



TOWN OF CORNWALL

RESOLUTION

DATE: September 23, 2026

DEPARTMENT: Committee of Council

MOTION NUMBER: COC-35-2026 **Sale of Municipal Land (TFSC - LTC Home)**

MOTION CARRIED

✓ 4-0

MOTION LOST

MOTION WITHDRAWN

Moved by Councillor

Corey Frizzell

Seconded by Councillor

Cory Stevenson

Whereas: The Town of Cornwall (the “Town”) desires a long term care facility within its boundaries and has lobbied successive governments and providers for many years to have a long term care facility located in the Town;

And Whereas: A provider of long term care facilities, Pharmtech Inc., has been awarded a contract to build and operate a long term care facility in the Town, through a Province of Prince Edward Island Request for Proposals competition;

And Whereas: The Town has land available for the facility, comprising 4.37 acres of provincial parcel no. 444422 (the “Property”), identified as Lot 26-1 on Drawing 26030-S01 prepared by CT Surveys, dated September 18, 2026 (the “Plan”), a copy of which is attached to this resolution;

And Whereas: The Town commissioned an appraisal of the Property in May, 2026 and the appraisal valued the Property at \$112,500 per acre;

Therefore, be it Resolved: That the Town sell and convey the Property to Pharmtech Inc. for the sum of four hundred and ninety one thousand, six hundred and twenty five dollars (\$491,625.00), plus applicable HST, to enable the development of a long term care facility in the Town;



Be it Further Resolved: That the Town rebate a portion of the municipal property tax payable by Pharmtech Inc. on the Property, which rebate shall apply only to the municipal portion of the property tax and shall be applied as follows, commencing with the first full property taxation year following the sale of the Property, said rebate amount shall begin at ninety percent (90%) and decrease annually by ten percentage points (10%) in accordance with the following schedule:

- **Year 1:** 90% rebate of the municipal tax portion
- **Year 2:** 80% rebate of the municipal tax portion
- **Year 3:** 70% rebate of the municipal tax portion
- **Year 4:** 60% rebate of the municipal tax portion
- **Year 5:** 50% rebate of the municipal tax portion
- **Year 6:** 40% rebate of the municipal tax portion
- **Year 7:** 30% rebate of the municipal tax portion
- **Year 8:** 20% rebate of the municipal tax portion
- **Year 9:** 10% rebate of the municipal tax portion
- **Year 10:** 0% rebate of the municipal tax portion

Following the conclusion of year 9, the rebate shall completely expire, and the Property shall be subject to one hundred percent (100%) of the levied municipal property taxes;

And be it Further Resolved: That the transfer of the Property to Pharmtech Inc. be subject to a covenant that Pharmtech Inc. commence construction of a long term care facility on the Property within two (2) years of the closing date and, if this covenant is not satisfied, at the Town's sole option Pharmtech Inc. shall be required to reinstate the Property to its condition on the closing date and convey the Property back to the Town free of all encumbrances;

And be it Further Resolved: That the Mayor and the Chief Administrative Officer (CAO) are hereby authorized and directed for and in the name of the Town to do all acts and things and to execute or cause to be executed all such documents as may be necessary or desirable in connection with the sale of the Property including, but not limited to, finalizing and executing: (i) the Agreement of Purchase and Sale; (ii) an agreement in relation to Pharmtech Inc.'s option to purchase Parcel REM (as depicted on the Plan) in the event the Town secures a satisfactory, alternate access for the remainder of Provincial Parcel No. 444422; and (iii) any other required closing documents.

LEGEND

- PL ■ PLACED SURVEY MARKER
- FD □ FOUND SURVEY MARKER
- WIT □ WITNESS SURVEY MARKER
- CP ○ CALCULATED POINT
- PC ■ POINT OF CURVATURE
- A/R CC ARC RADIUS, CENTRE OF CURVE
- PID ■ PROPERTY IDENTIFICATION NUMBER
- UTP ■ UTILITY POLE
- TP □ TELEPHONE PNESTAL
- OH/OH — OVERHEAD LINE
- x-x — FENCE LINE
- x-x — SMALLER TREE
- x-x — LARGER TREE

COORDINATE TABLE

Point	Northing	Easting
PL 4776	685257.598	382457.598
533	685257.598	382457.598
534	685257.598	382457.598
535	685257.598	382457.598
536	685257.598	382457.598
537	685257.598	382457.598
538	685257.598	382457.598
539	685257.598	382457.598
540	685257.598	382457.598
541	685257.598	382457.598
542	685257.598	382457.598
543	685257.598	382457.598
544	685257.598	382457.598
545	685257.598	382457.598
546	685257.598	382457.598
547	685257.598	382457.598
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555	685257.598	382457.598
556	685257.598	382457.598
557	685257.598	382457.598

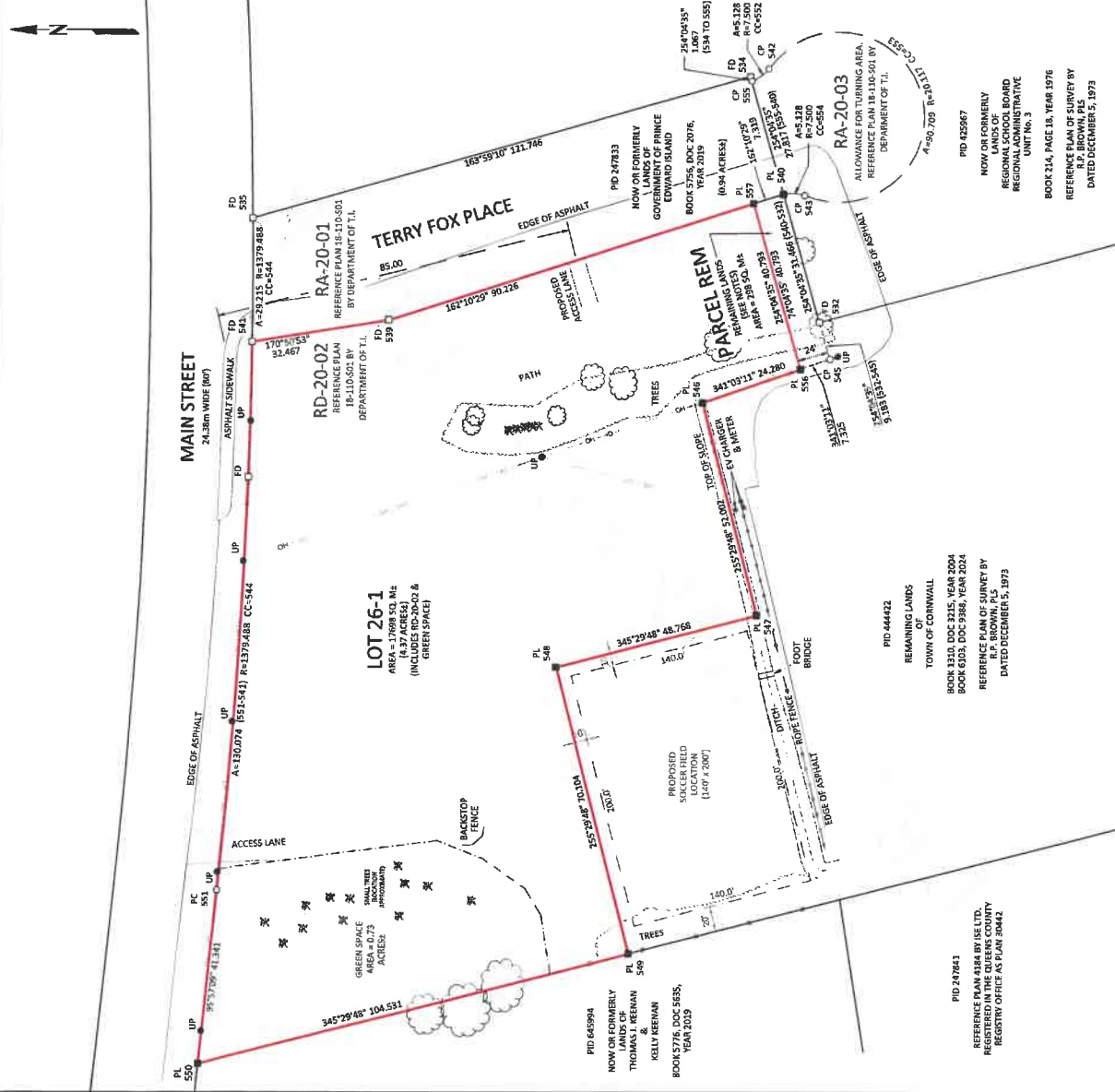
APPROVAL

PID 645994
NOW OR FORMERLY
LANDS OF
THOMAS & KEEVAN
KELLY KEEVAN
BOOK 5776, DOC 5555,
YEAR 2019

PID 247843
REFERENCE PLAN 4384 BY I.S. LTD.
REGISTERED PROFESSIONAL SURVEYOR
REGISTRY OFFICE AS PLAN 30442

PID 444422
REMAINING LANDS
OF
TOWN OF CORNWALL

BOOK 3310, DOC 3215, YEAR 2004
BOOK 6033, DOC 3989, YEAR 2024
REFERENCE PLAN OF SURVEY BY
R.P. BROWN, PLS
DATED DECEMBER 5, 1973



KEY PLAN

NOTES

THIS PLAN IS METRIC AND ALL DISTANCES ARE IN METRES UNLESS OTHERWISE SPECIFIED.

DIRECTIONS ARE ADMITTING REFERENCED TO GRID NORTH.

ADJUSTMENTS AND PLANE COORDINATES SHOWN ON THIS PLAN ARE REALIZED FROM A DOUBLE STEREOGRAPHIC PROJECTION REFERENCED TO NAD83 (CSRS) EPOCH 2010. LOCAL PRINCE EDWARD ISLAND CONTROL MONUMENTS WERE OBSERVED AND THE ADJUSTMENTS SHOWN ON THIS PLAN ARE THE VALUES AS OBSERVED DURING THIS FIELD CAMPAIGN.

RA-20-01, 20-02 AND RA-20-03 ORIGINATE WITH DRAWING 18-110-501 BY DEPARTMENT OF TOWN OF CORNWALL, APPROVED SEPTEMBER 15, 2024 BY THE TOWN OF CORNWALL AS CASE 20-17-24.

LOT 26-1 AND PARCEL REM, ORIGINATE WITH THIS DRAWING.

LOT 26-1 REPRESENTS A SUBDIVISION OF PID 444422, LANDS OF TOWN OF CORNWALL.

PARCEL REM REPRESENTS A REMAINING PORTION OF PID 444422, LANDS OF TOWN OF CORNWALL.

FINAL APPROVAL IS REQUESTED FOR LOT 26-1.

CT SURVEYS

3004 ST MARKS RD
ST ANNE, PE COA LND
A1A 2B2 8E45
CTSURVEYS.COM

**Plan of Survey Showing
LOT 26-1
Being a Subdivision of Lands of
TOWN OF CORNWALL**

DRAFT 13

REVISION **NOTES** **DATE**

1 ADDED PARCEL REM AS WELL AS NOTES, COORDINATES, CALLS AND OTHER INFORMATION TO SUIT SEPT 18, 2026

**PID 444422
LOT/TOWNSHIP 31
PROVINCE OF PRINCE EDWARD ISLAND**

**CORNWALL
QUEEN'S COUNTY**

SCALE: 1:750 (metric)

**DATE: AUGUST 31, 2026
DRAWN BY: MJC**

DRAWING #: 26030-501

CERTIFICATION

I, MATTHEW J. CAMERON, PRINCE EDWARD ISLAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS EXECUTED UNDER MY DIRECTION AND SUPERVISION AND THAT I AM A MEMBER OF THE ASSOCIATION OF PRINCE EDWARD ISLAND SURVEYORS.

DRAFT 13

MATTHEW J. CAMERON, P.E.L.L.S.