Cornwall, Prince Edward Island
Regular Meeting of Council
Wednesday, September 23, 2026
4:30 PM

Present:	**Mayor Minerva McCourt – presiding** **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** **Geoff Baker – Manager of Engineering and Special Projects**
Regrets:	**Deputy Mayor Jill MacIsaac**

CALL TO ORDER

Mayor Minerva McCourt called the meeting to order at 4:30pm. MLA Tayte Willows was in attendance as well as staff member Bonnie MacLean.

LAND ACKNOWLEDGEMENT

Read

APPROVAL OF THE AGENDA

Councillor Stevenson moved, seconded by Councillor Campbell, that the agenda be approved as circulated with the addition of Correspondence by Councillors Stevenson and Frizzell.

Motion Carried

DISCLOSURE OF PECUNIARY OR OTHER CONFLICT OF INTEREST

Nil.

APPROVAL OF THE MINUTES

a) **August 26, 2026, Regular Council Meeting**: Councillor Campbell moved, seconded by Councillor Herlihy, that the minutes of the August 26, 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** – September 22, 2026 (draft) – included in the package.

b) **Resolutions:**

PL-28-2026 **Approval and Adoption of Official Plan Amendment OPA-2026-02 Amendment to the 2022 Official Plan – General Land Use Plan**

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

Whereas: Council has received an application to redesignate the Future Land Use of PID 607960 from Public Service and Institutional to Multiple Family Residential;

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 Official Plan and Bylaw amendments under Section 6.4 of the Official Plan and Section 22 of the Bylaw;

Therefore, be it Resolved: that Official Plan Amendment OPA-2026-02, an amendment to the General Land Use Plan, being Part 5, Figure 5 of the Official Plan, is hereby approved and adopted.

Motion Carried 4-0

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

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

Whereas: Council has considered the Town of Cornwall Official Plan policy statements regarding servicing, commercial and residential zoning and developments, and the criteria for concurrent Official Plan and Bylaw amendments under Section 6.4 of the *2022 Official Plan* and Section 22 of the *Zoning & Subdivision Control (Development) Bylaw #422* (the "Bylaw");

And Whereas: Bylaw #422M, a bylaw to amend the Zoning Map, being Schedule "A" to the Bylaw, was read and approved for the first time at the Town of Cornwall regular council meeting held on August 26, 2026;

And Whereas: Bylaw #422M, a bylaw to amend the Zoning Map, being Schedule "A" to the Bylaw, was read and approved for the second time at the Town of Cornwall regular council meeting held on September 23, 2026;

Therefore, be it Resolved: That Bylaw #422M, a bylaw to amend the *Zoning & Subdivision Control (Development) Bylaw #422,* is hereby formally adopted as a Bylaw of the Town of Cornwall.

Motion Carried 4-0

PL-30-2026 **Formal Adoption of Bylaw #422M A Bylaw to Amend the Town of Cornwall Zoning & Subdivision Control (Development) Bylaw #422 – Zoning Map**

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

Whereas: Council has considered the Town of Cornwall Official Plan policy statements regarding servicing, commercial and residential zoning and developments, and the criteria for concurrent Official Plan and Bylaw amendments under Section 6.4 of the *2022 Official Plan* and Section 22 of the *Zoning & Subdivision Control (Development) Bylaw #422* (the "Bylaw");

And Whereas: Bylaw #422M, a bylaw to amend the Zoning Map, being Schedule "A" to the Bylaw, was read and approved for the first time at the Town of Cornwall regular council meeting held on August 26, 2026;

And Whereas: Bylaw #422M, a bylaw to amend the Zoning Map, being Schedule "A" to the Bylaw, was read and approved for the second time at the Town of Cornwall regular council

meeting held on September 23, 2026;

Therefore, be it Resolved: That Bylaw #422M, a bylaw to amend the *Zoning & Subdivision Control (Development) Bylaw #422,* is hereby formally adopted as a Bylaw of the Town of Cornwall.

Motion Carried 4-0

PL-31-2026 **Variance (V-05-2026) – Silver Heron Lane (PID 635698)**

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

Whereas: The Town received a Development Permit Application to construct an addition to a Single-family Dwelling located at 79 Silver Heron Lane, being PID 635698 (the "Property").

And Whereas: A subsequent Variance Application was received requesting a 41.6% front-yard setback Variance for the location of the proposed Single-family Dwelling addition.

And Whereas: Council considered the *2022 Official Plan* and the Town of Cornwall *Zoning and Subdivision Control (Development) Bylaw #422*, including Section 21.

Therefore, be it Resolved: That Council grant approval to allow a 41.6% front-yard setback Variance, relating to Development Permit Application C-138-26 at 79 Silver Heron Lane, being PID 635698, subject to entering into a Development Agreement with the Town.

Motion Carried 4-0

PL-32-2026 **Chris Cudmore - Housing Accelerator Fund Proposal**
York Point Meadows Subdivision – Phase 1A
(portion of PID 248997)

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

Whereas: The Town received a proposal for funding under the Housing Accelerator Fund from Chris Cudmore (the "Developer") related to the development of Phase 1A of York Point Meadows Subdivision, being a part of PID 248997.

And Whereas: Phase 1A of York Point Meadows Subdivision was granted Preliminary Approval by Council Resolution PL-20-2026, which subdivision concept proposes seven (7) Lots with Semi-Detached Dwellings totaling 14 units.

And Whereas: Council has considered the Housing Accelerator Fund (HAF) requirements and

funding parameters to support housing in the Town.

Therefore, Be it Resolved: That Council grant approval for a commitment of $120,000.00 of Housing Accelerator Funding to the Developer for the purpose of assisting with the extension of water and sewer infrastructure along Ferry Road. This funding will be dispersed at such time that the extension of water and sewer infrastructure along Ferry Road identified in the Utility Agreement between Christopher Cudmore and the Town of Cornwall Water & Sewer Utility Corporation dated September 17, 2026, meets all conditions of said Agreement and is transferred to the Town.

Motion Carried 4-0

PL-33-2026 **Subdivision with Reduced Frontage – PID #444422 (TFSC)**

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

Whereas: The town received an application to sever one (1) lot (Lot 26-1) from PID No. 444422 Terry Fox Place as shown in Drawing 26030-S01 Revision # 1 prepared by CT Surveys and having a final revision date of dated September 18, 2026 (the "Plan");

And Whereas: The property in question is zoned Public Service and Institutional (PSI) which normally requires a Minimum Lot Frontage of 30.48m (100 ft) pursuant to the Section 20.4 of the Town of Cornwall Zoning & Subdivision Control (Development) Bylaw #422 (the "Bylaw");

And Whereas: The proposed 24-foot Lot Frontage of the remaining lands of PID No. 444422 does not meet the Minimum Lot Frontage requirement of the Bylaw and will require Council approval pursuant to Section 23.4 of the Bylaw in order for the subdivision to be approved;

And Whereas: Council considered the *2022 Official Plan* and the Town of Cornwall *Zoning and Subdivision Control (Development) Bylaw #422*, including Sections 21 and 23.4.

Therefore, Be it Resolved: That Council grant approval for a Reduced Frontage to allow a 24-foot Lot Frontage for the remaining lands of PID No. 444422 on Terry Fox Place as shown on the Plan and relating to Subdivision Application SD-19-26.

Motion Carried 4-0

Manager Griffin noted that she has heard from Bell that the new tower is now operational.

COMMITTEE OF COUNCIL

a) **Minutes/Reports:**
   i) **Minutes** – August 19, 2026 - included in the package.
   ii) **Housing Accelerator Fund Update** – CAO Coady reported that the Town has exhausted three years of funding and is hoping for a fourth year. The funding has supported housing development and expanded municipal services.

b) **Resolutions:**

COC-35-2026 **Sale of Municipal Property (TFSC – LTC Home)**

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.

Motion Carried 4-0

Councillor Frizzell gave kudos to Mayor McCourt, who has been advocating for this long-term care facility project for many years and thanked CAO Coady and staff for their support.

Councillor Campbell announced that the Citizens on Patrol chair, Karen Forrest, has resigned. He and Mayor McCourt attended her farewell gathering to thank her for her years of service. The remainder of the group will share responsibilities, and town staff will do a bit more of the administration work.

ENVIRONMENT AND SUSTAINABILITY

a) **Minutes/Reports:**

i) **Minutes** – September 14, 2026 (draft) – included in the package. Councillor Herlihy provided the following updates:
- The Committee opted to not host World Clean Up Day due to the number of events happening on the Island.

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 trend upwards with 1880 for the midday run and 4885 overall compared to 3536 in 2025, up 38%. He noted the continued growth in transit use is great to see.
- NRFD reported 10 calls.
- RCMP reported 27 speed violations, up from 12 in 2025 and 442 year to date. The RCMP are showing an increased presence in the Town.
- Councillor Campbell commented that the recent fire at Westwood School, causing extensive damage, is quite concerning. There was another call-in a nearby area on a different night. Councillor Frizzell suggested that maybe homes in the area with cameras could check their footage

b) **Resolutions:** Nil

PARKS AND RECREATION

a) **Minutes/Reports:**

i) **Minutes** – The Committee did not meet.

ii) **Manager's Report – September** – included in the package. Councillor Stevenson provided the following updates:

- Football PEI will be hosting a large national tournament. Manager Meunier has been working closely with the organizing group to ensure that the event runs smoothly.
- Cornfest this coming weekend. Flyers are available at newsstands, online and on social media. Some of the events include Seniors' Lunch which is always a big hit, Trivia with Greg Lucas, who always does a great. Other events include the Annual Yard Sale, Cornhole Tournament, Pickleball Tournament, Family Fun Day sponsored by Fadi at Sam's Restaurant, Celebrity Corn Shucking and more! Councillor Frizzell will be coaching me for the corn shucking event. Maizie the mascot will be out and about throughout the events.
- The Lowther Park upgrades are going well.
- Recently did a tour of the Primrose Park upgrade with Manager Meunier. The Committee will be looking at additional items for the park.
- Staff inspected park entrances for posts that needed updating. Signs that need to be replaced have been ordered.
- The APM AGM will take place on October 20th at 7pm.

- Councillor Frizzell requested clarification on decreased field rental hours and was advised that it was due to a combination of: RC United not using turf, there have been fewer ball tournaments and inclement weather.

b) **Resolutions:**

PR-10-2026 **2027 National Flag Football Championship Sponsorship**

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

Whereas: Football PEI was granted the hosting of the 2027 National Flag Football Championships to be held May 22-24, 2027;

And Whereas: The Terry Fox Sports Complex is an ideal location with space for all games to be played in a central location and Football PEI has requested assistance from the Town of Cornwall in hosting this national event;

And Whereas: The particular responsibilities of both the Town of Cornwall and Football PEI in hosting the event will be determined at a later date; for clarity, it is the case that the event is Football PEIs, and the Town of Cornwall is committing to playing a supporting role in it;

Therefore, be it Resolved: That the Town of Cornwall will support Football PEI in hosting the National Flag Football Championships at the Terry Fox Sports Complex subject to further discussion.

Motion Carried 4-0

Councillor Frizzell noted that he has been to several of these tournaments. They are very impressive and well run, Thousands of people attend. This is very exciting for Cornwall, and he encourages everyone to check out some of the games.

PR-11-2026 **Girl Guides – Fundraising Donation**

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

Whereas: A donation request for $500 was received from local Girl Guides who are traveling to a World Girl Guiding Centre in Switzerland in July of 2027;

And Whereas: The Parks and Recreation Policy allocates up to $400 for a local group travelling internationally;

And Whereas: The Town of Cornwall also maintains a general donation fund;

Therefore, be it Resolved: That the Town of Cornwall will donate $400 under the Parks and Recreation Donation Policy and $100 from the Town of Cornwall general donations fund for a total of a $500 donation to assist these local guides in this endeavour.

Motion Carried 4-0

PR-12-2026 **Main Street Banners Purchase**

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

Whereas: Funding of $4,000 has been received from Veterans affairs to purchase banners for light posts on Main Street commemorating our veterans;

And Whereas: The Town of Cornwall will use $4,000 from the Main Street Masterplan;

Therefore, be it Resolved: That the Town of Cornwall will purchase 78 banners thanking our veterans to be hung on the light poles along Main Street at an estimated cost of $8,000.

Motion Carried 4-0

PUBLIC WORKS

a) **Minutes/Reports:**
   i) **Minutes** – The Committee will be meeting this evening. Councillor Campbell will provide an update at next month's meeting.

b) **Resolutions:** Nil

WATER/SEWER UTILITY

a) **Minutes/Reports:**
   i) **Minutes:** The Committee did not meet. Councillor Stevenson did not have a report. Councillor Herlihy noted that CAWG and Town staff would once again be taking grade 8 students on a tour of the water tower and the naturalization gallery.

b) **Resolutions:**

U-11-2026 **Withdrawal of BCSF (Gas Tax Project #5.6.7. Inflow & Intrusion Study**

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

Whereas: The Town of Cornwall had allocated funds for project #5.6.7. the Inflow and Intrusion Study under the BCSF-CS (Gas Tax) funding and will not proceeding with the study at this time;

And Whereas: Allocation for the referenced project was approved in the original 5-year Capital Investment Plan under the BCSF-CS (Gas Tax) Program.in the amount of $150,000;

Therefore, be it Resolved: That the Town formally withdraw project #5.6.7. the Inflow and Intrusion Study BCSF-CS (Gas Tax) project and the funding of $150,000 from that project be attached to BCSF-CS Project #5.6.5. the Cornwall Road Water and Sewer Extension Phase 2.

Motion Carried 4-0

CORRESPONDENCE

Nil

OTHER BUSINESS

Councillor Frizzell gave deep condolences on the passing of Jack Myron, who was a long-time teacher and coach. Jack was born in Framingham and was a big Boston sports fan. Mayor McCourt noted that Jack worked at Tremploy after he retired from teaching. Councillor Stevenson had Jack as his grade 8 language arts teacher.

Councillor Frizzell gave condolences on the passing of Calvin "Pecker" MacDonald, who was a long-time colorful resident and could be seen driving around in his Mustang convertible. He was a distant cousin and close to Councillor Frizzell's mom.

Councillor Stevenson gave condolences to Eleanor and family on the passing of David Bolger, a retired UPEI professor of political studies. Councillor Stevenson took several courses from him and enjoyed many great chats.

Councillor Stevenson thanked Karen Forrest on her retirement from the Citizens on Patrol group. Karen had a strong commitment to Cornwall's safety and put a lot of effort into the position.

IN CAMERA

Nil

ADJOURNMENT

The meeting was adjourned at 5:22pm.

MAYOR

CHIEF ADMINISTRATIVE OFFICER