

REGULAR MONTHLY COUNCIL MEETING
July 14, 2021
Approved Minutes

DATE: July 14, 2021
TIME: 4:00 p.m. – 7:00 p.m.
PLACE: Council Chambers – Public Via Facebook Live

ATTENDANCE: Deputy Mayor Gary Clow; Councillors Derek Smith; Darren MacDougall; Jill Burridge; Steve Gallant; Gail MacDonald; Jeremy Crosby, Deputy CAO and Director of Infrastructure; Kevin Reynolds, Director of Planning, Development, and Heritage; Jeremy Pierce, Director of Recreation, Culture, and Events; Kim O’Connell, Director of Finance and Technology; Wendy Watts, Community and Business Engagement Manager; Jeannie Gallant, Project Manager; and Mary McAskill, Recording Clerk

REGRETS: Nil

GUESTS: RCMP Representatives Corporal Lutley and Constable Sanders
Andrea Simpson

CHAIR: Mayor Steve Ogden

1. CALL TO ORDER

Mayor Steve Ogden called the Regular Monthly Council Meeting to order at 4:00 p.m. and welcomed those who were viewing via social media, as well as those in attendance.

Mayor Ogden took a moment to acknowledge the land upon which we gather is the unceded territory of the Mi’Kmaq people, and we pay our respects to the indigenous Mi’Kmaq people of this territory past, present, and future.

2. DECLARATIONS OF CONFLICT OF INTEREST

Councillor Steve Gallant declared a conflict of 12 (c)

3. APPROVAL OF THE AGENDA

It was moved by Councillor Gail MacDonald and seconded by Deputy Mayor Gary Clow that the agenda be approved as circulated. Motion Carried.

4. ADOPTION OF THE MINUTES

It was moved by Councillor Derek Smith and seconded by Councillor Steve Gallant that the Regular Meeting Minutes of June 9, 2021, be approved as circulated. Motion Carried.

5. **BUSINESS ARISING**

Nil

6. **PRESENTATIONS FROM THE FLOOR**

Presentation by Andrea Simpson using a Power Point Presentation

Thank you Mayor Ogden and members of Council for providing me the opportunity to address you this afternoon.

Slide 1 – Meadows to treetops

- *At issue is the rezoning application for an 84 unit residential development in the 14 acre field behind Our Lady of the Assumption Catholic Church on Stratford Road.*
- *The proposed development, consisting mostly of multi-residential units, borders Reddin Heights, Millennium Drive, John Hamilton Drive, and Campbell Drive.*
- *I understand the matter of rezoning came before the Town's planning board on July 5, 2021, for a recommendation. This evening's Council meeting has been called for first reading. If it passes, the matter will be before Council again tomorrow, July 15, 2021, for possible approval.*

Slide 2 – Why go ahead (Assumptions)?

The screen shows five assumptions. I will speak to three of them.

- *Assumption: turns low value vacant land into high value residential development.*
- *This assumption courts the benefits but not the costs.*
- *We may have more houses, but if that means we have fewer trees and less viable forests, then we also need to account for the cost.*
- *In the case of Reddin Meadows, these costs are the loss of environmental services such as flood control, water regulation and purification, climate regulation, pollination services, and green space (to mention just a few).*
- *All these services contribute to human welfare, and therefore, represent part of the total economic value of a specific location.*
- *But the loss of these services generally goes uncounted, and subsequently, they are given too little weight in policy decisions.*

Assumption: Satisfies adjacent property owners

- *Based on media reporting, adjacent property owners are opposed, citizens concerns are heard, but not always heeded; no serious trade-offs are negotiated.*

Assumption: preserves existing site features

- *The site will be more prone to flooding, runoff, and localized heating. Cooling and water regulation services will be hampered.*

Slide 3: Why choose a different route

- *What legacy do you wish to leave future residents?*
- *Going down this path is irreversible, misses a great opportunity to leave a true legacy, and forecloses all future options.*
- *Is this really the correct decision for anything but the economic short-term?*

Slide 4 through eight: What do you see?

- *A vacant parcel of land?*
- *Tax and permitting revenues?*
- *Needed housing?*
- *Or protection for the future, and a small guarantee of better quality of life and protection of ecosystem services that benefit everyone?*

Slide 9: What do you think?

- *What is the value of a copse of trees, a meadow, or a marsh?*
- *How would we measure that?*
- *Do you know what environmental services you will lose, and that valuation would add up to?*
- *Have you factored these costs into your decision making?*

Slide 10: Things we take for granted

- *Availability of rich topsoil.*
- *Reliable seasonal rainfall.*
- *Renewable water table.*
- *Replaceable trees.*
- *A livable climate.*

Slide 11: Why You should care

- *Most development decisions are irreversible.*
- *Damage is cumulative.*
- *Erosion of public confidence.*
- *Climate emergencies are here.*

Slide 12: Biotic pump

- *Are we going to be prepared for a drier (or wetter) and warmer future?*
- *Are we currently decreasing the Town's environmental services through development?*
- *Perhaps we should consider protecting Reddin Meadows, and design it to enhance the ecosystem services by turning it into a biotic pump to improve the local water cycle?*

- *This would help ensure services such as flood control and water purification and assist with climate regulation and local cooling.*
- *It is possible in the future that you will be paid to improved environmental services through programs such as payment for Ecosystems (PES). Why not get a head start.*

Slide 13: Why you should care part 2.

- *Wetlands and forests are important climate regulators.*
- *These naturalized areas are our best defense against climate disasters; and*
- *They provide a high quality of life into the future and do not foreclose options for future generations.*

Slide 14: Most desirable places to live

- *Research has shown that the most desirable places to live are those that have a high level of environmental services. Those places that prioritize their green spaces.*
- *Protect and preserve natural corridors, and*
- *Design on a human scale; provide a better quality of life for all citizens, now and into the future.*

Slide 15 through 18: Do you still see a vacant parcel of land?

- *With a road running through it and pavement and vehicles everywhere?*
- *Is there another path?*
- *One better for the future?*
- *One that does not foreclose options?*

Slide 19: It's Called Reforestation

- *We have a chance now to do the right thing. The thing that residents want and will support. The opportunity to create a lasting legacy, a natural garden, and a natural guardian that will act as an insurance policy for an uncertain future.*

Quote:

"...And, you know, that's what happened at Fort McMurray. One of the reasons why that fire took off so quickly was that there was a wetland that was once there that was drained...? Edward Struzik, author of How Wildfire Will Shape our Future. Thank you.

Mayor Ogden thanked Ms. Simpson for her presentation.

7. MAYOR'S REPORT

The report was included in the agenda package for Council to review. Mayor Ogden noted that he will quickly review his report touching on the highlights. Currently, there are a number of very big things taking place in the Town and it is a very historic time in our Town.

We are on the verge of having the community campus property purchase finalized and we also have a waterfront that is being developed. Mayor Ogden had the pleasure of participating in the official opening of the long awaited and very important transportation path across the Hillsborough Bridge. Mayor Ogden noted that we have some major decisions to make tonight with regard to rezoning requests and a bylaw change. He asked if anyone had any questions, and no one did.

8. CHIEF ADMINISTRATIVE OFFICER (CAO)

As the Chief Administrative Officer was not in attendance, Deputy Chief Administrative Officer Jeremy Crosby gave a brief report. He noted that some of the items he has been working on are the transit pilot program, the rural initiative with the province, and we continue to work with them on the initiative to see if there is something we can do together. Also being worked on was the PACE/ SWITCH Program to make sure all the agreements are in place. There was a meeting with the Town's solicitor to make sure all the information is available for Council for the FCM agreement and the PACE agreement. The Deputy Chief noted that he and the planning director Kevin Reynolds have been working diligently on the Reddin Meadows rezoning to make sure everything is in place for the resolution that will be coming forward later in the agenda. It was also noted that there have been various Requests for Decisions coming into the Town recently.

Mayor Ogden noted that he neglected to mention in his report that he had the pleasure of participating in the official opening of the occupational stress injury treatment satellite clinic in Stratford. Also in attendance was Lawrence MacAulay, MP, and Premier Dennis King. This means that people will not have to go off the Island for occupational stress injuries.

9. SAFETY SERVICES

a) Report

Included in the agenda package for Council to review. Councillor Gallant asked about the parking issue on MacIntosh Drive, and Councillor Smith replied that the committee agreed there needs to be signs, so we put in an application for signs in the area. Councillor Smith is not sure what action has been to date and he asked the infrastructure director if he could elaborate. The infrastructure director replied that it is on the infrastructure coordinator's list of duties, but he is not sure if it has been done yet, and the coordinator is currently on holidays. The resident was advised that there will be signs put up. He also plans to meet with the RCMP to discuss a few items and this will be one of the items. It was noted that the Town has some no parking signs and they are enforced by the RCMP, so he doesn't see it being an issue.

Deputy Mayor Clow noted that over the weekend there was a cricket tournament, and the PA system was extremely loud. He noted that he did speak to Jeremy Pierce, and he

is looking into it. Councillor Smith stated that it wasn't a tournament, it was a welcome to cricket; The infrastructure director noted that they are not going to use the PA system at their next event, and they will work with the Town so there are no issues in the future.

b) Street Lights

No report

c) RCMP Report

The report for the month of June was included in the agenda package for Council to review.

Constable Sanders was asked to take the mike to discuss the capture camera program. Constable Sanders noted that the program was delayed through Ottawa but we have broken through, and it looks like it will be good to go sooner rather than later.

Councillor MacDonald would like to have the two report forms merged into one and Corporal Lutley didn't see that being a problem and he will put in a request.

Mayor Ogden welcomed the Corporal back to Stratford and thanked him for everything the RCMP does for the Town.

Councillor Smith noted that the other versions of the reports are being worked on as Council would like to be able to see the month to month and the year to year when they review the report. Councillor MacDonald asked if they can all be included on one sheet as they were in the past and Constable Sanders didn't think that would be a problem.

d) Humane Society Report

The report for the month of June was included in the agenda package for Council to review.

e) Transit

The report for the month of June was included in the agenda package for Council to review. Councillor Smith felt the numbers are staying the same. However, with the restrictions being lessened the numbers may go up.

Deputy Mayor Clow asked for an update on ward 3 transit. The infrastructure director noted that they are still looking at September, and they are tweaking the program to make sure it gives us the information we need to determine if we can have full time transit in that area.

f) Cross Roads Fire Department

The report for the month of June was included in the agenda package for Council to review. Councillor Smith gave a brief overview of the report noting that there were no outstanding calls for the month.

10. RECREATION, CULTURE AND EVENTS

a) Report

The report was included in the agenda package for Council to review.

Events – With gathering restrictions still in place, Stratford offered a condensed version of Canada Day for a second year in a row. Many smaller scale activities were offered in the week leading to Canada Day while the ‘Celebrate Stratford’ motorcade was a well supported community activity. The day was also highlighted by the popular ice cream and strawberry drive-thru. More than 450 dessert treats were given out from 2:00 p.m. to 3:00 p.m.

Arts and Culture – the Stratford Town Centre now is now the proud host to a selection of 13 paintings from Veterans Affairs Canada. The Town will display the collection for up to two years while the Veterans Affairs building undergoes renovations. The Town is also proud to showcase an art collection from esteemed artist Floyd Trainor which is on loan from UPEI.

Stratford Youth Centre and Council – The Stratford Youth Centre Drop-in Program is now closed for the summer. There are a few youth programs that will be running through the summer, but most are finished for the season. The youth centre garden club will continue to meet through the summer and will maintain their garden plot at the community gardens.

Parks, Courts, and Sports Fields – All sports fields operate at capacity during prime time. Softball has seen exceptional growth in their registration from 129 in 2018 to 191 this summer. Likewise, Stratford baseball is now considered the largest baseball program on PEI with 356 registered players.

The splashpad opened on Friday, June 25 and although visitor counts were not kept, it could be argued that this has been the busiest summer to date – despite the inconsistent weather patterns.

The Stratford Town Centre is now home to Stratford’s first and only disc golf course. The 9-hole course is being used daily by first time players, as well as seasoned experienced players. New signage has been placed around the course.

Councillor Gallant noted that the Youth Centre recently drew the winners for their Kick Off summer raffle. The winners included: first place (\$500) Sobeys gift card – Drew Pitre, Second place (\$250) Sobeys gift card – Mary McAskill, and third place (\$100) Sobeys gift card – Elaine Fraser.

Programs

The Town of Stratford would like to acknowledge the generosity of the Mayflower senior's group and the Stratford Lions Club for sponsoring a child in the Stratford summer camp. These two outstanding community service organizations have provided a child with a summer to remember. There was a short discussion on the fields.

Councillor Gallant took a moment to thank all the people such as Tanya, Rachel, Tena, and Jeremy who work tirelessly in the background on the Canada Day activities.

Councillor MacDougall stated that 356 kids playing ball is impressive, but we do not have the facilities to take on that number. He wondered if there might be possible to have a discussion on a way to expedite the development of these facilities because of the demand and the need that we currently have. Councillor MacDougall thought that this might be a good discussion for the Recreation, Culture, and Events Committee. Councillor Burridge stated that the community campus is where all the infrastructure is going to be located. We also submitted an application for two ball fields and two multi-use courts. The other thing is the campus master site plan, and we will need to place all the infrastructure on the site in a way that makes sense and flows. Mayor Ogden felt it was important that we highlight the importance of developing this infrastructure because there are 36 families that can't play soccer this year. It has a big impact when our kids have to play in other communities.

Councillor Smith stated that he would like to make a few statements. The first one is the orchard (plum trees) that were planted in Fullerton's Marsh is doing very well. The second thing is that we have initiated such things as the skatepark, the splash pad and the newest thing – the disc golf which he is amazed at how many people are using it.

Councillor Smith state that in regard to the soccer fields – they need to rest. You cannot use them constantly because they will wear down, so they need time to regenerate and sometimes that is why they are not being used.

11. FINANCE AND TECHNOLOGY

- a) The report was included in the agenda package for Council to review. Councillor MacDonald highlighted the following from the report:

- Auditors are on site doing year end audit;
- Statements are finalized for the Seniors complex;
- Staff is reviewing the water supply and sewer treatment charges for new development;
- Staff is answering questions for responders to insurance tender;
- Insurance tender closes on July 19, 2021;
- Staff is working on revamping long range forecast model;
- Staff is busy with day to day work;
- July Utility bills are completed;
- E-bills are in customers hands and manual bills should be received by customers by July 16;
- Lots of phone calls from customers on their utility bills;
- Staff is reviewing Records Management requirements;
- Staff attended a revenue sharing meeting with other municipalities.
- Staff did a clean out of file storage room to make room for new files.
- Staff is enjoying their vacation time over the summer.

a) Financial Statements

Included in the agenda package for Council to review. Town revenue is down 5% and expenses are down 11%. Utility revenue is down 5% and expenses are down 8%.

Mayor Ogden took a moment to congratulate Councillor Burrridge's dad Fred Cheverie on winning a Roland Michener Conservation Award which is a national award for his conservation efforts.

12. PLANNING, DEVELOPMENT AND HERITAGE

a) Report

Included in the package for Council to review. Councillor Burrridge noted that everything that was discussed at the meeting will be brought forward in the resolutions.

b) Permit Summary

Included in the agenda package for Council to review. Councillor Burrridge briefly reviewed the permit summary.

Councillor Steve Gallant had a conflict of interest in the upcoming resolution, so he stepped out of the room at this time.

c) PH013- 2021 – RZ001 – 21 – Reddin Meadows Rezoning Request – R1 to PURD – Stratford Road – 1st Reading

Moved by Councillor Jill Burrridge

Seconded by Councillor Darren MacDougall

WHEREAS a new application has been received from Reddin Meadows to rezone parcel numbers 1061175, 1061167 and 329011, (approx. 14.01 acres in total) from the Low Density Residential Zone (R1) to the Planned Unit Residential Development Zone (PURD); and

WHEREAS the developer has revised the development scheme from last year, changing the number of dwelling units accessed via Reddin Heights and created a new entrance off the Stratford Road; and

WHEREAS the traffic study has been updated to reflect the changes to the development scheme; and

WHEREAS this re-zoning request will require the following amendment to be considered:

- Zoning and Development Bylaw – an amendment to the official Zoning map to change parcel numbers 1061175, 1061167 and 329011 from the Low-Density Residential Zone (R1) to the Planned Unit Residential Development Zone (PURD)

WHEREAS one hundred and fifty (150) notification letters were sent to property owners whose parcels of land are within 150 meters of the subject property to solicit input on the proposed zoning amendment and notifying them of the public meeting to be held on June 23, 2021; and

WHEREAS a public meeting was held on June 23, 2021, at 6:30 p.m. at the Stratford Emergency Services Centre. Due to the current COVID-19 gathering restrictions this public meeting was limited to 50 people, but was also live streamed for people to watch and residents were given until June 30, 2021, to submit their comments; and

WHEREAS as of the June 30, 2021, 40 written comments have been received from the public on this application.

BE IT RESOLVED that Bylaw #45-F, a bylaw to amend the Town of Stratford Zoning and Development Bylaw, Bylaw #45, be hereby read and approved a first time.

Discussion: This resolution bears the recommendation of the Planning, Development and Heritage Committee.

Councillor Burrridge noted that we are all familiar with the site. She noted that the developer took a lot of the comments from the public consultation on the last design and made changes. A lot of the conversation on the last application was about through traffic to Reddin Heights, so the development has been turned around and all the traffic for the most part is coming out to Stratford Road. There are 11 homes that will end up on a cul-de-sac on Reddin Heights. Councillor Burrridge stated that we are open to questions and discussion on this new version of the development.

Deputy Mayor Clow thanked Andrea Simpson for her excellent presentation noting that it was very educational. We are looking at 14.1 acres and the developer is asking that the property be rezoned from R1 to PURD. The developer is asking to put in 23 single family homes and 61 townhouses for a total of 84 units. The developer is also asking for variances for single family lot frontages from 72 feet to 45 feet, and he is also asking for sideyard from 8 feet to 6 feet, and townhouse reduction and flanking sideyard setback from 17 feet to 6 feet.

Deputy Mayor Clow note that this piece of property is zoned R1 and is zoned R1 on all three sides. I believe the developer has approached the town planner on 8 occasions with applications to change the property to PURD and it has been voted down 7 of the 8 times. Councillor Burrridge noted that it was not voted down seven times. Deputy Mayor Clow stated that he would like to continue and have rebuttal afterwards. He noted that it was voted down 7 of the 8 times by this council and previous councils. This property was approved by the planning department, Council, and residents for a sustainable subdivision, but the developer did not go forward with that plan, although he had the blessing of the Town and the residents to go ahead with it.

Deputy Mayor Clow noted that the question was asked – how many single family homes could go on 14.1 acres and the answer was approximately

67 depending on the lot sizes. At the planning meeting, the town planner touched on letters received from residents both negative and positive going forward in the application. Deputy Mayor Clow expanded on the letters from the residents. One resident stated - why do residents have to defend this rezoning so often – eight years in a row by writing letters and speaking out at public meetings voicing their concerns. Another resident wrote she was questioned on why she spends her time doing this year after year and she said it was because she cared about her neighbours, her neighbourhood, her community, and the Town of Stratford. Another resident stated that we truly don't think Council, the Planning Committee members, and the planning staff have any idea of the toll this is taking on us. The emotional health of the affected residents not to mention the many sleepless nights – how many times are you going to put us through this. Deputy Mayor Clow stated that these are the residents of the area speaking. Another resident stated that he contacted the developer with concerns he had, and he had an agreement by email with the developer, and at the last minute before the public meeting his agreement was denied stating it was too late to make changes. The development had not even started, but it was too late to make changes. Another resident stated that this plan contains no pedestrian infrastructure at all. It forces pedestrians to take an indirect route to access the existing infrastructure and Town amenities. Another resident asked why we are placing the onus on the residents to justify why any of the proposed development shouldn't happen. In the planner's report, he stated that 143 notification letters were sent out and 40 written comments were received back. He also stated that more letters were in favour of the proposed development and Deputy Mayor Clow failed to see that. Deputy Mayor Clow noted that he listened to all the information before him and he believes there is a demand for a PURD zone, but he also believes this parcel of land should stay R1.

Planning director Kevin Reynolds clarified that there were only three formal applications – not seven or eight and only one was denied. The sustainable subdivision never went to Council, the sustainable subdivision was only open houses, and it never went to Council.

Councillor MacDonald noted that she has an issue with it being said that there were a lot of comments in favour of this subdivision. She noted that she looked at the emails and of the 13 who said they were against the proposal - 12 of them were residents. Whereas the 22 people who said

they were for the development - only 9 were residents of the Town. Councillor MacDonald stated that her weight is with the residents, especially the residents of this neighbourhood, and that is who she represents.

Councillor MacDonald stated that she would like to read into the record the following comments from residents: the zoning was confirmed R1 when staff, Planning Committee, and Council looked at it recently and I cannot see why it makes sense to change it to PURD now. How has your vision changed?. Once zoning is changed to PURD, we cannot go back to R1. The PURD zoning allows for development that the residents of Stratford are not comfortable with, and I hope you respect our concerns. PURD Zoning does not fit this neighbourhood. All the subdivisions around this area are R1 with single family homes – no duplexes, townhouses, or apartment buildings. If individuals wanted to live in or near townhouses and tightly arranged single family homes they would have chosen Browns Court or Ducks Landing as a place to live. Residents in this area are invested in their properties and in their community, so invested in fact that many have stayed and paid their taxes for more than 40 years.

Another resident stated – the version of this plan is worse than the previous version for the new residents, the existing residents, and the development of the Town as a whole. Surely residents should be assured that their present zoning will not be altered at the request of the developer who is not acting in their best interests, and that they can depend on the Councillors to protect them.

Another resident stated – Mayor, Council, and members of the planning department, again if this zoning application was in your neighbourhood you would be where we are today trying to save the integrity of your neighbourhood, I can guarantee it. I personally hope you never have to go through this. This land once developed will be something Stratford will never get back and I ask you to treat it with the respect it deserves. Support and listen to the current residents who have invested in this Town over the years. Think about the safety issues this rezoning may bring and how it is going to affect your current residents and potential residents who come to your town. Doesn't our Mayor, Town Councillors, and the Planning Committee know what a gem of property this is – wow it could be such a beautiful place to live and for all to see, but not if it is rezoned to

PURD, it does not reflect or enhance the surrounding properties and neighbourhoods.

Councillor MacDonald noted that one of the residents who voted for the development mentioned in his email that it is going to have 30% greenspace, but we now know that is not correct. Also, the elimination of the proposed apartment building is not currently on today's plan, but things have been known to change, and we know that they had a desire to put an apartment building on the site.

Another person wanted to take issue with the character of the new homes with the old Reddin Heights homes and the boundary separation between both subdivisions. Also, the plan shows townhouses are too congested. she was actually happier with the other proposal with the single story townhouses.

Councillor MacDonald noted that another resident also mentioned the 30% greenspace and that is why he was in favour of the development, it's hard to keep up with all the changes.

Councillor MacDonald noted that once again she didn't give a lot of weight to non-residents who were in favour of this change.

Another resident stated – the access to this area via Stratford Road will cause substantial congestion; it also makes a portion of the Stratford Trail dangerous at all hours. The move from R1 to PURD is not substantiated, and the proposed layout is not innovated whatsoever, it is merely cramming possible revenue streams in for the developers and in the end for town tax coffers. It would be prudent with all the construction currently occurring, to show residents what housing needs for the area forecast are based upon - population growth, current stock of housing, and what is in progress now. Many people do not believe that this number of doors is truly necessary.

Question – if this goes ahead there will be an inordinate amount of sand, dust, and dirt which we understand will take place with any construction.

Councillor MacDonald stated that those are the comments that 'stuck out' for her and she felt it is important as a Councillor of Ward 1 that she supports her residents. She also noted that she has an issue with

something that is in the planning report. She noted that Deputy Mayor Clow may have already mentioned it, but the applicant is not only wanting to change R1 to PURD, but for single dwelling units he wants to change the frontage from 72 feet down to 45 feet, and the townhouse dwellings a reduction of flank sideyard from 17 feet to 6 feet. For all those reasons I will be voting against the resolution tonight.

Councillor Smith stated that he would not be making any comments, but he was interested in the comments of the other Councillors.

Councillor MacDougall stated that the residents have been very invested in this reintroduction of plans. There have been several reintroductions of plans and I tip my hat to the residents for being as engaged as they were, and I tip my hat to the developer for listening to the residents. Councillor MacDougall noted that this is his first Council term, so and he hasn't been as engaged as others, and this is only his second 'go around' with this application. He stated that we can certainly differ in our opinions, and he respects everyone's opinion, including the developer, the residents, Council, planning, and everyone involved. Councillor MacDougall stated that for him when reviewing the issues, and he will start with the residents, he reviewed the issues raised by residents and used the R1 versus PURD scenario to see if their concerns could be eliminated, or if they are justified if the land is rezoned to PURD. Councillor MacDougall noted that with most of the issues he doesn't see that. It is zoned R1, so it is developable land and there will be dust which was a concern of people. There will be dust whether it's R1 or PURD. Busy trucks, and a rise in crime was raised and he doesn't see how that would be a fit, but it was raised by a resident. Property values was another issue, but he doesn't personally see how a development of this nature which introduces properties likely valued at between \$350,000 to \$500,000 would impact the neighbouring community or development.

Councillor MacDougall stated that he is trying to look at it from the perspective of R1 versus PURD and drainage issues and other issues that were introduced – and this is in the context of it being PURD – those same issues would arguably occur in an R1 development. Councillor MacDougall stated that those same issues would arguably exist in an R1 development, but they are not an issue if an engineer or a professional have done what they are supposed to do – what they are hired and trained to do. They tell us this is the plan to deal with drainage, and I am not in a position to argue

with professionals and engineers, and I put weight in what they say. If the professionals are suggesting it's not an issue, I appreciate that a resident of the area may make that suggestion, but unless they come with a document or a report that was prepared by engineer – someone with expertise in the field – then it is just an opinion. In this particular case, the biggest issue he heard, and he heard it from his fellow Councillor, Councillor Gallant, who indicated that his biggest concern was traffic, and he was a police officer for 25 years and Councillor MacDougall respects his opinion. Councillor Gallant had indicated if it were not for that he would likely approve the development. Councillor Smith also had issues with traffic, and he is a retired police officer as well. However, Councillor MacDougall would argue that the developer listened to the residents and the Councillors who represent the residents, and they rejigged the entrance to Stratford Road.

Councillor MacDougall stated that he ultimately gave a lot of consideration to the arguments that have been made, but he felt the theme is that we have to trust the professionals. We have to trust the independent objective view of professionals and that includes our own professionals that we have on staff. He felt that they are exceptional in what they do, and they work in the context of what is best for Stratford. Councillor MacDougall noted that he puts a lot of stock in what the people we employee have to stay. The Town planning department has recommended that we approve the rezoning application. When we strike committees in the Town, we tend to want people with knowledge, and we have a Planning Committee, who have members who are objective and collectively they agreed that this development be rezoned to PURD. These people are all objective observers, and our planning department is doing the job that we hired them to do, and they do it with an objective mind and with an aptitude of the committee they are engaged in. We strike these committees so we can take guidance from them. This is not to discount the opinions of the residents, but some of the issues such as the integrity of the neighbourhood - how can that be satisfied?

Councillor MacDougall noted that in this particular case, the weight of our planning department and the Planning Committee, and all things being considered, essentially what we are dealing with when people offer input is subjective, and he would personally prefer something from an objective professional. In closing, Councillor MacDougall stated that he does believe in this rezoning application, and he will be voting in favour of it.

Councillor Burrridge stated that this is not an easy application, it is complex and there are a lot of things to balance in our decision. The residents who wrote the letters, and she has read every one of them, and they are writing from their heart. They are protecting their neighbourhood as it exists today, and Councillor Burrridge knows what that feels like. The presentation tonight was wonderful and Andrea Simpson who gave the presentation is very knowledgeable about creating spaces for wellness, but she noted that what kept running through her head when Andrea was presenting was 'if we owned the property it would all make sense,' but we don't own the land. What happens with these developments is the developer who owns the land comes forward with a plan and tries to work with the residents to come up with what is optimal on both sides. The question that comes up over and over again is - why are you changing it from R1 and the answer to that is within the planning process the developers have the right to apply for a rezoning and public consultation is a big part of that application. That is probably why Deputy Mayor Clow felt like he went through it 7 or 8 times. The public consultation piece is a large piece of the planning process. You can't stop developers for applying for rezoning, and this particular site is one that could be identified to be rezoned to PURD because of its location in the community, as it is 600 metres from the future core of our community. Councillor Burrridge stated that she walked the site, and she walked the trails, and it is a jewel - an absolute beautiful meadow within our community. However, the fact of the matter is we don't own the land. The developer has gone through a process and rejigged the proposal and that is the planning process – back and forth. He tries to do what he can do within the site to get what he needs from it, and he tries to balance the concerns as much as possible. Councillor Burrridge stated that through this process there has been some back and forth and that's how the planning process works. Councillor Burrridge noted that when people say you are just looking at the dollar signs - that did not enter her mind at all. We are a growing town, and our population is going to double again in the next 15 to 20 years, and if we don't start incorporating some thoughtful design, with incremental density, and there will be people who will say this density is too much, but we need to start looking at some incremental density that is put together in a thoughtful design, or we will find ourselves trying to keep up after the fact.

Councillor Burrridge stated is it perfect – no, it is not perfect, but this is what we have with a lot a back and forth over a few years. The people most

affected by this design are the residents at the end of the Stratford Road. We would have a subdivision agreement whereby some things could be remedied for the protection of the residents. Otherwise, if we wait, we could find ourselves being reactive to all of the growth that will be coming, and it won't be done in a thoughtful way as it could be today. Planning is trying to think long term.

Mayor Ogden stated that he respects everyone's opinion on both sides and there was passion and a lot of analysis that went into all the comments and a lot of it was from the heart. He felt that it was very important that we look into the future and what's best for the Town. Look 20 years into the future, and look back, is this something that will be a positive or a negative for the Town to have this development. Mayor Ogden noted that he respects everyone who was involved in this discussion, and he noted that we need to be able to defend our decisions and he asked everyone to indicate why they are voting the way they are.

Councillor Smith stated that he based his decision on the concerns of the area residents. He spoke with the residents and studied the issue in and out and weighed the pros and cons. He looked at all the comments and all the laws, and the will of people dictated that they do not want this land as PURD – they want it as R1, so he will not be voting for this resolution.

Question: **DENIED** (Nay votes – Deputy Mayor Clow as per his previous comments, Councillor Gail MacDonald as per her previous comments, and Councillor Derek Smith as per his previous comments)
Councillor Steve Gallant abstained

d) PH014- 2021 – RZ002 – 21 – Leslie Hilton Home Occupation Text Amendment – Zoning and Development Bylaw #45 – 1st Reading

**Moved by Councillor Jill Burridge
Seconded by Deputy Mayor Gary Clow**

WHEREAS an application has been received from Lesli Hilton of 53 Marion Drive for an amendment to the Town of Stratford Zoning and Development Bylaw #45 to allow for a home occupation in a semi-detached dwelling. Currently, a home occupation is only allowed in a single dwelling; and

WHEREAS a public meeting was held on June 23rd, 2021, at 6:00 p.m. at the Stratford Emergency Services Centre. Due to the current COVID-19 gathering restrictions this public meeting was limited to 50 people but was also live streamed for people to watch and residents were given until June 30, 2021, to submit their comments; and

WHEREAS as of the date this report was written, several comments have been received from the public on this application will all in favour of the proposed amendment.

BE IT RESOLVED that Bylaw #45-G, a bylaw to amend the Town of Stratford Zoning and Development Bylaw, Bylaw #45, be hereby read and approved a first time.

Discussion: This resolution bears the recommendation of the Planning, Development, and Heritage Committee.

Councillor Burrridge noted that a lot of the Councillors sat in on the planning meeting on July 5, 2021. She stated that essentially a resident can run a home occupation from a single family dwelling in the Town of Stratford, and the text amendments will allow home occupations in semi-detached dwellings. Councillor Burrridge noted that this does not include townhouses or apartments – only semi-detached dwellings will be affected, and an application must be made to the planning department.

Councillor Smith noted that Ms. Hilton made the application and he congratulated her for bringing this issue forward to Council. Although her name appears in this resolution, he noted that every duplex in Stratford is affected by this amendment, and he wanted to ensure that the information was noted in the record. He also noted that a resident who wants to open a business is required to submit an application to the planning department. He added that he will be voting in favour of this resolution.

Councillor MacDonald felt that there was too much emphasis on the specific address in the resolution and in the discussion surrounding it and the emails we received. She noted that she would gladly give Ms. Hilton a variance to our current zoning bylaw, but she felt it might be a 'slippery slope' to open it to all duplexes in Stratford. Councillor MacDonald noted that every resident she spoke to on this issue thought that it was only for 53 Marion Drive. She noted that we need to make sure everyone is aware that it affects all duplexes in the Town and the surrounding neighbourhood of those duplexes.

Councillor MacDonald noted that in our current zoning and development bylaw dated December 2020, it states that the driveway to the home occupation must be separate and independent of the residential driveway of the dwelling. She noted that in this particular instance Ms. Hilton has done her due diligence and has covered everything, but perhaps not the driveway. Councillor MacDonald wanted to be sure the residents of the Town are aware of how large this could be, and she was glad that Councillor Smith mentioned that people need to apply and can't just start up a business.

Councillor BurrIDGE noted that the bylaw lays out all that information, and if we want him to, the planning director can elaborate. Councillor BurrIDGE noted that the reason the semi-detached dwellings are being entertained is because of the parking issues. A lot of research was done, and a lot of communities do extend home occupation benefits to semi-detached homes because there is room for parking.

The planning director clarified that the driveway does not have to be physically separated. It has to be a separate parking area and in this particular instance there is a separate parking area. We believe that semi-detached dwellings have more of an opportunity to have additional parking. The application was submitted by an applicant at this address and that is why their name and address is included in the resolution. However, we were very clear in our wording in our social media, in our ad that went out that, and at our public meeting that this affects all semi-detached dwellings in the entire Town. If there is confusion, we tried to be clear about it and anyone we spoke with were clear and understood it was for any semi-detached dwelling.

Councillor Gallant noted that it would be on a case by case basis as people applied and every case would be different. The planning director added that they would also need to meet all the bylaw requirements. He noted that there is a process that we have used for a number of years for single detached homes and all the criteria has to be met, and the business has to be a business that is listed in the bylaw. The planning director noted that a few times we have had something in a gray area, so we took it to planning board and then Council for a decision on whether they felt the type of business would fit as a home occupation, but they still have to meet all the criteria. They would then have to enter into an agreement with the Town and that agreement gets registered on the property. Councillor

MacDonald asked if there was a fee charged and the planning director replied that yes there is a fee, but there is no expiry on the registration. However, if a person moves the registration does not transfer with them. Councillor Gallant asked who applies if the resident is renting the dwelling, and the planning director replied that the homeowner has to agree and sign off on the agreement.

Councillor MacDonald congratulated Ms. Hilton on all the work she has done, and she reiterated would gladly give her a variance on the current bylaw. She wanted to be sure the residents of Stratford were aware that we are opening this wide open. For clarification, the planning director noted that a variance is not an option.

Question: **CARRIED**

e) **Resolution PH015 - 21 – Town of Stratford, 101523 PEI Inc. and Farquharson – Official Plan Text and Landuse Map Amendments**

Moved by Councillor Jill Burridge

Seconded by Councillor Gail MacDonald

WHEREAS applications have been received from SJ Murphy Planning and Consulting on behalf of the Town of Stratford, Ian Dalton, 101523 PEI Inc, Paul and Robert Farquharson, and Jane Farquharson and Doug Crossman for amendments to the Town of Stratford Official Plan and the Zoning and Development Bylaw #45; and

WHEREAS the proposed amendments will allow for the development of the proposed Community Campus, future residential development, as well as additional industrial development adjacent to the Business Park; and

WHEREAS some of the subject area was previously located within Town boundaries, resulting in a request for changes in designation and zoning for those portions, while other portions have recently been annexed into the Town, requiring a process to assign new designations and new zoning and new provisions within the Official Plan regarding the Special Planning Area; and

WHEREAS the requested changes relating to the Community Campus properties also necessitate a minor textual amendment to both the Official Plan and Bylaw to accommodate the potential range of proposed uses, including restaurants and lounges as secondary uses in the Public Service Institutional zone.

BE IT RESOLVED the details of the proposed amendments are as follows: (the attached map is for clarity):

The Town of Stratford Official Plan is amended by:

The addition of the following immediately after Clause 7.2(9)(a):

“b” Permit restaurants and lounges and other ancillary uses associated with recreation and institutional uses.”

The addition of the following immediately after subsection 11.1.9 in the Official Plan:

“11.1.10 Special Planning Area

In going through the restructuring process to extend the Town’s boundaries by annexation, two new properties were brought under the planning and governance jurisdiction of the Town of Stratford. These two properties – a portion of PID 608141 and PID 814095 – were previously in an unincorporated area under provincial planning jurisdiction and have been subject to the Stratford Region Special Planning Area (SPA) rules under the *Planning Act* Subdivision and Development Regulations, section 63. The SPA regulations address subdivision and land use development in the rural areas directly adjacent to the major urban regions in the province. They were established to protect the rural agricultural areas from inappropriate urban scaled developments and as well as to prevent unsustainable unserviced suburban sprawl. The objectives of the SPA regulations are:

- to minimize the extent to which unserviced residential, commercial, and industrial development may occur;
- to sustain the rural community by limiting future urban or suburban residential development and non-resource commercial and industrial development in order to minimize the loss of primary industry lands to non-resource land uses; and
- to minimize the potential for conflicts between resource uses and urban residential, commercial, and industrial uses.

In annexing the above-mentioned properties, the amendments to this *Official Plan* and zoning amendments to the Development Bylaw have been prepared in conformance with these objectives.

Under subsection 63(10) of the *Planning Act* Subdivision and Development Regulations, municipalities with official plans may elect to take a different approach to meeting the three SPA objectives rather than implementing the standards set out in the remainder of section 63. This alternate approach is subject to the municipality following all required processes and meeting all standards under section 7 of the *Planning Act*, permitting no

more than 5 unserviced residential lots from any parcel existing on July 9, 1994, and meeting reporting requirements.

Notwithstanding that the subsection (10) exemption provides the Town with some flexibility to address the principles and objectives behind the SPA, which in many cases align with the community values relating to rural character and vibrant agricultural sector, the proposed use of the properties involve becoming fully serviced as they are developed, or in the case of PID 814095, further developed, meeting the SPA objective of minimizing the extent to which unserviced residential, commercial or industrial development may occur. Likewise, the development of serviced development within the Town boundaries will continue to protect the rural community beyond the Town limits, serving to release some of the pressure for housing lots and commercial/industrial lands. The regulation of the use of these properties through a professional municipal planning system meets the third objective of addressing land use conflicts.”

The addition of the following immediately after subsection Objective 3h in section 11.2 in the Official Plan:

- i. Ensure the development of any parcels subject to the Stratford Region Special Planning Area (SPA) rules under the *Planning Act* Subdivision and Development Regulations, is considered in the context of the three objectives in subsection 63(3) of those regulations, minimizing unserviced development, protecting rural communities by minimizing the loss of primary industry lands to non-resource land uses, and minimizing land use conflicts.”

The Town of Stratford Official Plan (2014) Schedule B, General Land Use Map, is amended by the following:

1. The land use designation of PID 814095 on the Bunbury Road shall be Residential.
2. The land use designation of the portion of PID 608141 indicated as Parcel I on Figure 1 shall be Institutional, hereby excluding it from its former designation of Agricultural.
3. The land use designation of the portion of PID 608141 indicated as Parcel II on Figure 1 shall be Institutional.
4. The land use designation of the portion of PID 608141 indicated as Parcel III on Figure 1 shall be Industrial.
5. The land use designation of the portion of PID 1086107 indicated as Parcel IV on Figure 1 shall be Institutional, hereby excluding it from its former designation of Agricultural.

6. The land use designation of the portion of PID 608141 indicated as Parcel V on Figure 1 shall be Residential.
7. The land use designation of the portion of PID 1086107 indicated as Parcel VI on Figure 1 shall be Residential, hereby excluding it from its former designation of Agricultural.
8. The land use designation of PID 190041 indicated as Parcel VII on Figure 1 shall be Residential, hereby excluding it from its former designation of Agricultural.

Effective Date

The effective date of Official Plan Amendment OPA-001-21 is the date as signed below by the Minister of Agriculture and Land.

Discussion: This resolution bears the recommendation of the Planning, Development, and Heritage Committee.

The planning developer explained that when the parcels of land in figure 1 that were outside the Town were annexed into the Town, it created a conflict with the special planning area, so it was understood that when the annexation was going to happen - that when the boundary of the Town was formally adjusted, which it was as of June 1, 2021, that the special planning area regulation boundary would be done at the same time. We have heard through the province that there has been a change to the special planning area, but to ensure that we were going to be protected, we were going to follow the intent of the special planning area. We proposed to insert a clause just to ensure that it is understood that the Town is not proposing to annex this land to take resource land out of use, but rather to put serviced developable land within the Town boundaries. Some of the wording is background to give Council an understanding of why we are putting the clause into the Official Plan. The planning director added that it may turn out that it will not be necessary if the special planning area regulations get changed, and the boundary gets changed to follow the new Town boundary. However, until we have the actual information back from the province, we must ensure that this information is included in the official plan.

Question: **CARRIED**

f) Resolution PH016 – 21 Town of Stratford, 101523 PEI Inc. and Farquharson Zoning and Development Bylaw #45 Text and Zoning Map Amendments Bylaw #45-H – 1st Reading

Moved by Councillor Jill Burridge

Seconded by Councillor Darren MacDougall

WHEREAS applications have been received from SJ Murphy Planning and Consulting on behalf of the Town of Stratford, Ian Dalton, 101523 PEI Inc, Paul and Robert Farquharson, and Jane Farquharson and Doug Crossman for amendments to the Town of Stratford Official Plan and the Zoning and Development Bylaw #45; and

WHEREAS the requested changes relating to the Community Campus properties also necessitate a text amendment to both the Official Plan and Zoning and Development Bylaw #45 to accommodate the potential range of proposed uses, including restaurants and lounges as secondary uses in the Public Service Institutional zone; and

WHEREAS some of the subject area was previously located within Town boundaries, resulting in a request for changes in designation and zoning for those portions, while other portions have recently been annexed into the Town, requiring a process to assign new designations and new zoning; and

WHEREAS a public meeting was held on June 23, 2021, and due to COVID-19 gathering restrictions for this public meeting were limited to 50 people but it was also live streamed for people to watch, and residents were given until June 30, 2021, to submit their comments and no comments were received on the proposed text amendments that were outlined by the Town Planner.

WHEREAS as of the date this report was written, two comments have been received from the public regarding the Campus concerned about traffic and road alignment.

BE IT RESOLVED that Bylaw # 45H, a bylaw to amend the Town of Stratford Zoning and Development Bylaw, Bylaw #45, be hereby read and approved a first time.

Discussion: This resolution bears the recommendation of the Planning, Development, and Heritage Committee.

The planning director noted that the last resolution was the amendments to the actual Official Plan and Land Use Map. There are the proposed amendments to the Zoning and Development Bylaw that redesignate the zoning of the actual property, as well as and some minor text amendments within the bylaw to allow for uses that were discussed in the last resolution.

Question: **CARRIED**

13. INFRASTRUCTURE**a) Report**

The report was included in the agenda package for Council to review.

Wastewater Collection System to the Charlottetown Pollution Control Plant – as the biosolid material on site was found to meet the exceptional quality classification, the Department of Environment, Energy, and Climate Action has suggested that it may be used on the surface of the infilled lagoon cells. A plan has been submitted to the department for approval, and the contractor is prepared to return to the site by the end of the month to complete the decommissioning and reclamation of the site.

Inflow and Infiltration Reduction Strategy – we continue to monitor and assess the sanitary sewer collection system to identify any areas requiring repair that will reduce the amount of surface and groundwater entering the collection system. Several manhole covers have been replaced with floating frames and covers in streets where the province is repaving. The Utility department is considering using a trenchless technology called cured-in-place pipe lining to renew segments of pipe in the Bunbury area.

Investing in Canada Infrastructure Program Update

- **Sewer Lift Station Upgrades** – the department is finalizing the design with the consultant for the first phase of work anticipated to begin in the fall. The department made the decision to proceed with the forcemain installation as phase 1; however, the consultant raised some concerns with this option, so they are being reviewed.
- **Water Station Upgrades** – the contractor has completed the installation and is addressing deficiencies prior to coordinating the commissioning of the station with the suppliers.

Provincial Active Transportation Fund – Landmark is anticipated to begin construction on the Keppoch Road multi-use path by the end of the month.

SCADA System Upgrades – Phase 2 – the tender closed on June 24 for the continuation of upgrading the communications at all water and sewer stations to radio communication for more reliable and efficient monitoring of the stations. Two bids were received, and a resolution is being brought forward to Council to award the project to the low bidder – Belanger Electric Ltd.

The infrastructure staff has been busy with the following:

- Maintaining fields and grooming trails
- Grass cutting

- Bylaw complaints and investigations
- Installations of 15 sets of speed humps, and relocating the ones that were installed earlier
- Completed the sewer pump station cleaning, water valve exercising and valve box repairs
- Hydrant maintenance is now under way

During the month of June testing of the Tea Hill Park well showed e.coli in the water. The septic system is being investigated to determine if there is a failure in the system. Signage has been posted to caution facility users to not drink the water.

During the month of May there were no major issues with our water distribution or wastewater collection system.

Councillor Smith asked if there were any calls coming in about odours and it was noted it is a lot better this year than it was last year.

b) Resolution INC002-2021 SCADA System Upgrades – Phase 2

Moved by Deputy Mayor Gary Clow
Seconded by Derek Smith

WHEREAS the SCADA System Upgrades – Phase 2 tender closed on June 24, 2021; and

WHEREAS the following tenders were received (HST included):

Contractor/Company	Tender Price (HST Included)
Belanger Electric Ltd.	\$181,096.25
Dynamic Controls Canada Inc.	\$190,307.50

AND WHEREAS a capital budget of \$234,500 was approved for the SCADA System Upgrades – Phase 2; and

WHEREAS funding through the Municipal Strategic Component of the Gas Tax for 50 % of the project cost of to \$118,250.00 will be contributed toward the project.

BE IT RESOLVED that the tender be awarded to Belanger Electric Ltd. In the amount of \$181,096.25 (HST included).

Discussion: This resolution bears the recommendation of the Infrastructure Committee.

Question: **CARRIED**

c) Resolution INC003-2021 Disposition of Land Located at 9 Park Lane PID (884908)

Moved by Deputy Mayor Gary Clow

Seconded by Steve Gallant

WHEREAS the Stratford Utility Corporation owns a small piece of property comprised of 0.05 Acres, located at 9 Park Lane PID (884908); and

WHEREAS this piece of land was formerly used for one of the wells that supplied the Sundance Lane Water System and was decommissioned several years ago as it was no longer needed; and

WHEREAS Blair and Donna MacLaughlin have submitted a request for decision to purchase the property and append it to their property located at 9 Park Lane PID (768846); and

WHEREAS based on the Disposition of Assets Policy, the land must be appraised by a qualified authority. In addition, a survey of all surplus land must be prepared by a registered land surveyor prior to any sale; and

WHEREAS the land was appraised by John Ives of Century 21 at a value of \$2000 and his fee for service was \$316.25.

BE IT RESOLVED that the Town sell the piece of land described above for \$2316.25, including any legal fees required during the sale of the property.

BE IT FURTHER RESOLVED that in accordance with the sale of the land the existing lot PID (884608) must be consolidated with PID (768846).

14. COMMITTEE OF THE WHOLE

Report was included in the agenda package for Council to review.

15. SUSTAINABILITY COMMITTEE

a) Report – The committee did not hold a meeting in June.

b) Resolution SC004-2021 – Switch (PACE) Program Policy

Moved by Councillor Darren MacDougall

Seconded by Councillor Derek Smith

WHEREAS Council adopted a Community Energy Plan which includes targets to reduce community greenhouse gas emissions; and

WHEREAS Stratford has joined with the City of Charlottetown and the Town of Wolfville in Nova Scotia, and the PACE Atlantic Community Interest Corporation, to develop an application to FCM for loan and grant funding to offer a PACE program, branded as the Switch Program, to the residents of these communities; and

WHEREAS the Switch Program Bylaw was approved at the March Council meeting to establish the program and the Bylaw enables further program requirements to be articulated in a Council policy; and

WHEREAS the draft Switch Program Policy sets requirements for eligibility, the administration fee, the participation agreement, and the loan loss reserve.

BE IT RESOLVED that the attached Switch Program Policy, Policy # 2021-SU-01 be hereby approved.

Discussion: This resolution bears the recommendation of the Sustainability Committee.

Mayor Ogden complemented everyone involved in bringing this together. It was noted that all residents of the Town can take advantage of this program.

Councillor MacDonald asked if the program doesn't work out are we able to back out of it, and the Deputy CAO replied that there are clauses in the agreement that allow us to back out if we need to.

Question: **CARRIED**

c) Resolution SC005-2021 – Switch (PACE) Program Agreements

Moved by Councillor Darren MacDougall

Seconded by Councillor Derek Smith

WHEREAS Council adopted a Community Energy Plan which includes targets to reduce community greenhouse gas emissions; and

WHEREAS the Town of Stratford (the "Town") has joined with the City of Charlottetown, the Town of Wolfville in Nova Scotia, and the PACE Atlantic Community Interest Corporation to develop an application to the Federation of Canadian Municipalities

("FCM") for loan and grant funding to offer a property assessed clean energy ("PACE") program, branded as the Switch Program, to the residents of these communities;

AND WHEREAS the Switch Program Bylaw was approved at the Town's Council meeting on March 10, 2021, and the Switch Program Policy was approved at this meeting;

AND WHEREAS the Town must enter into a legal agreement with FCM for the funding of the Switch Program and a legal agreement with the PACE Atlantic CIC for the administration of the Switch Program;

AND WHEREAS the Town's share of FCM's proposed funding for the Switch Program is the lesser of: \$1,941,394; 56.8% of Eligible Costs; and the Net Costs Incurred for Qualifying Homes Energy Upgrades;

AND WHEREAS the financing of \$1,941,394 is within the 10% capital debt threshold of the Town of and will not cause the Town to exceed its debt limit given that the current borrowing limits for the Town is based on its total assessed tax base (\$882,345,622 x 10% = \$88,234,562) of which the Town is using \$14,680,046 as of March 31, 2020;

AND WHEREAS the term of the loan is 20 years, and the interest rate is the greater of the Government of Canada rate minus 2.00% and the FCM Interest Rate of 0%;

AND WHEREAS the loan shall be repaid by participants under the Switch Program making payments to the Town, which payments shall be secured by liens on the participants' properties, and the Town repaying FCM in equal consecutive semi-annual instalments commencing on the first day following the end of the Program Implementation Period.

BE IT RESOLVED that the Mayor and CAO be authorized to enter into and sign the attached Green Municipal Fund Loan and Grant Agreement with the FCM on behalf of the Town and to affix the corporate seal of the Town thereto.

BE IT FURTHER RESOLVED that the Mayor and CAO be authorized to enter into and sign the Municipal Service Agreement with PACE Atlantic Community Interest Corporation, a summary of which is attached, on behalf of the Town and to affix the corporate seal of the Town thereto.

Discussion: Councillor Burridge felt that residents will take advantage of the program. Councillor Smith felt this was a good program for residents, but it is also good for the environment.

Councillor MacDonald asked the finance director for a 'ball park' figure of where we stand, and the finance director replied that she will need to look that up as she doesn't have that information in front of her. Councillor

MacDonald noted that this will be adding two million dollars to our Town debt and the finance director replied that is correct.

Councillor MacDonald felt there was a typographical error in the resolution where it states: Government of Canada rate – she felt it should be Bank of Canada Rate and the finance director stated that it actually is the Government of Canada rate. She also noted that it has been vetted through the Town’s solicitor. Councillor MacDonald was glad to know that there is an ‘out’ if there are problems down the road.

Councillor Burridge noted that as money goes out – FCM money comes in - so zero money comes out of our pocket. Councillor MacDonald noted that we will be giving money to the public and we will need to get it back from the public. She asked Deputy CAO for clarification. The Deputy CAO noted that Councillor Burridge is correct; we need to make room within our debt for the two million dollars, but we will be getting all that back either through the program or liens on the property. Councillor MacDonald asked if that would be minus the administration or are they going to pay that back as well and the Deputy CAO replied that it is his understanding that it will be the full amount.

Councillor MacDonald noted that it was brought to her attention that we could use the SWITCH funds for other items. The Deputy CAO noted that these funds are strictly for the residents.

Councillor Smith asked if the resolution would be going forward to the July 15 special Council meeting and the Deputy CAO replied no, it would not.

Councillor Smith asked if it was an error that it doesn’t state at the bottom that it was recommended by the Sustainability Committee. The Deputy CAO noted that it has been discussed at both the Sustainability Committee and the Committee of the Whole.

Councillor Burridge stated that for her, it benefits our residents who may not be able to get a regular loan but would like to make their home more energy efficient.

Question: **CARRIED (1 Nay Councillor Gail MacDonald)**

16. ACCOUNTABILITY AND ENGAGEMENT

- a) No report – the committee did not meet in June.

17. HUMAN RESOURCES

No Report

18. INQUIRIES BY MEMBERS OF COUNCIL

19. OTHER COMMITTEES

a) Stratford Community Seniors

Report is included in the agenda package. Deputy Mayor Clow stated that everything is going well at the complex and all the units are rented.

Statements have been finalized for Seniors. • Ostridge Bros has installed new vanities and medicine cabinets for 3 units. • Tenants group has purchased new chairs from Leon's for the common area room. • All approved capital work has been completed for 2021. • Annual inspection of fire alarms was done by T & K fire. • Cudmore Electric was in to install some new kitchen lights in a couple of units. • Pressure washed all garbage bins and sorted the blue bags as tenants are not sorting properly.

20. APPOINTMENTS TO THE COMMITTEE

21. PROCLAMATIONS

Nil

22. OTHER BUSINESS

22. ADJOURNMENT

There being no further business, the meeting adjourned at 7:00 p.m.

Mayor Steve Ogden

Jeremy Crosby CAO