

**Cornwall, Prince Edward Island
Regular Meeting of Council
Wednesday, June 24, 2026
4:30 PM**

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

Also: Kevin Coady – CAO
Tracey Laybolt – Community/HR/IT Coordinator
Paula Griffin – Manager of Planning and Development

Regrets: Nil

CALL TO ORDER

Mayor Minerva McCourt called the meeting to order at 4:30pm. There was no public in attendance. Deputy Mayor MacIsaac gave regrets that she was unable to attend in person.

LAND ACKNOWLEDGEMENT

Read

APPROVAL OF THE AGENDA

Councillor Frizzell moved, seconded by Councillor Campbell, 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

Councillor Stevenson will recuse himself for section 8-b-1 due to being a member of the church making the request.

APPROVAL OF THE MINUTES

- a) **May 27, 2026, Regular Council Meeting:** Councillor Stevenson moved, seconded by Councillor Frizzell, that the minutes of May 27, 2026, Regular Council Meeting be approved as circulated.

Motion Carried

BUSINESS ARISING

Nil

GUESTS/PRESENTATIONS/PETITIONS/DECLARATIONS

Nil

REPORTS OF COMMITTEES / RESOLUTIONS:

PLANNING AND DEVELOPMENT

Reports & Resolutions:

- a) **Minutes/Reports:**
 - i) **Minutes** – The Committee did not meet.
- b) **Resolutions:**

Councillor Stevenson left the meeting at 4:33pm

PL-19-2026 Cornerstone Reduced Parking Request

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 were 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.

Motion Carried 3-1

Councillor Stevenson returned to the meeting at 4:38pm

Councillor Frizzell inquired whether Councillor Herlihy would like to explain her decision to vote against the previous resolution.

Councillor Stevenson left the meeting at 4:41pm

Councillor Herlihy declined to state her reason and noted that she had made her feelings on the matter known at the previous Committee of Council meeting. CAO Coady noted that the MGA and the Town's Procedural Bylaw are silent on the issue. When that is the case, the Town defaults to Robert's Rules of Order. In Roberts Rules a Councillor does not have to disclose their reason for a nay vote or any other vote. Councillor Frizzell noted that he would still like to have a reason.

Councillor Stevenson returned to the meeting at 4:43pm

PL-20-2026 York Point Meadows – Change of Concept – Ferry Road PID# 248997

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.

Motion Carried 5-0

PL-21-2026 3 Lot Subdivision – Ferry Road PID# 246488

Moved by Councillor Steven Campbell

Seconded by Councillor Corey Frizzell

Whereas: The Town received an application on June 8, 2026, to subdivide three (3) Lots from a portion of PID 246488 (the “Property”) as shown on Drawing No. 25201-1 prepared by Island Surveying & Engineering dated June 16, 2026;

And Whereas: Council approval is required for a subdivision of more than one (1) lot pursuant to Section 1.5(d) of the Zoning and Subdivision Control (Development) Bylaw #422 (the “Bylaw”);

And Whereas: Section 23.10 of the Bylaw requires a person seeking to subdivide 3 or more Lots, exclusive of the Parent Parcel, to dedicate and convey to the Town 10% of the lands being subdivided in the form of dedication of land, fee, or a combination of both;

And Whereas: The applicant has requested to defer the conveyance of Parkland Dedication in the amount of 1.8 acres or equivalent considerations to a future phase of development of the Property;

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

Therefore, Be it Resolved: That Council grant Approval to subdivide three (3) Lots from a portion of PID 246488 (the “Property”) as shown on Drawing No. 25201-1 prepared by Island Surveying & Engineering dated June 16, 2026, subject to the Developer entering into a Subdivision Agreement, Development Agreement and Parkland Dedication Agreement with the Town.

Motion Carried 5-0

COMMITTEE OF COUNCIL

a) Minutes/Reports:

- i) **Minutes** – May 20, 2026 - included in the package.

b) Resolutions:

COC-27-2026 103-105 Kingston Road – HAF Funding Request

Moved by Councillor Corey Frizzell
Seconded by Councillor Cory Stevenson

Whereas: The Town received a proposal for funding under the Housing Accelerator Fund (HAF) from Arsenault Properties/Kingston Holdings Inc. for their current development situated at 103-105 Kingston Road to assist in the provision of a dedicated fire suppression booster pump system to service the three buildings in this development;

And Whereas: The booster pump system is required because municipal water pressure at the street at this location is fifty pounds per square inch, which is not sufficient to ensure adequate functionality of the sprinkler system on the highest floors;

And Whereas: Council has considered the one hundred and five housing units in this project and the requirements and parameters of HAF to support housing in the Town and desires to assist in this project;

Therefore, Be it Resolved: That Council grant approval for a commitment of \$113,850, representing fifty percent of the cost of the fire suppression booster pump system, of HAF funds to Arsenault Properties/Kingston Holdings Inc. for their current development situated at 103-105 Kingston Road.

Motion Carried 5-0

COC-28-2026 C.H.A.N.G.E. Program – Waiver of Facility User Fees

Moved by Councillor Judy Herlihy
Seconded by Councillor Cory Stevenson

Whereas: The Town of Cornwall is a community that values the physical and mental health and wellness of its residents, and is committed to developing and investing in strategies that promote this wellbeing;

And Whereas: The Town has for the previous six years provided space, at no cost, to the Canadian Health Advanced by Nutrition and Graded Exercise (C.H.A.N.G.E.) Program;

And Whereas: The Town of Cornwall has been asked to donate the use of town space for the

C.H.A.N.G.E. Program for another year;

And Whereas: The Town currently has space available and is interested in again assisting this program;

Therefore, be it Resolved: That the Town of Cornwall donate the use of space in the Cornwall Civic Centre, or Town Hall Community Room, at dates and times as are mutually agreeable between the Program and the Town, subject to availability, availability is at the sole discretion of the Town.

Motion Carried 5-0

COC-29-2026 Equality Project – Ticket Purchase

Moved by Councillor Steven Campbell
Seconded by Councillor Corey Frizzell

Whereas: The Equality Project Inc. is a community-based non-profit that provides advocacy, shelter, programming and direct support initiatives for individuals and families facing hardships across Prince Edward Island;

And Whereas: The Town of Cornwall is a community that values the physical and mental health and wellness of its residents, and is committed to developing and investing in strategies and groups that promote this wellbeing;

Therefore, be it Resolved: That the Town of Cornwall purchase a table of six seats at the Equality Project fundraising dinner and silent auction being held at the Eastlink Centre Friday June 26, 2026.

Motion Carried 5-0

COC-30-2026 PEI Crimestoppers Donation

Moved by Councillor Corey Frizzell
Seconded by Councillor Cory Stevenson

Whereas: PEI Crime Stoppers is a registered non-profit organization, in its 38th year of operation, which was established to assist in crime prevention and the promotion of safer communities across PEI;

And Whereas: PEI Crime Stoppers is a benefit to the residents of the Town of Cornwall, and it relies entirely on donations to fund operations;

Therefore, Be it Resolved: That the Town of Cornwall donate two hundred and fifty dollars

(\$250) to PEI Crime Stoppers to assist in their ongoing operations in furtherance of crime prevention and the promotion of safer communities.

Motion Carried 5-0

ENVIRONMENT AND SUSTAINABILITY

a) Minutes/Reports:

- i) **Minutes** – The Committee met June 22 – Minutes were not available for the Package. Councillor Herlihy provided the following updates:
 - The Committee did a debrief of the recent Dandelion Festival.
 - The Committee discussed Water Audits. The Town has hired a new staff member to do the audits.
 - Rain barrels are now included in the Green Lawn Rebate Program.
 - The Committee will break for the summer and return to the regular schedule in September.

b) Resolutions: Nil

MUNICIPAL AND EMERGENCY SERVICES

a) Minutes/Reports:

- i) **Minutes** – The Committee did not meet. Councillor Frizzell provided the following updates:
 - Transit numbers continue to increase, which is great to see. There were 4094 riders in May 2026, up from 3064 in May 2025, which is a 33.6% increase. Charlottetown is down 9% and Stratford down 10.9%.
 - NRRFD had 10 calls. In Cornwall for the month
 - RCMP issued 64 traffic offence violations. The RCMP presence and number of tickets being issued should encourage drivers to slow down.
 - Emergency Measures consultant Aaron Campbell facilitated a mock emergency tabletop exercise recently with many Councillors. Staff and community partners in attendance. The exercise went step by step through a potential scenario. Thank you to Aaron and everyone involved.

b) Resolutions: Nil

PARKS AND RECREATION

a) Minutes/Reports:

- i) **Minutes** – June 10, 2026, included in the package.
- ii) **June Manager's Report** –Councillor Stevenson provided the following updates:
 - Thank you to Kim and staff for a very successful seniors' lobster lunch with close

- to 200 dinners being served.
- Thank you to Kim, staff and the PC Caucus for hosting a Mark McLane memorial seniors' lunch. It was a very nice event to remember Mark.
- The 2nd Annual "Everybody Plays" golf tournament raised \$3900 with \$8000 raised to date. Thank you to Kim, Dylan, Greg and staff for this great event to support youth in our community.
- Maintenance staff are working to get all parks and equipment ready for summer.
- Canada Day events including pancake breakfast, healing ceremony, official opening with entertainment, free swim & BBQ, singalong with Campfire Dave and fireworks will be a huge event for the Town. All events are free, and we are looking forward to seeing everyone out.

b) Resolutions:

PR-05-2026 Parade Float

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

Whereas: The Town of Cornwall has budgeted to have a parade float designed and built for use in Town events and other parades;

And Whereas: A design has been submitted to the Council, for approval, including photos of the Town and a replica water tower, and it was considered at the Committee of Council meeting held on June 17, 2024, and is attached to this resolution;

Therefore, be it Resolved: That the Town approve the design for the parade float as attached to this resolution and that administration proceed with the construction of the float.

Motion Carried 5-0

Councillor Frizzell would like to see the cost of the float in the resolution.

PR-06-2026 Commemorative Sweater at TFSC

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

Whereas: The Cornwall Area Minor Ball Association (CAMBA) has submitted a request to install a jersey on the fence of the upper ball field at the Terry Fox Sport Complex to honour a former player. The jersey will be installed during a ball tournament and be maintained in place by CAMBA;

Therefore, be it Resolved: That CAMBA is approved to install a commemorative jersey on the fence at centre field on the upper ball field of the Terry Fox Sport Complex in honour of Minhu Lee.

Motion Carried 5-0

Councillor Frizzell noted that this is a great initiative by CAMBA. Minhu was a pleasure to coach in ball and basketball. He was a terrific athlete with a very positive energy. His passing was a huge loss. Kudos to CAMBA and everyone involved in this great recognition.

PR-07-2026 “Everybody Plays” Program

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

Whereas: The Parks and Recreation department has established the ‘Everybody Plays’ Fund to assist local families pay for sport, recreation, cultural and community programs for their children;

And Whereas: Guidelines and an application for the program have also been developed and were reviewed at the Committee of Council meeting held on June 17, 2024, at which time several amendments were made to the guidelines and application;

Therefore, be it Resolved: That the application and guidelines for the ‘Everybody Plays’ program, as amended and attached to this resolution, be adopted, and that funds raised in 2025, of approximately \$4100, be carried to forward use in the 2026 program.

Motion Carried 5-0

Councillor Frizzell noted that this is another great initiative and is happy with the discussion to make the application process more user-friendly and less invasive. Mayor McCourt said it is great to see Council go above and beyond to help residents and not invade their privacy. Councillor Stevenson noted in response to a previous inquiry that the funds raised are clear profit after expenses.

PR-08-2026 “Mid-Isle Mariners” sign at TFSC

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

Whereas: The Mid Isle Mariners have submitted a request to place a ‘Home of the Mid-Isle Mariners’ sign on the fence at centre field on the softball field at the Terry Fox Spot Complex;

Therefore, be it Resolved: That the Mid-Isle Mariners are approved to install a ‘Home of the Mid-Isle Mariners’ sign on the fence at centre field of the softball field at the Terry Fox Sport Complex.

Motion Carried 5-0

PUBLIC WORKS

a) Minutes/Reports:

- i) **Minutes** – The Committee met on June 22. Councillor Campbell provided the following updates:
 - There was a presentation from a resident on safety concerns. There was a great conversation, and a letter will be drafted to the Province to express the concerns.
 - There will be a follow-up on a previous letter to the Province regarding crosswalks and speed humps.
 - The next meeting will take place on September 23.
 - Councillor Campbell attended a Citizens on Patrol meeting and received positive feedback and compliments on the grass cutting at Lowther Park. Councillor Frizzell commented that it is nice to hear positive feedback on a new service provider.
 - Councillor Frizzell highlighted the resident-driven request for an audible pedestrian signal at Main St/John St/Kellow Dr. The resident has a daughter with a visual impairment. The Province was very receptive and will also be installing one at Main St/Meadowbank Rd. Great work by Chair Campbell for coordinating these items.
 - Councillor Stevenson has had questions on having stop signs at Lowther Dr/Mercedes Dr. He would like an update on the request for a four-way stop to be installed at that intersection. Councillor Campbell noted that this was discussed at the Public Works meeting and will be brought forward to the Province. This area ties into safety discussions.
 - Councillor Campbell noted that there has been great communication with the Province and, as requested items are completed, they get removed from the action items list.

b) Resolutions: Nil

WATER/SEWER UTILITY

a) Minutes/Reports:

- i) **Minutes:** The Committee did not meet. Councillor Stevenson provided the following updates:
 - Spring/summer maintenance and repairs are in full force.
 - The next meeting will take place on July 6 and will have updates on the new water tower high-pressure valve issues.
 - Councillor Campbell inquired about a tour of the facility and some public works buildings. Councillor Stevenson advised that a tour of the water tower has been delayed until existing high-pressure issues are resolved.

b) Resolutions:

Moved by Councillor **Cory Stevenson**
Seconded by Councillor **Judy Herlihy**

Whereas: The Town of Cornwall has been awarded funding under the Build Communities Strong Fund (BCSF) for the Cornwall Road Utilities Extension Project;

And Whereas: the Town must enter into a Contribution Agreement with Housing, Infrastructure and Communities Canada (HICC) to receive the funding;

And Whereas: HICC requires a formal resolution of Council confirming that the Town has the legal authority, administrative capacity, and financial capability to enter into such an agreement;

Therefore, be it Resolved: That the Council of the Town of Cornwall hereby confirms that it has the legal authority, administrative capacity, and financial resources necessary to enter into a funding agreement with Housing, Infrastructure and Communities Canada for the Cornwall Road Utilities Extension project under the Build Communities Strong Fund;

And Further Be It Resolved: That Council authorizes the appropriate officials of the Town of Cornwall to execute all agreements and related documents required to give effect to this resolution.

Motion Carried 5-0

U-10-2026 **Contract Award – Warren Grove Road Watermain Upgrades Tender 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 5-0

CORRESPONDENCE

Nil

OTHER BUSINESS

- Councillor Frizzell:
 - June has been a busy month – the FCM Conference, attended by three members of Council, is a great event and a chance to network with other federal, provincial and municipal leaders. Members attended many sessions and brought back great ideas to benefit the Town.
 - Congratulations to all the Bluefield Bobcat graduates. Prom was last weekend, and everyone looked amazing. Had the pleasure of tying some ties with the help of YouTube videos.
 - Congratulations to U16 Timberwolves red flag football team on their gold medal hosted at the Terry Fox Sports Complex. Congrats to head coach and Town staff Steve Letner on a fantastic job. The team won by a one-point margin against the blue team coached by Dennis MacKenzie. Coach Steve does a great job of athlete development and gave everyone a chance to play all season and in the championship game.
 - Condolences to the family of Shirley Sanderson on her passing. The Sandersons are pillars of the community. Shirley was a great lady who loved life and lived it to the fullest. She always made everyone feel welcome. Mt heart goes out to Ricky, Brodie, Jamie-Lynn, Dylan and families. Shirley will be greatly missed.
- Councillor Stevenson:
 - Congratulations to the Timberwolves on their big win. One of the team members, Brynn, is our babysitter.
 - Like to recognize grade three student Lana Norwood from Amherst Cove Consolidated on her presentation on the dangers of potholes. She recently invited me to listen to her very well-done presentation where she talked about the nuisance of potholes and the problems, they can cause damage and expense to vehicles; some people have a fear of potholes called tropophobia, and swerving can cause accidents and

fatalities. I assured her that I would pass along her concerns to Council, particularly the chair of Public Works.

- Like to recognize Burger Love and its positive impact on our community. Sam's Restaurant, Daisy Dairy Bar, Smoke & Fire, and Pizza Delight collectively sold over 6300 burgers. Big kudos to owners and staff who worked extra hard that month to highlight Island beef; they make our town proud.
- Like to wish everyone, especially my favourite teacher and wife, Jana Stevenson, a wonderful summer.
- Councillor Frizzell added that during FCM, a lot of time was spent helping coach Stevenson get ready to lead the Amherst Cove Seadogs into a gold medal at the A Championships.
- Mayor McCourt:
 - Congratulations to all graduates. Attended the Eliot River closing ceremonies where five retiring teachers were recognized. Thank you for your dedication and hard work. You are the backbone of our community.
 - Condolences to the family of former Town employee, Keith Gauthier. Keith worked at the Town for many years, as did his wife Laura. Our thoughts are with his family at this time.
 - Like to wish everyone a happy and safe summer. Life is busy, but I hope everyone can relax and enjoy the many wonderful events this summer.

IN CAMERA

Nil

ADJOURNMENT

The meeting was adjourned at 5:43pm.

MAYOR

CHIEF ADMINISTRATIVE OFFICER