



TOWN OF CORNWALL

RESOLUTION

DATE: July 29, 2026
COMMITTEE: Planning Committee
MOTION NUMBER: PL-24-2026
601 Capital Drive (PID 245332)
Development Concept

MOTION CARRIED

✓ 4-0

MOTION LOST

MOTION WITHDRAWN

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.

