

**Cornwall, Prince Edward Island  
Council Minutes**

**May 31, 2011**

Public Meeting

May 31, 2011 at 7:00pm.

Cornwall, Prince Edward Island

A public meeting of residents of the Town of Cornwall was held in the Town Hall, Cornwall, Prince Edward Island on Tuesday, May 31st, 2011 at 7:00p.m.

**CALL TO ORDER:**

The meeting was called to order at 7:00p.m. by Planning Board Chairman, Peter Meggs.

Councillor Meggs welcomed residents and introduced Mayor, Glen “Barney” Fullerton, Deputy Mayor Corey Frizzell, Councillors, Marlene Hunt and Irene Dawson, Chief Administrative Officer, Kevin McCarville, Town Development and Planning Officer, Dean Lewis and Administrative Assistant Geneen Bergman.

Regrets: Councillors Minerva McCourt and Parker Beer.

Chairman Meggs noted the meeting was called to provide residents and property owners an opportunity to review proposed Zoning & Subdivision Bylaw amendments and make comments concerning same. There were 5 members of the public present.

Chairman Meggs added that due to an administrative error the required amendment to the Official Plan was not advertised as per Section 18(2) of the Provincial Planning Act therefore the application had to be removed from the meeting.

It was noted the following notice of the meeting was in the Guardian Newspaper on May 21st and May 24th, 2011.

Kevin McCarville then took the floor and reviewed the proposed amendments as follows:

## **SECTION #9 - SINGLE FAMILY RESIDENTIAL ZONE (R1)**

### **9.5**

#### **LOT REQUIREMENTS**

(4) Maximum lot coverage shall be 20%, provided however, that Council may permit lot coverage up to 25% where it deems there would not be an adverse impact on adjoining properties, subject to such terms and conditions as may be established by the Council.

Revised to read:

(4) Maximum lot coverage shall be 25%.

## **SECTION #10 - TWO-FAMILY RESIDENTIAL ZONE (R2) 10.5**

#### **LOT REQUIREMENTS**

(5) Maximum lot coverage for single family dwellings shall be 20% provided however, that Council may permit lot coverage up to 25% where it is deemed there would not be an adverse impact on adjoining properties, subject to such terms and conditions as may be established by Council.

Revised to read:

(5) Maximum lot coverage for a single family dwelling shall be 25%.

Kevin explained the reason for the increase from 20% to 25% removes the requirement for this to go to Council as a number of requests are exceeding 20% to allow for decks and accessory buildings and this change would put us in line or be similar to the rules in Stratford.

Kevin called for comments at this time.

Charles Easter commented that he was ok with this change.

Derek French also agrees with this change and supports it.

Kevin then read the next proposed change.

## **SECTION #12 - PLANNED UNIT RESIDENTIAL DEVELOPMENT ZONE (PURD)**

### **12.2 PERMITTED USES**

(2) the following conditional uses subject to such terms and conditions as shall be imposed by Council:

(a) Apartments (owned by a single owner or as a condominium)

(b) Child Care Facilities

Revised to read:

(2) the following conditional uses subject to such terms and conditions as shall be imposed by Council:

(a) Apartments (owned by a single owner or as a condominium)

(b) Child Care Facilities

(c) Block Town House Dwellings

Kevin stated that adding Block Town House Dwellings to this section would give the Developers more flexibility and be more consistent with the Official Plan and that this is already a conditional use in a Comprehensive Development Area (CDA) and General Commercial Zones (C1).

Kevin called for comments at this time.

Charles Easter asked to define the difference between Block Town House and a Town Row House.

Dean responded that the difference was that a Block Town House has no street frontage.

Charles Easter further commented that may not be ok as a PURD (Planned Unit Residential Development) is a special use.

Dean replied that it is not an as of right use, it is conditional so Council has some control.

Derek French commented that PURD developments require this change to happen.

Kevin then read the next proposed change.

## **SECTION #21 - ENVIRONMENTAL RESERVE ZONE (O2)**

### **21.1 GENERAL**

Except as provided in this Bylaw, all buildings and parts thereof erected, placed or altered or any land used in a O2 Zone shall conform with the provisions of this section.

### **21.2 PERMITTED USES**

(1) Within any wetland or watercourse and any area within 23 metres (75') of a wetland or watercourse, no building or part thereof and no land shall be used for purposes other than:

- (a) Passive recreational uses, such as skiing or hiking
- (b) Conservation related activities.

### **21.3 ZONE REQUIREMENTS**

Within a O2 Zone, no person shall cut down any trees or disturb the natural ground cover without first submitting a landscape plan to Council documenting all proposed changes to the topography and vegetation and measures to control erosion and siltation.

### **21.4 VARIANCES**

(1) Where the twenty-three metre (23m) (75') setback would in the opinion of Council unduly restrict development on a parcel of land in existence prior to approval of this Bylaw, Council may grant a development permit within eleven metres (11 m.) (35') of a "wetland" or "watercourse" provided that:

- (a) the existing parcel of land has insufficient area to provide a 23 m setback;
- (b) there would be no direct impact on the "wetland" or "watercourse";
- (c) a construction plan is submitted outlining appropriate measures to prevent erosion, or siltation during construction.

Revised to read:

(1) Where the twenty-three metre (23m) (75') setback would in the opinion of Council unduly restrict development on a parcel of land in existence prior to approval of this Bylaw, Council may grant a development permit within twenty-three metres (23 m) (75') of a wetland or watercourse provided that:

- (a) the existing parcel of land has insufficient area to provide a 23 m setback;

(b) a minimum of fifteen metres (15m)(50') is maintained as a setback from the wetland or watercourse;

(c) there would be no direct impact on the wetland or watercourse;

(d) a construction plan is submitted outlining appropriate measures to prevent erosion, or siltation during construction.

Kevin added that this change was to bring our bylaw into accordance with the Provincial regulations and for clarity.

Kevin called for comments at this time.

Hearing nothing further Chairman Meggs thanked everyone for attending and closed the meeting.

#### **ADJOURNMENT**

The meeting adjourned at 7:15p.m.

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GLEN "BARNEY" FULLERTON  
MAYOR

KEVIN MCCARVILLE  
CAO