

**Cornwall, Prince Edward Island
Regular Meeting of Council
Wednesday, July 29, 2026
4:30 PM**

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

Also: Kevin Coady – CAO
Tracey Laybolt – Community/HR/IT Coordinator
Wendy MacKinnon – Manager of Corporate Services
Geoff Baker – Manager of Engineering and Special Projects

Regrets: Councillor Judy Herlihy

CALL TO ORDER

Mayor Minerva McCourt called the meeting to order at 4:30pm. There were three members of the public in attendance. Mayor McCourt welcomed all and congratulated newly elected MLA Tayte Willows.

LAND ACKNOWLEDGEMENT

Read

APPROVAL OF THE AGENDA

Councillor Frizzell moved, seconded by Deputy Mayor MacIsaac, that the agenda be approved as circulated with the addition of Correspondence by Councillor Stevenson.

Motion Carried

DISCLOSURE OF PECUNIARY OR OTHER CONFLICT OF INTEREST

Nil.

APPROVAL OF THE MINUTES

- a) **June 24, 2026, Regular Council Meeting:** Councillor Frizzell moved, seconded by Councillor Stevenson, that the minutes of June 24, 2026, Regular Council Meeting be approved as circulated.
- b) **July 8, 2026, Special Council Meeting:** Deputy Mayor MacIsaac moved, seconded by Councillor Stevenson, that the minutes of July 8, 2026, Special Council Meeting be approved

as circulated.

Motion Carried

BUSINESS ARISING

Nil

GUESTS/PRESENTATIONS/PETITIONS/DECLARATIONS

Harvest Point Communities Proposal – Zac Black, Rhyan Ramsay and Riley Aiello thanked Council for the opportunity to present an update on the project. This proposed community will be a place to live, work and play. It will be a 5–7-acre community with 130-240 homes with a recreational/green space at the heart of it. The group is asking the Town of Cornwall to move forward on a municipal restructuring which would take their neighbouring properties into the Town.

REPORTS OF COMMITTEES / RESOLUTIONS:

PLANNING AND DEVELOPMENT

Reports & Resolutions:

a) Minutes/Reports:

- i) **Minutes** – July 8, 2026 (draft) - included in the package. A Public Meeting will be held on Thursday, August 6, 2026, 7pm at the Cornwall Civic Centre.

b) Resolutions:

PL-24-2026 601 Capital Drive (PID 245332) – Commercial Development Concept

Moved by Councillor Corey Frizzell
Seconded by Councillor Steven Campbell

Whereas: The Town received an application for a Development Concept for 601 Capital Drive (PID 245332) to allow the development of three (3) Commercial buildings as shown on the Site Plan titled “Commercial Development PID No. 245332 601 Capital Drive – Cornwall” prepared by Coles Associates Ltd. as Drawing No. 261068-C100 dated June 15, 2026;

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 601 Capital Drive (PID 245332) to allow the development of three (3) Commercial buildings as shown on the Site Plan titled “Commercial Development PID No. 245332 601 Capital Drive – Cornwall” prepared by Coles Associates Ltd. as Drawing No. 261068-C100 dated June 15, 2026, subject to the Development meeting all other Bylaw requirements and the Developer entering into a Development Agreement with the Town.

Motion Carried 4-0

Councillor Frizzell noted that this potential development is very exciting; the Town needs commercial development.

COMMITTEE OF COUNCIL

a) **Minutes/Reports:**

- i) **Minutes** – June 17, 2026 - included in the package.

b) **Resolutions:** Nil

ENVIRONMENT AND SUSTAINABILITY

a) **Minutes/Reports:**

- i) **Minutes** – June 22, 2026 (draft) - included in the package. In Councillor Herlihy’s absence, Councillor Stevenson provided the following updates:
 - The Committee will be on hiatus for July and August.
 - The Committee reviewed the 2nd Annual Dandelion Festival. Thank you to staff and participants for helping to make it a big success.
 - The staff hired for water audits has taken another position. Water audits will be on hold for now.

b) **Resolutions:** Nil

MUNICIPAL AND EMERGENCY SERVICES

a) **Minutes/Reports:**

- i) **Minutes** – July 8, 2026 (draft) – included in the package. Councillor Frizzell provided the following updates:
 - The Committee discussed the *Animal Control Bylaw*. An updated draft will be forwarded to the Committee of Council for review once it has been received back from legal counsel.

- Transit contract renewal negotiations are ongoing.
- T-3 Transit midday riders for June were 1056. Overall, June numbers for 2026 were 4510 over 3168 in 2025, up 42.4%. This growth is a great reflection on Council's investment, hard work, and partnership with T-3. The new minibus is a big hit. Mayor McCourt noted that when transit started in the Town, you would sometimes only see one person, a former Councillor, riding the bus.
- NRRFD reported 9 calls last month and 55 this year to date.
- RCMP reported 155 traffic enforcements, which was a little lower than May numbers. It is great to see the RCMP presence in the Town.

b) **Resolutions:** Nil

PARKS AND RECREATION

a) **Minutes/Reports:**

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

Canada Day

Pancake Breakfast

- The Cornwall Lions Club partnered with the Town serving over 600 participants.
- Volunteers from Cornwall Connect, the Lions Club, and several provincial by-election candidates assisted with the breakfast.

Healing Ceremony

- Approximately 35 people attended the Healing Ceremony led by Julie Pellissier-Lush and the Mi'kmaq Heritage Actors, featuring meaningful stories and cultural performances.
- Sponsored by Wally's Pharmasave.

Official Town Opening

- Sponsored by Sam's Family Restaurant.
- Opening ceremonies included remarks from Senator Brian Francis, MP Heath MacDonald, Mayor Minerva McCourt, and Councillor Cory Stevenson, followed by the official raising of the Canadian flag.
- O Canada was performed by Town staff member Allie Bowers and entertainment included performances by the Filipino Dancers and Jeannie & Charles.
- Family activities featured inflatables, bucket golf, a dunk tank, balloon animals by Top Hat Party, and a community booth hosted by the Watershed Group distributing tree seedlings.
- Cake and ice cream were served following the ceremony, with 3 cakes and approximately 525 ice cream cups distributed.
- Attendance was estimated at 600 people.

Family Swim & BBQ (Poolside Park)

- Sponsored by Daisy's Dairy Bar & Grill.
- The Cornwall Women's Institute volunteered to operate the BBQ. Approximately 600 hot dogs and chips were served, with supplies fully distributed by the end of the event.
- Attendance was estimated at 350 people.
- For the first time, the pool reached and exceeded its maximum capacity for approximately 25 minutes. Staff implemented a supervised entry line to safely manage attendance and maintain capacity limits.

Campfire Concert

- Sponsored by PBJ Construction.
- Dave Connolly provided live entertainment to an estimated 125 attendees. Top Hat Party offered face painting throughout the evening. Cake was served as a special evening treat.

Fireworks

- Sponsored by A&B Electric.
- Weather and wind conditions were closely monitored, particularly following the cancellation of Charlottetown's fireworks. After consultation with the North River Fire Department and Fire Chief, approval was received to proceed. The fireworks display was a tremendous success, with an estimated 500+ spectators filling Hyde Pond Park and surrounding streets.

Additional Information

- Event Booster Sponsors:
 - Cornwall Quick Stop
 - Goods Independent Grocer
 - Wally's Pharmasave
 - Rise and Climb
 - Kinetic Physiotherapy
 - Mary's Bakery
 - Cornwall Auto & Tire
 - Griffin's Service Centre
 - Covered Bridge Chips
- The revised event schedule worked exceptionally well, providing staff with adequate transition time between venues while allowing residents to attend multiple activities throughout the day. Attendance remained strong across all events, with many residents participating from morning through the evening.

Community Park Party – Town Hall July 17, 2026

- Community Park Party was held at Town Hall featuring live music by Red Sands Social with approximately 50-75 people in attendance.

- Family activities included field games, a BBQ, Chocolate Bar BINGO, and an outdoor movie.
- The BBQ hot dogs were once again very popular; there were 150 hot dogs served, along with juice and ice cream treats.
- Chocolate Bar Bingo attracted approximately 20 participants.
- Approximately 30 people stayed to enjoy the outdoor movie *Swapped*.
- Overall, the event was a successful evening of free family entertainment and community engagement.

Upcoming Events

Seniors Community Garden Park Party

- The Seniors Community Garden Park Party will be held on Wednesday, August 12, 2026, from 12:00 p.m. to 2:00 featuring a community barbecue, desserts, and live entertainment by Jeannie & Charles.

Community Park Party – Poolside Park

- The next Community Park Party will be held at Poolside Park Pool on Friday, August 14, 2026, with free swimming and an inflatable water slide available from 6:00 p.m. to 8:00 p.m. The evening will feature a BBQ, backyard games followed by an outdoor movie at 8:30pm.

Project Updates

Greenspace Primrose Point

- Staff have begun improvements at the greenspace on Waterview Drive in Primrose Point.
- Posts and rope have been installed to define the park boundaries, and a pedestrian bridge has been constructed to provide access to the greenspace.
- Remaining work includes minor vegetation trimming and the installation of park signage.

Lowther Park Project Update

- The pad has been prepared for the new play structure.
- We are currently waiting for the stringer to be completed so staff can begin working on the play structure installation.
- Work has also begun on the trail extension, with the trail corridor now cleared.
- Staff will continue work on the trail extension over the coming weeks.

Councillor Campbell noted that he loved all the Canada Day festivities and thanked staff for their hard work putting these great events together.

Councillor Frizzell noted that the two parks are looking great and thanked staff and the Committee for support on these projects. He also noted that he has been advocating for the Primrose Point water access park since 2010 and is grateful to the staff for the amazing work. Mayor McCourt commented that it was worth the wait and people are appreciative of the space.

b) **Resolutions:**

PR-09-2026 Rural Growth Initiative Application – Multi Use Facility Study

Moved by Councillor Cory Stevenson
Seconded by Councillor Corey Frizzell

Whereas: The Town of Cornwall is committed to enhancing community well-being and promoting healthy, active lifestyles through, among other things, investments in safe, accessible, and inclusive recreational infrastructure.

And Whereas: The Council has identified a need to evaluate current and future recreational, cultural, and community space requirements;

And Whereas: To better understand those needs, a comprehensive multi-purpose facility needs assessment and feasibility study to determine community demand, functional programming, site options, and high-level capital and operating cost estimates is required, and Council has included a study in this fiscal year's capital plan at an estimated cost of \$100,000;

And Whereas: The Province of Prince Edward, Rural Growth Initiative Funding Program, through its Community Capacity Building stream has funding up to \$50,000 available for such strategic plans;

Therefore, be it Resolved: That the Town of Cornwall applies to the Rural Growth Initiative for \$50,000 for a multi-purpose facility needs assessment and feasibility study.

Motion Carried 4-0

PUBLIC WORKS

a) **Minutes/Reports:**

- i) **Minutes** – June 22, 2026 (draft) – included in the package. Councillor Campbell provided the following updates:
 - There was a resident presentation on safety concerns at Main Street and Mercedes Drive. They frequently walk the area; there is a lot of traffic, and it is not very well lit. Some options were discussed, and a request will be sent to the Province.
 - There was discussion on a need for more speed humps and stop bar painting.
 - Christmas lights for the new AT Trail along Cornwall Road have been ordered.
 - A request for a four-way stop at Mercedes Drive and Lowther Drive has been sent to the Province. Councillor Stevenson thanked the Committee for reviewing this request. It is a busy area, and he has been getting numerous inquiries from residents. Councillor Frizzell has concerns on it being a four-way stop but ultimately the decision will be up to the Province.
 - There was discussion on purchasing a permanent radar sign for Main Street.

- Mayor McCourt requested that someone follow up on the audible crosswalk indicators.
- Manager Meunier is looking into Remembrance Day banners.

b) Resolutions:

PW-03-2026 Storage Building Upgrade

Moved by Councillor Steven Campbell
Seconded by Councillor Corey Frizzell

Whereas: The Town of Cornwall constructed a storage building in 2021 to support Public Works operations, and the building requires completion of the interior;

And Whereas: The remaining work includes completing insulation, vapour barrier and wall finishes, installing a vapour barrier and steel liner panels on the ceiling, and installing blown-in attic insulation to achieve an R-50 insulation rating;

And Whereas: The building is occupied full-time by Public Works staff and is used for the servicing and repair of equipment, as well as the storage of vehicles, emergency supplies, and equipment required for daily maintenance and operational activities;

And Whereas: To provide a safe, efficient and comfortable working environment year-round, the building requires the installation of two heat pumps for heating purposes;

And Whereas: The estimated cost to complete the required building upgrades is \$30,000 plus HST, with the majority of finishing work to be completed by Town staff and specialized trades retained as required;

Therefore, be it Resolved: That the Town of Cornwall allocate funding in the amount of \$30,000 plus HST to complete the upgrades to the Public Works storage building, including insulation, interior finishing, ceiling improvements, and installation of heating equipment.

Motion Carried 4-0

WATER/SEWER UTILITY

a) Minutes/Reports:

- i) **Minutes:** The Committee did not meet. Councillor Stevenson provided the following updates:
 - There was discussion on the Warren Grove roundabout. The short-term traffic inconvenience will be worth it in the long term.
 - An official opening and press release will be held at the new water tower upon completion.

b) **Resolutions:**

U-10-2026

Wastewater Treatment Strategy RFP Award

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

Whereas: The Town of Cornwall has identified the replacement of the watermain at the intersection of Warren Grove Road, Kingston Road and Lakeview Drive as a priority infrastructure project to improve system capacity, support future growth, and enhance fire protection within the area;

And Whereas: The Department of Transportation, Infrastructure and Energy (DOTIE) is constructing a roundabout at the intersection of Warren Grove Road, Kingston Road, and Lakeview Drive, providing an opportunity for the Town's work to be completed concurrently, thereby minimizing disruption to traffic and residents;

And Whereas: The Town's watermain and sidewalk work was tendered as Component 2 of a joint tender with DOTIE, with the Province's work comprising Component 1;

And Whereas: The tender required proponents to submit prices for both components and specified that the successful bidder would be determined based on the lowest combined total of Components 1 and 2;

And Whereas: Four compliant bids were received and reviewed by WSP and DOTIE, and Birt & MacKay Construction submitted the lowest compliant combined bid in accordance with the tender requirements;

Therefore, be it Resolved: That the Town of Cornwall accept the Component 2 bid submitted by Birt & MacKay Construction for the Warren Grove Watermain and Sidewalk Project in the amount of \$523,019.34, including HST, in accordance with the recommendation of WSP.

Motion Carried 4-0

CORRESPONDENCE

- a) Thank You – Sophia MacPhail – Scholarship Recipient – Mayor McCourt read the thank you from Sophia. She was very appreciative of being awarded the Academic Scholarship.
- b) Thank You – Special Olympics – Thanking the Town for its continued support of the Enriching Lives Gala.

OTHER BUSINESS

- Councillor Stevenson:
 - Congratulated Burger Love's overall winner, the Local and owners Kent

McPhee from Cornwall and Kent Scales. 7411 burgers were sold, and several hundred since, with a portion of proceeds to Anderson House.

- Congratulations to byelection winner Tayte Willows; we are looking forward to working together. Thank you to all the candidates who put their names forward. It was great to see a 60% voter turnout.
- Councillor Frizzell:
 - Congratulations to Football Team PEI U16 and U18 teams at the Atlantic Bowl in Fredericton. Both teams won gold medals. Kudos to Brynlie Letner on the U-18 and Othneil Mighty, who are great players. U-18 quarterback Steven Letner played the best game of his life. Cohen Frizzell, #24, played great defence. Coach Steve Letner led the U-18 to victory.
 - Happy birthday tomorrow to my favorite resident, Suzie Frizzell.
- Mayor McCourt:
 - Congratulations to Deputy Mayor Jill MacIsaac on being the first female to achieve her black belt after 14 years of training.
 - It has been a very tragic month. Our deepest sympathies to the families, friends, and communities of the two paramedics, Mike MacKenzie, Jenna Croucher and their patient, Anne Martell.

IN CAMERA

Nil

ADJOURNMENT

The meeting was adjourned at 5:52pm.

MAYOR

CHIEF ADMINISTRATIVE OFFICER