

**Public Meeting
Cornwall, Prince Edward Island**

A public meeting was held at the Howard Johnson Hotel (Dutch Inn) Cornwall, Prince Edward Island on Tuesday, March 25, 2014, at 7:00 p.m.

CALL TO ORDER:

The meeting was called to order at 7:00 p.m. by Glen “Barney” Fullerton, Mayor. Mayor Fullerton welcomed residents and introduced Deputy Mayor Corey Frizzell, Councillors Minerva McCourt, Peter Meggs, Marlene Hunt and Parker Beer, Chief Administrative Officer Kevin McCarville, Town Planning and Development Officer Dean Lewis and Administrative Assistant, Geneen Bergman. Regrets were given on behalf of Councillor Irene Dawson.

Mayor Fullerton called upon Kevin McCarville who noted the purpose of the meeting was to receive feedback on proposed amendments to the Town of Cornwall Zoning & Development Control (Development) Bylaw and proposed Planned Unit Residential Development schemes as well as proposed amendments to the Zoning Map. It was noted the meeting was advertised in the Guardian Newspaper on Saturday, March 15th and Thursday, March 20th as well as on the Town’s website.

There were approximately 30 people in attendance.

The first proposed amendment is to Appendix “A” (Zoning Map) of the Town of Cornwall Zoning & Subdivision Control (Development) Bylaw. A change to the designation of Parcel ID Nos. 1062389, 653600 and 246017 from Single Family Residential (R1) to Two Family Residential (R2). Kevin noted that the request received was specifically to rezone PID No. 1061563; however, the Town opted to consider rezoning Parcels 653600 and 246017 rather than spot zoning. Kevin further noted that Councillor Beer is the land owner of the two additional parcels being rezoned therefore; he would not be part of the discussions concerning this matter as it is a conflict of interest.

Colleen McGaughey asked if the Town received input concerning this request from the current land owners of this area. Dean replied noting that he had one phone call inquiry and they appeared to be ok with the proposal. Dean further noted that letters were sent to all property owners within the areas affected.

Councillor Hunt commented that she felt blind sided by the addition of the other two (2) lots being considered for rezoning. Kevin noted that both ads placed in the Guardian Newspaper clearly outlined all the properties being considered.

No comments were made specific to the rezoning request.

The next item on the agenda is also an amendment to Appendix "A" (Zoning Map). An application has been received requesting to rezone Madison Heights Subdivision from Comprehensive Development Area (CDA) to Two Family Residential (R2). Kevin presented a brief background of the subdivision and noted the major issues raised at a public meeting held May 9, 2005 being the TransCanada Highway opening up at the intersection and a preference for a mix of duplexes and single family dwellings within the subdivision.

Ed Prebinski noted that the Developer at that time assumed the TransCanada would be opened up.

Shane Patelakis, a land owner within the subdivision, asked if the setbacks on his lots would be affected. Dean replied that they will not be affected.

Hearing nothing further Kevin gave Derek French the floor to present proposed changes to Development Schemes for the Harvest Hills Subdivision. Derek showed various styles of homes and noted the change to the original proposal in Phase 1 is a reduction of semi-detached units and an increase in the number of block town houses.

Derek presented the Development Scheme for Phase 1B which is for four (4), four (4) unit Townhouses as well as a large multi-unit dwelling containing 18 units. Two (2) lots would be combined in order to accommodate an 18 Unit multi family dwelling. Derek showed the design concept and noted that four (4) units will be barrier free within the 18 unit dwelling.

A member of the audience asked how the building will actually look once it is built. Derek replied stating that three (3) people make up a board and that all designs have to be reviewed and approved by them prior to construction.

Tina Lowther asked to see the proposal for Harold Crescent which would border her property. Derek advised that nothing is being presented for that phase yet and noted that a public meeting will have to be called when the time comes. Tina supports parking at the rear of the building but is not in favour of an 18 unit building. Colleen McGaughey commented that she is not in favour of the 18 unit being proposed. She further requested that Mayor and Council give much consideration to single family dwelling owners when considering multi-family dwellings.

Derek commented that he thinks the market is calling for more multi-family dwelling units.

Ray Nicholson asked if the tree line would be taken out that borders the rear lot of the residential homes on John Street. Derek replied that to his knowledge the tree line would

remain intact and that a walkway is proposed. Ray is concerned about people walking through the yards as it is an issue on his own property located on James Street.

Brian Young supports Colleen's comments regarding multi-family units being mixed in single family residential neighborhoods' as he feels each should be in their own areas and not be mixed. Mr. Young also raised a concern about people parking on the street on Park Street. He also supports parking at the rear.

Ed Prebinski asked what the rush is for multi-family dwellings. Kevin replied that the Town receives the requests and is obligated to entertain them, whatever they are. Ed further commented that Derek is the applicant and that he was the person who carried out the review of the Official Plan for the Town and feels this is a conflict. Marilyn Lowther feels Derek French is in a conflict as well.

Tina Lowther asked how to ensure the tree line remains. Derek commented that it is a civil matter between land owners. Tina noted her issues when a tree line was removed from her property without warning.

Andre Lavoie agrees with Tina concerning saving tree lines and spoke of issues he is currently dealing with relating to a development on the Ferry Road. Mr. Lavoie feels that the Town is not enforcing their agreements.

Derek then showed a few options for the development scheme proposed for Phase 2 which is comprised of a mix of Single Family Dwellings and Semi-detached units.

Hearing no further comments, Kevin took the floor and noted minor changes being proposed for the following sections of the Zoning & Subdivision Control (Development) Bylaw:

1. Section 3 – Administration;
2. Section 5 – Signage;
3. Section 10 – Two Family Residential Zone (R2);
4. Section 15 – Comprehensive Redevelopment Area;
5. Section 25 – Definitions; and
6. Schedule "D" – Schedule of Fees.

Kevin noted that Section 5 – Signage was an issue at the time of the Official Plan review and that the entire section was reviewed with a few significant changes being proposed to this section, noting the biggest proposed changes are to allow off premise signage, directional signs and shared commercial signage.

There were no comments on the proposed Bylaw amendments. Kevin advised residents that the comments received tonight as well as written submissions the Town receives, will

be considered by staff and Council.

Mayor Fullerton thanked everyone for attending the meeting and for their comments.

ADJOURNMENT

The meeting adjourned at 8:27p.m.

GLEN "BARNEY" FULLERTON
MAYOR

KEVIN McCARVILLE
CHIEF ADMINISTRATIVE OFFICER