



## TOWN OF CORNWALL

### RESOLUTION

**DATE:** June 24, 2026

**COMMITTEE:** Planning Committee

**MOTION NUMBER:** PL-19-2026  
Parking Reduction Request  
9 Cornerstone Drive (PID 761569)

**MOTION CARRIED**

✓ 3-1

**MOTION LOST**

**MOTION WITHDRAWN**

**Moved by Councillor**

**Corey Frizzell**

**Seconded by Councillor**

**Jill MacIsaac**

**Whereas:** The Town received a Development Permit Application for an addition (gymnasium) to an Institutional Building located at 9 Cornerstone Drive, being PID 761569 (the “Property”);

**And Whereas:** Council granted a 22.5% Variance to reduce the number of parking spaces required by the development from 351 parking spaces to 272 parking spaces on July 23, 2025 (PL-16-2025) and Development Permit C-109-25 was issued by the Town;

**And Whereas:** The Town subsequently received a request to further reduce the parking requirement by eliminating 50% of the 47 parking spaces initially required to be constructed on an area fronting on Kingston Road to allow greenspace for a maximum of 80 childcare spaces to operate on the Property;

**And Whereas:** The parking requirement would be less than the current requirement if the existing property was to be developed under the Town of Cornwall *Zoning and Subdivision Control (Development) Bylaw #422* (the “Bylaw”);

**And Whereas:** Section 6.1 of the Bylaw states that “Council may through a development agreement waive or reduce the parking requirements in return for cash in lieu of parking spaces or other considerations, as approved by Council, which will further the objectives and policies of the Official Plan in relation to development in the Town”;



**And Whereas:** the Property may offer such considerations such as, but not limited to, the Property being part of the Town's Emergency Measures Plan, possible use of the Property to facilitate Town programming and potentially providing additional childcare spaces over the 50 childcare spaces currently permitted;

**And Whereas:** Council considered the *2022 Official Plan* and the *Town of Cornwall Zoning and Subdivision Control (Development) Bylaw #422*, including Section 6.1;

**Therefore, be it Resolved:** That Council grant approval to reduce the previously agreed upon parking requirement for 9 Cornerstone Drive, being PID 761569, and eliminate the 47-space parking area fronting on Kingston Road initially required by Development Permit C-109-25 and its accompanying Development Agreement, subject to entering into a new Development Agreement with the Town.