Cornwall, Prince Edward Island
Regular Meeting of Council
Wednesday, August 26, 2026
4:30 PM

Present:	**Mayor Minerva McCourt – presiding** **Deputy Mayor Jill MacIsaac** **Councillor Steven Campbell** **Councillor Corey Frizzell** **Councillor Judy Herlihy** **Councillor Cory Stevenson (via Zoom)**
Also:	**Kevin Coady – CAO** **Tracey Laybolt – Community/HR/IT Coordinator** **Wendy MacKinnon – Manager of Corporate Services** **Paula Griffin – Manager of Planning and Development** **Geoff Baker – Manager of Engineering and Special Projects**
Regrets:	**Nil**

CALL TO ORDER

Mayor Minerva McCourt called the meeting to order at 4:30pm. MLA Tayte Willows was in attendance.

LAND ACKNOWLEDGEMENT

Read

APPROVAL OF THE AGENDA

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

Motion Carried

DISCLOSURE OF PECUNIARY OR OTHER CONFLICT OF INTEREST

Nil.

APPROVAL OF THE MINUTES

a) **July 29, 2026, Regular Council Meeting**: Deputy Mayor MacIsaac moved, seconded by Councillor Campbell, that the minutes of the July 29, 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:**

PL-25-2026 **First Reading Rezoning PID#607960 Byway Avenue PSI – R4**

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);

And Whereas: Pursuant to Section 2.2.1 and Section 22 of the *Zoning & Subdivision Control (Development) Bylaw* #422 (the "Bylaw") Council may concurrently consider an 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 6th, 2026;

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

Therefore, be it Resolved: that Bylaw #422M, a bylaw to amend the Zoning Map being Schedule "A" to the Bylaw, is hereby read and approved a first time.

Motion Carried 5-0

CAO Coady noted that a public meeting was held regarding this item and that planning staff and the professional planning report both recommend approval of this rezoning. Some concerns raised through the public meeting and correspondence were regarding construction, drainage, and loss of open space; these are not necessarily relevant to the rezoning. Councillor Frizzell would like the professional opinion posted with the Resolution.

PL-26-2026	**Change of Concept Application – Lots 40,41,42 Heatherway Drive**
Moved by Councillor	**Steven Campbell**
Seconded by Councillor	**Corey Frizzell**

Whereas: The Town received a request to amend the Development Concept for Lots 40, 41 and 42 Heatherway Drive (portion of PID 1148626) (the "Property") to allow the adjustment of the existing property boundaries of Lots 40, 41 & 42 to create two (2) lots rather than the three (3) approved with the overall area of the Property remaining the same;

And Whereas: An additional request was received to allow the intensification of dwelling units from seventeen (17) units to twenty-four (24) for the Property;

And Whereas: Lot 40 was previously approved for five (5) Ground-oriented Dwelling units and Lots 41 and 42 were previously approved for six (6) Ground-Oriented Dwelling units as part of Phase 2 of Scottsview Meadows Subdivision;

And Whereas: The Property is zoned PURD and Ground-Oriented Housing in the PURD zone having more than four (4) units is a Special Permit Use requiring Council approval;

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

And Whereas: The Property has insufficient frontage to allow the development of 24 units and would require Council approval for a total frontage variance of 41.7%;

And Whereas: Council in its discretion may authorize variances in excess of ten percent (10%) from the provisions of the Bylaw, where warranted, if Council deems such a variance appropriate and if such variance meets the criteria of Section 21.1.4. of the Bylaw, which Council has determined this request does not.

Therefore, be it Resolved: That Council deny Approval of the Amended Development Concept for Lots 40, 41 and 42 Heatherway Drive (Portion of PID 1148626).

Motion Carried 5-0

Manager Griffin noted that the Planning Department and professional planning report do not recommend approval of this request. There is too much of a variance requested, and the denial does not cause the developer any hardship.

PL-27-2026 **Public Meeting**

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

Whereas: The Town received an Application to amend the Development Concept for Lot 23-2 Jessie Street (PID 1183946) (the "Property") to develop an eight-unit stacked townhouse rather than the Concept previously approved for the development of a six-unit townhouse;

And Whereas: The Property is zoned Planned Unit Residential Development (PURD) and Ground-Oriented Housing in the PURD zone having more than four (4) units is a Special Permit Use requiring Council approval;

And Whereas: Section 13.6 of Zoning & Subdivision Control (Development) Bylaw #422 (the Bylaw") requires a Public Meeting be held to solicit input from the public on the proposed amendment requests;

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 approve the scheduling of a Public Meeting to solicit input from the public on the Application to amend the Development Concept for Lot 23-2 Jessie Street (PID 1183946) as well as other applications requiring public input at a date, time and location to be determined.

Motion Carried 5-0

Manager Griffin noted that the developer is aware that the public meeting will not take place until there are other items for the agenda.

COMMITTEE OF COUNCIL

a) **Minutes/Reports:**
   i) **Minutes** – July 22, 2026 - included in the package.
   ii) **Audited Financial Statements 2025/26** – Manager MacKinnon noted that the Town has received a balanced financial statement. Councillor Campbell thanked staff for a great job.

b) **Resolutions:**

COC-31-2026 **Light up Town Hall – DCD Kids**

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

Whereas: Developmental Coordination Disorder (DCD) sometimes called dyspraxia, is a common but little recognized neurodevelopmental condition that impacts a person's ability to learn, plan and coordinate movement with lifelong impacts on educational achievement, employment participation and physical and mental health; and It is estimated that 5 – 6% of children live with DCD

And Whereas: DCD Awareness Week is October 12th – 18 this year, and the International Society of Research and Advocacy for DCD has requested that the Town of Cornwall join with other facilities and illuminate the Town sign in the colour Teal to mark the week;

Therefore, Be it Resolved: That the Town of Cornwall illuminate the Town sign in Teal on October 12, 2026, in recognition of DCD Awareness Week.

Motion Carried 5-0

COC-32-2026 **Courageous K9 Yearbook - Advertising**

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

Whereas: Courageous K-9s is committed to providing support and resources for individuals with disabilities through the training and placement of service dogs through their program Courageous Companions;

And Whereas: The Courageous K9 annual Yearbook publication serves as an important tool for advocacy and fundraising, helping to ensure that more individuals can benefit from the services provided by Courageous Companions and the Town of Cornwall has supported this program in the past;

Therefore, be it Resolved: That the Town of Cornwall support Courageous Companions with the purchase of a business card size advertisement for $329.00 plus HST in the Courageous K-9 Yearbook.

Motion Carried 5-0

COC-33-2026 **Wrongful Conviction Day - Proclamation**

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

Whereas: Wrongful Conviction Day is designated as an annual International Day to recognize the tremendous personal, social and legal costs associated with wrongful criminal convictions, and it falls on October 2nd this year;

And Whereas: The International Wrongful Conviction Committee has requested that October 2nd be proclaimed as "Wrongful Conviction Day" in the Town of Cornwall;

And Whereas: The Town desires to recognize those that have been forced to endure the tremendous consequences brought on by a wrongful criminal conviction;

Therefore, be it Resolved: That the Town of Cornwall declares October 2nd, 2026, as "Wrongful Conviction Day" in the town and that the town hall be illuminated in yellow on that day.

Motion Carried 5-0

COC-34-2026 **Expansion Proposal**

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

Whereas: A request has been made to the Town of Cornwall, by the owners of two properties, to undertake a restructuring of the municipal boundary and have those two properties (PIDs 545004 and 247916) brought into the Town of Cornwall to enable a multi-purpose development to take place;

And Whereas: The *Municipal Government Act* section 15 enables such a restructuring and the Town, after much consideration, is interested in exploring this option;

Therefore, be it Resolved: That the Town of Cornwall Council directs Town Administration to prepare a proposal to restructure the municipality, by the addition of PIDs 545004 and 247916 into the Town, for consideration by the Minister of Housing and Communities, pursuant to section 15 of the *Municipal Government Act.*

Motion Carried 5-0

Councillor Stevenson requested that Town staff ensure recognition posts are made regarding DCD Kids and Wrongful Conviction Day.

ENVIRONMENT AND SUSTAINABILITY

a) **Minutes/Reports:**

i) **Minutes** – The Committee did not meet. In Councillor Herlihy's absence, Councillor Stevenson provided the following updates:
- When the Committee resumes in September, there will be discussion on participating in World Clean Up Day.

b) **Resolutions**: Nil

MUNICIPAL AND EMERGENCY SERVICES

a) **Minutes/Reports:**

i) **Minutes** – The Committee did not meet. Councillor Frizzell provided the following updates:
- Transit continues to grow in the Town. The newly expanded route showed 1784 riders, with 4518 overall for July, up from 3887 in 2025, showing a 16.2% increase.
- RCMP traffic enforcement for 2026 was 64, and 25 in 2025. Residents should take heed and slow down. CAO Coady noted that there was an article on Compass for the RCMP's great work in Cornwall.

b) **Resolutions:** Nil

PARKS AND RECREATION

a) **Minutes/Reports:**

i) **Minutes** – The Committee did not meet. Councillor Stevenson provided the following updates:
- The first Community Garden Party was a great success. It was very well attended, with lots of positive feedback. Thanks to Kim and staff for their work putting it together. The event came from survey feedback.
- The final summer park party at Poolside Park had over 100 participants.
- The Just Live Fun Run was well organized and run. There were lots of compliments to Kim and staff for the partnership at this event. The organizers appreciate Council and staff support.
- Cornfest will take place in late September, staff are working on a schedule of events.

b) **Resolutions:** Nil

PUBLIC WORKS

a) **Minutes/Reports:**
   i) **Minutes** – The Committee did not meet. Councillor Campbell provided the following updates:
   - The next meeting will take place on September 23rd.
   - At the last meeting, there was discussion on speed humps and crosswalk painting.
   - The Committee is waiting for a response from the Province on requests submitted.

b) **Resolutions:** Nil

WATER/SEWER UTILITY

a) **Minutes/Reports:**
   i) **Minutes:** The Committee did not meet. There was no report.

b) **Resolutions:** Nil

CORRESPONDENCE

Nil

OTHER BUSINESS

Councillor Frizzell gave condolences to the family and friends on Dolly Parton's passing. She was a great artist who brought many people together.

Councillor Herlihy reminded everyone of the Library Book Sale taking place Thursday to Saturday 9am to 5pm.

Mayor McCourt attended Dave Stewart's father's wake. He was a patient and kind man.

Mayor McCourt wished everyone a fun and safe back to school and urged motorists to be cautious of students and buses. Little ones are excited and may not be paying attention.

IN CAMERA

MGA s.119(1)(e) - It was moved by Councillor Campbell and seconded by Deputy Mayor MacIsaac that the meeting would move "In Camera" at 5:07pm.

The meeting resumed regular session at 5:49pm.

ADJOURNMENT

The meeting was adjourned at 5:50pm.

MAYOR

CHIEF ADMINISTRATIVE OFFICER