TOWN OF CORNWALL
RESOLUTION

DATE:	**June 24, 2026**
COMMITTEE:	**Planning Committee**
MOTION NUMBER:	**PL-20-2026** **York Point Meadows Subdivision Phase 1A** **(Portion of PID 248997)** **Amendment to Development Concept**

MOTION CARRIED √ 5-0

MOTION LOST _____

MOTION WITHDRAWN _____

Moved by Councillor _____ **Corey Frizzell**

Seconded by Councillor _____ **Steven Campbell**

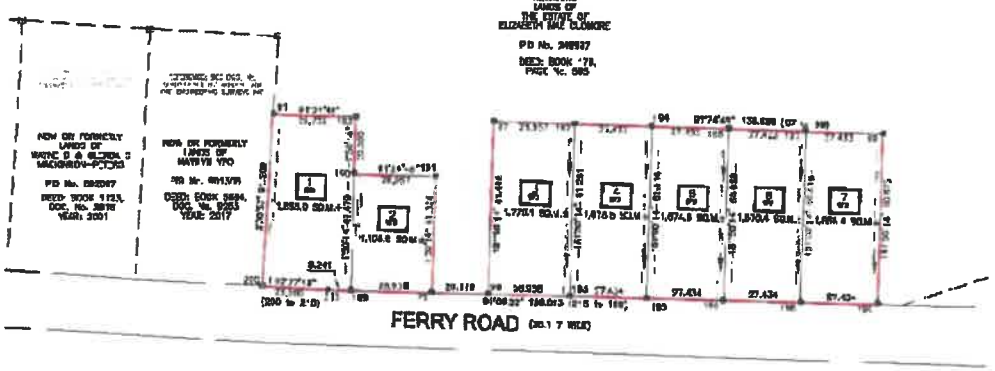
Whereas: Council granted Preliminary Approval of the Development Concept for a seven (7) lot subdivision of a portion of PID 248997 as depicted in the Sandstone Surveying and Engineering Drawing No. 25289 and dated December 2, 2025, by Resolution PL-02-2026 on January 28, 2026, for the development of Single Detached Dwellings.

And Whereas: The Town received a request to amend the Development Concept for said 7-lot subdivision, otherwise known as York Point Meadows Subdivision Phase 1A (portion of PID 248997), to allow the development of Semi-Detached Dwellings (14 total dwelling units) rather than the previously approved Single Detached Dwellings (7 total dwelling units).

And Whereas: Preliminary Approval is subject to further review and document submissions including but not limited to legal survey plans and engineered drawings, to finalize development and subdivision conditions and grant Final Approval;

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

Therefore, be it Resolved: That Council grant Preliminary Approval of the Amended Development Concept for York Point Meadows Subdivision Phase 1A (portion of PID 248997) to allow the development of Semi-Detached Dwellings, subject to the Developer entering into a Subdivision Agreement with the Town.



KEY PLAN (NOT TO SCALE)

LEGEND

LANDS DEALT WITH BY THIS PLAN	
FOUND SURVEY MARKER	□
PLACED SURVEY MARKER	■
CALCULATED POINT	•
UTILITY POLE	● UP
FENCE LINE	
DRAINAGE DIRECTION	
SINGLE FAMILY DWELLING	SFD

SCALE 1:1,000 METRIC

SANDSTONE
SURVEYING AND ENGINEERING
t: 902-394-2945
info@sandstoneengineering.ca

NOTES

1. THE FIELD WORK FOR THIS SURVEY WAS EXECUTED ON NOVEMBER 24, 2025.
2. AZIMUTHS AND COORDINATES SHOWN ON THIS PLAN ARE BASED ON THE PID DOUBLE STRENGTHENING PROJECTION WITH NAD83 (CSRS) REFERENCE SYSTEM FROM 2010 AND DERIVED FROM THE PEI ACTIVE CONTROL SYSTEM AND REFERENCED SURVEY PLANS. OBSERVED COORDINATES OF PROVINCIAL CONTROL MONUMENTS (PCM) TAKEN DURING THIS SURVEY ARE LISTED BELOW.

P.C.M.	Northing	Easting
2007 (ARRIVED)		

3. THIS PLAN WAS PREPARED IN METRIC WITH ALL DISTANCES GIVEN IN METRES (m) UNLESS NOTED OTHERWISE.
4. PROPERTY REGISTRY INFORMATION OBTAINED FROM THE GEOMATICS INFORMATION CENTRE, TAXATION AND PROPERTY RECORDS A DIVISION OF THE PEI DEPARTMENT OF FINANCE, ENERGY AND MUNICIPAL AFFAIRS.
5. SURVEY MARKERS PLACED DURING THIS SURVEY WERE MARKED WITH "2025" AND "53" REPRESENTING THE YEAR AND THE SURVEYOR NUMBER, RESPECTIVELY.

(C) COPYRIGHT

PRELIMINARY
RILEY J.D. CALLAGHAN
No. 53
P.E.I.

PRELIMINARY PLAN SHOWING
LOTS 1 THROUGH 7
BEING A SUBDIVISION OF LANDS OF
PID No. 248997

CORNWALL
QUEENS COUNTY

TOWNSHIP No. 32
P.E.I.

DRAWN BY: JJB
DRAWING No. 25289

P.I.D. No. 248997

I, RILEY J.D. CALLAGHAN, PRINCE EDWARD ISLAND LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY WAS EXECUTED UNDER MY DIRECTION AND SUPERVISION, AND THAT THIS PLAN IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

PRELIMINARY ..... DECEMBER 2, 2025
RILEY J.D. CALLAGHAN P.E.I. LAND SURVEYOR ..... DATE