



TOWN OF CORNWALL RESOLUTION

DATE: September 23, 2026
COMMITTEE: Planning Committee
MOTION NUMBER: PL-29-2026
Bylaw #422M – Second Reading and Approval
A Bylaw to Amend the Town of Cornwall Zoning & Subdivision
Control (Development) Bylaw #422 – Zoning Map

MOTION CARRIED

✓4-0

MOTION LOST

MOTION WITHDRAWN

Moved by Councillor

Corey Frizzell

Seconded by Councillor

Steven Campbell

Whereas: Council has received an application to rezone Lot 18-4 By Way Avenue being PID 607960, from Public Service and Institutional (PSI) to Multiple Unit Residential (R4);

Whereas: Pursuant to Section 2.2.1 and Section 22 of the *Zoning & Subdivision Control (Development) Bylaw #422* (the “Bylaw”) Council may concurrently consider amendment to the Zoning Map, being Schedule “A” to the Bylaw, and the General Land Use Plan, being Part 5, Figure 5 of the *2022 Official Plan* (the “Official Plan”);

And Whereas: the proposed amendment to the designation of said PID 607960 on the Zoning Map and General Land Use Plan was presented to the public at an open meeting held on August 6, 2026;

And Whereas: Council has considered the Town of Cornwall Official Plan policy statements regarding servicing, commercial and residential zoning, and the criteria for concurrent Official Plan and Bylaw amendments under Section 6.4 of the Official Plan and Section 22 of the Bylaw;

And Whereas: the proposed amendment to the General Land Use Plan, being OPA-2026-02, was approved at a public meeting of Council on September 23, 2026;

And Whereas: Bylaw #422M, a bylaw to amend the Zoning Map, was read and approved for a first time at a public meeting of Council on August 26, 2026;

Therefore, be it Resolved: that Bylaw #422M, a bylaw to amend the Zoning Map, being Schedule “A” to the *Zoning & Subdivision Control (Development) Bylaw #422*, is hereby read and approved a second time.

Lot 18-4 By Way Ave



Existing



Proposed

Bylaw #422M

A bylaw to amend the Town of Cornwall Zoning & Subdivision Control (Development) Bylaw, Bylaw #422 (the "Bylaw"), relating to zoning, subdivision and development within the Town of Cornwall.

This Bylaw is made under the authority of the *Planning Act* R.S.P.E.I. 1988, Cap. P-8 and the *Municipal Government Act* R.S.P.E.I. 1988, Cap. M-12.1.

IT IS ENACTED by the Council of the Town of Cornwall as follows:

1. Schedule "A", Zoning Map, of Bylaw #422 is amended by the following:

- a) PID 607960 is designated as Multiple Unit Residential (R4), hereby excluding it from its former designation of Public Service and Institutional (PSI).

The effective date of Bylaw #422M is the date as signed below by the Minister of Land and Environment.

First Reading:

Bylaw #422M, a bylaw to amend the Town of Cornwall Zoning and Subdivision Control (Development) Bylaw (422), was read and approved a first time at the Council meeting held on the 26th day of August, 2026.

Second Reading:

Bylaw #422M, a bylaw to amend the Town of Cornwall Zoning and Subdivision Control (Development) Bylaw (422), was read and approved a second time at the Council meeting held on the 23rd day of September, 2026.

Approval and Adoption by Council:

Bylaw #422M, a bylaw to amend the Town of Cornwall Zoning and Subdivision Control (Development) Bylaw (422), was approved and adopted by a majority of Council members present at the Council meeting held on the ____ day of _____, 2026.

Signatures:

Minerva McCourt, Mayor

Kevin Coady, Chief Administrative Officer

This Bylaw 422M, a Bylaw to Amend the Town of Cornwall Zoning and Subdivision Control (Development) Bylaw, (Bylaw 422), was approved and adopted by the Council of the Town of Cornwall on the ____ day of _____, 2026, is certified to be a true copy.

Kevin Coady
Chief Administrative Officer

Date

Ministerial Approval

Bylaw #422M, a Bylaw to amend the Town of Cornwall Zoning and Subdivision Control (Development) Bylaw (422), is hereby approved.

Dated on this ____ day of _____, 20____

Minister of Land and Environment

DRAFT