no longer eligible for consideration under the PT Stream of CHIF;

Therefore, be it Resolved: That the Town formally withdraw the PT Stream application submitted under the Canada Housing Infrastructure Fund (CHIF) for the Cornwall Road Utilities Extension Project, with the PEI Infrastructure Secretariat.

Motion Carried 3-0

U-08-2026 Drought Contingency Plan revision

Moved by Councillor Cory Stevenson
Seconded by Councillor Steven Campbell

Whereas: The Town of Cornwall is required to have a Drought Contingency Plan in place by June 2026 as a requirement of the PEI Water Act Water Withdrawal Regulations for holding a Groundwater Withdrawal Permit;

And Whereas: The Cornwall Drought Contingency Plan has been updated at the request of the Department of Land and Environment specifically to review infrastructure through a demand policy lens, distinguish between essential and discretionary uses, define minimum service levels for public health and safety, and assess where equitable demand reductions can be applied;

And Whereas: The updated Drought Contingency Plan has been reviewed and deemed satisfactory by the Provincial Department of Land and Environment and by the Utility Committee, and the plan will be reviewed and renewed regularly to remain effective and aligned with provincial requirements;

Therefore, be it Resolved: That the Town of Cornwall adopt the updated Drought Contingency Plan as considered at the Committee of Council meeting held on May 20, 2026.

Motion Carried 3-0

CORRESPONDENCE

Nil

OTHER BUSINESS

- Councillor Campbell:
 - Congratulated the Waterschool calendar artwork winners. There were so many great drawings with important messages about water conservation.
 - Molly Clements attended the National Youth Bowling Championships in Winnipeg, winning bronze. She was in 6th place but was able to move up to 3rd. Congratulations on your achievement.
 - Eliot River teacher Darren Ford, who is retiring this year, won the Golden Apple Award for his years of teaching and dedication to students. Darren is very deserving of this prestigious award. He has done a lot for the school and community. Mayor McCourt sent a letter of recommendation for the application as well as Mayor Philip Brown. Thank you, Darren, for your dedication. Mayor McCourt noted that Darren called to thank her for the kind words.
- Councillor Frizzell:
 - The Team PEI Flag Football teams did very well at the National Flag Tournament. A couple of wins for the U19 men, and the U14 girls played hard and had a lot of fun. Thank you to the Town for sponsoring the teams to attend the tournament.
 - Some Cornwall girls on the Island Aces U12 basketball team just wrapped up the Red Rock Basketball Tournament of 82 teams. The Island Aces finished in 2nd place. Congratulations to the team on their hard work.
 - Condolences to the family of Forbes Kennedy who was a legend in PEI. He coached many people in PEI. Very close to the family and happy to

have had the opportunity to spend a lot of time with Forbes over the years.

- Councillor Stevenson:
 - Congratulations to Darren Ford on being a recipient of the Golden Apple Award. Congratulations to Bluefield teacher Lynn Coughlin on also being a recipient of the Golden Apple Award. Cornwall's family of schools was very well represented with this prestigious award, which highlights the strong accomplishments of these teachers. Our community is very proud.
 - Grade 3 students at Amherst Cove were doing persuasive essays and got to choose someone to present to someone who could maybe do something about potholes and chose me as she knew I was a Councillor in another area. Lana Norwood did a very professional presentation. Her main points were that potholes stress people, are annoying, can cause damage and could cause accidents. She also said that some people even have a phobia of potholes called "tropophobia" I assured her that I would pass this along to the Public Works Committee to pass along to the Province.
- Mayor McCourt:
 - Our future is in good hands with the youth in our community. Attended the Blue Heron Cadets awards presentation as well as the Eliot River Battery Blitz award presentation.
 - Congratulations to Jack and Imogene MacDonald on their 69th anniversary. They are great pillars of the community.
 - Congratulations to UPEI and Holland College graduates on your accomplishments.
 - Congratulations to the Waterschool students and thank you to the teachers and the school for partnering with the Town on this program. Thank you, Billy, and CAWG, for all your work putting the school together. Billy has been doing this for 18 years and his love for the program shows.

IN CAMERA

Nil

ADJOURNMENT

The meeting was adjourned at 6:04pm.

MAYOR

CHIEF ADMINISTRATIVE OFFICER