

**Special Cornwall, Prince Edward Island
Special Meeting of Council
Wednesday, July 8, 2026
5:30 PM**

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

Also: Kevin Coady – CAO
Paula Griffin – Manager of Planning and Development

Regrets: N.A.

CALL TO ORDER

Mayor Minerva McCourt called the meeting to order at 5:30pm.

Mayor McCourt acknowledged the terrible accident this past Tuesday which took the lives of three people, two of whom had close connections to our community. She expressed gratitude for the service they provided to our community and expressed her deepest condolences to the loved ones of the victims on behalf of the Town of Cornwall and herself.

LAND ACKNOWLEDGEMENT

Read

APPROVAL OF THE AGENDA

Councillor Stevenson moved, seconded by Councillor Campbell, that the agenda be approved as circulated.

Motion Carried

DISCLOSURE OF PECUNIARY OR OTHER CONFLICT OF INTEREST

Nil

PLANNING AND DEVELOPMENT

Planning Chair MacIsaac noted there are two resolutions to be dealt with at this special meeting, the first is moved by Councillor Frizzell and the second is moved by Councillor Campbell. The Chair noted both these items were considered at the preceding Planning Committee meeting and turned the floor over to the movers of the resolutions.

Reports & Resolutions:

a) Resolutions:

PL-22-2026 - Special Permit (Automotive Sales License) – 68 W.B. MacPhail Drive (PID 1063098)

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

Whereas: The town received a Development Permit Application on June 9, 2026, to operate a used Motor Vehicle sales business as a secondary use to Cornwall Self Storage located at 68 W.B. MacPhail Drive (PID 1063098) (the “Property”), which Property is zoned Business Park (M2);

And Whereas: Activities connected with Automobile Sales are a Special Permit Use in the M2 Zone pursuant to Section 15.3 of the *Zoning & Subdivision Control (Development) Bylaw #422*;

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

Therefore, be it Resolved: That Council grant approval of a Special Permit Use to the operation of a used Motor Vehicle sales business as a secondary use to Cornwall Self Storage located at 68 W.B. MacPhail Drive (PID 1063098), subject to meeting the criteria required and operating conditions established for Development Permit PL-92-2026 and entering into a Development Agreement with the Town.

Motion Carried 5-0

PL-23-2026 – Parkland Dedication - York Point Meadows Subdivision Phases 1A & 1B

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

Whereas: Parkland Dedication and associated agreements are a requirement of Subdivision Development;

And Whereas: The Developer is required to dedicate and convey to the Municipality 10% of the lands being subdivided from the parent Parcel which may be satisfied by Parkland, cash-in-lieu or a combination of both;

And Whereas: The Developer has requested to provide the area identified as Open Space on the Residential Subdivision Concept Plan No. 26043-C1 prepared by Sandstone Surveying and Engineering on June 9, 2026, on which a trail is to be constructed and a wooden area cleared by the Developer for the purpose of satisfying parkland dedication requirements for both Phases of

the Development;

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

Therefore, be it Resolved: That Council accept the Open Space area identified on the Residential Subdivision Concept Plan No. 26043-C1 prepared by Sandstone Surveying and Engineering on June 9, 2026, the construction of a trail and a wooden area cleared by the Developer as Parkland Dedication for Phase 1A and Phase 1B of York Point Meadows Subdivision, subject to the Developer entering into a Parkland Dedication Agreement with the Town.

Motion Carried 5-0

ADJOURNMENT

The meeting was adjourned at 5:37pm.

MAYOR

CHIEF ADMINISTRATIVE OFFICER