

REGULAR COUNCIL MEETING
April 12, 2023
Approved Minutes

DATE: April 23, 2023
TIME: 4:32 p.m. – 7:20 p.m.
PLACE: Council Chambers

ATTENDANCE: Deputy Mayor Steve Gallant; Councillors Jill Chandler; Gordie Cox; Ron Dowling; Jody Jackson; Jeff MacDonald; Jeremy Crosby, CAO; Jeremy Pierce, Deputy CAO and Director of Recreation, Culture, and Events; Jeannie Gallant, Director of Infrastructure; Dale McKeigan, Acting Director of Planning; Wendy Watts, Community and Business Engagement Manager; and Mary McAskill, Recording Clerk

REGRETS: Kevin Reynolds, Director of Planning, Development and Heritage; and Kim O'Connell, Director of Finance and Technology

CHAIR: Mayor Steve Ogden

1. CALL TO ORDER

Mayor Steve Ogden called the Regular Monthly Council Meeting to order at 4:30 p.m. and welcomed those in attendance – our MLA Elect Jill Burridge, members of our development community, and those who are viewing via social media.

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

Deputy Mayor Gallant noted that he has a conflict with Planning Items d) and e) and he will recuse himself for these items.

3. APPROVAL OF THE AGENDA

Councillor MacDonald noted that we have a number of items for discussion under Planning (item #12) and he requested that item #12 be moved up and to become item #9 if possible.

It was moved by Councillor Jody Jackson and seconded by Deputy Mayor Gallant that the agenda be approved as amended.

4. ADOPTION OF THE MINUTES

It was moved by Councillor Jeff MacDonald seconded by Deputy Mayor Gallant that the regular monthly meeting minutes of March 8, 2023, and the special meeting minutes of March 22, 2023, be approved as circulated.

5. BUSINESS ARISING FROM THE MINUTES

Nil

6. PRESENTATIONS FROM THE FLOOR

Nil

7. MAYOR'S REPORT

The report was included in the agenda package for Council to review. Mayor Ogden reviewed his report as follows:

- Chaired the Regular Monthly Council meeting, Committee of the Whole meeting, Special meeting of Council, and the Intergovernmental Affairs and Accountability meeting
- Attended a meeting of the Federation of PEI Municipalities (FPEIM) Finance Committee meeting, and an FPEIM board meeting
- Along with CAO Crosby and Council – met with candidates in the provincial election running in Stratford
- Along with Deputy Mayor Gallant and CAO Crosby, had the pleasure of attending a social event at UPEI to mark the beginning of the National University Hockey Championships
- Along with staff and Council, took part in a 'Stratford Connects' information session
- Attended meetings of the Arts and Culture Committee, the Infrastructure Committee, the Safety Services Committee, the Finance Committee, the Diversity and Inclusion Committee, and the Planning, Development, and Heritage Committee
- Was pleased to welcome the Easter Seals Ambassadors Megan and Kaitlyn to Stratford
- Participated in a meeting with several Councillors, staff, and consultants in a workshop on active transportation
- Along with CAO Crosby and business and community engagement manager Wendy Watts, planning staff, and Council, met with consultant Rob Leblanc to discuss a new planning approval approach. Also attended a virtual meeting with a Halifax Councillor and a Halifax Regional Municipality (HRM) planner to discuss their experience with the form-based codes approach
- Attended meetings to discuss the 'Shape Stratford'
- With CAO Crosby and other staff members, chaired a meeting of the Shape Stratford Intermunicipal Committee

- Participated in a virtual meeting of the Federal Canadian Municipalities (FCM) Board of Director's meeting
- Took in a demonstration of the 'Water's Cool' program delivered to grade 5 students in Stratford and Charlottetown through a partnership between the Town and the Stratford and Area Watershed Improvement Group (SAWIG). Very impressive!
- Thank you to Deputy Mayor Steve Gallant for attending the youth centre 'Open House' that showcased the excellent program delivered by Duane Pineau and Jeremy Pierce
- Had the pleasure of presenting welcome gifts and packages to two new Stratford businesses – Anthony Delodder Real Estate, and Alignment Dance Studio
- Spoke and visited with several residents to discuss various issues
- Attended internal meetings and looked after the day to day affairs of the Town.

8. CHIEF ADMINISTRATIVE OFFICER (CAO) REPORT

The report was included in the agenda package for Council to review. The CAO gave an overview of his report as follows:

- Attended the monthly Sustainable Procurement Plan Presentation
- Attended a briefing on the Town's greenhouse gas (GHG) reduction report
- Conducted interviews for the new finance coordinator
- Attended a meeting regarding the Crossroads rezoning application
- Attended an information session regarding the Cross Roads Community Fire Company Board
- Attended a meeting with representatives of Squash PEI regarding the potential to be part of the community campus
- Attended a presentation with the Mayor and Council regarding an update on the GHG inventory and the Community Energy Plan
- Attended the Capital Area Transit Coordinating Committee (CATCC) meeting
- Attended a community campus civil works update meeting
- Held a department head meeting to discuss Town projects and initiatives with the management team
- Along with the mayor, attended a meeting with the Liberal Party candidate for district 6 to discuss Town projects and initiatives
- Attended a meeting with representatives from the Island Gymnastics Academy regarding the potential to be part of the community campus
- Along with the mayor, attended a meeting with the Green Party candidate for district 5 and 6 to discuss Town projects and initiatives
- Attended a meeting with a representative from the Atlantic Canada Opportunity Agency (ACOA) to discuss the funding agreement for the Stratford waterfront development plan

- Attended the Special Council meeting to pass the 2023/24 operating and capital budgets for the Town and the Utility Corporation
- Attended the monthly Intergovernmental Affairs and Accountability meeting
- Attended the Shape Stratford Growth Management Strategy and Development Charges Study public event
- Attended a meeting with representatives of the Charlottetown Curling Club regarding the option of relocating to Stratford.
- Conducted interviews for the planning clerk position
- Attended the Charlottetown and Area Development Corporation (CADC) board of director's monthly meeting; and
- Attended a meeting regarding the subdivision of the community campus property.

9. PLANNING, DEVELOPMENT AND HERITAGE

a) Report

Councillor MacDonald noted that the minutes from the April 3, 2023, Planning Board meeting were not complete in time to be included in the agenda package. He did note that he wanted to commend the excellent work that the planning staff and staff in general have undertaken.

b) Permit Summary

Included in the agenda package. Councillor MacDonald gave a brief overview of the summary.

c) Resolution PH005-2023 – Peter MacDonald – Accessory Building within Front Yard – 42 Owen Lane

Moved by Councillor Jeff MacDonald

Seconded by Deputy Mayor Steve Gallant

WHEREAS an application has been received from Peter MacDonald to place an Accessory Building, a Private Garage which is Detached, within the Front Yard of their Heritage property on parcel number 329565, located at 42 Owen Lane; and

WHEREAS in accordance with section 8.1.1. Accessory Buildings and Structures shall be permitted on any Lot but shall not: (b) be located within the Front Yard or Flanking Side Yard of a Lot; and

WHEREAS notwithstanding subsection (b) above, Council may issue a Development Permit for an accessory Use, Building or Structure located within the Front Yard or Flanking Side Yard of a Lot, where the Town is satisfied the Structure includes Building design components such as Building material, scale, and form are consistent with surrounding Development; and

WHEREAS the layout of the existing buildings and structures on this particular lot are designed to optimize the view of the water from the property. Applications for Accessory Buildings within the Front Yard are common along waterfront properties and have less of an impact on surrounding development as neighbours are often protective of waterfront views. In addition, one of the existing buildings on the property, a heritage barn, is already located within the Front Yard. The surrounding development also encompasses a property at 46 Owen Lane that appears to have an existing Accessory Building located within the Front Yard; therefore, the application is consistent with the area; and

WHEREAS the saltbox design of the proposed Building includes a 10/12 pitch on one side to match the steep roof of the Main Building, as well as a 5/12 pitch to compliment the one and a half storey lean-to that faces Owen Lane. For these reasons, as well as proximity to the driveway for the storage of vehicles; the applicant is requesting approval from the Town to place their Private Garage which is Detached within an area that is consistent with what is already established within the neighborhood.

BE IT RESOLVED that approval be granted to an application from Peter MacDonald to place an Accessory Building, a Private Garage which is Detached, within the front yard of their property on parcel number 329565, located at 42 Owen Lane.

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

Councillor MacDonald stated that the discussion was centered around a couple of features that are present within this property, specifically Owen Lane is in a cottage development area and is not one of our main travelled roads, so it will not impair or impede anyone's enjoyment of their waterfront views.

Question: **CARRIED**

Deputy Mayor Gallant recused himself at this point

d) Resolution PH006-2023 – SD002-2023 – Donald and Pam Newcombe – 41 Keppoch Road and Picton Beete Crescent – One Lot Subdivision

Moved by Councillor Jeff MacDonald
Seconded by Councillor Jill Chandler

WHEREAS an application has been received from Donald and Pam Newcombe to subdivide parcel number 328757 (approx. 43,560 sq. ft. in total area) into 2 single dwelling lots. The new lot 2022-2 having access from Picton Beete Crescent and the remaining lot 2022-1 maintaining frontage on the Keppoch Road.

WHEREAS the new lot will exceed the minimum bylaw requirement of 22 m (72 ft.) of frontage and 70 sq. m. (7,535 sq. ft.) in area; and will be serviced by both municipal sewer and water. The remaining lands will maintain the existing frontage exceeding the minimum bylaw requirement of 22 m (72 ft.) and 70 sq. m. (7,535 sq. ft.) in area; and is currently serviced by both municipal sewer and water.

WHEREAS in accordance with *Section 4.4 Changes to Existing Lots* of the Town of Stratford Zoning and Development Bylaw #45:

- 4.4.1. No Person shall reduce the dimensions or change the Use of any Lot in an approved Subdivision where Council deems these would be a detrimental effect on neighbouring Property owners.
- 4.4.2. Where an application to subdivide land would change the dimensions or the Use of a Lot in an existing approved Subdivision, Council shall notify all Property owners within 150 metres (500 feet) of the boundaries of the Lot in writing, informing them of the details of the application and soliciting their comments.

WHEREAS on March 15, 2023, eighty-three (83) notification letters were sent to property owners within 150 metres (500 feet) of the boundaries of the Lot informing them of the details of the application and soliciting their comments. As of March 29, 2023, no responses have been received.

BE IT RESOLVED that approval be granted Donald and Pam Newcombe to subdivide parcel number 328757 (approx. 43,560 sq. ft. in total area) into 2 single dwelling lots located on Keppoch Road and Picton Beete Crescent subject to all other relevant provisions of the bylaw being met.

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

Councillor MacDonald noted that there was a discussion on the traffic, and it was noted that it will not create any undue hardship or be detrimental to anyone.

Question: **CARRIED**

e) Resolution PH007-2023 – SD006-2023 – Town of Stratford – Subdivision Concept Plan – Community Campus

**Moved by Councillor Jeff MacDonald
Seconded by Councillor Jody Jackson**

WHEREAS An application has been received from the Town of Stratford to subdivide parcel numbers 1137884 and 1137892 (69.96 Ha. or 172.90 Ac. in total area) into three (3) lots within the Public Service Institutional Zone and five (5) lots within the Industrial Zone (M1) located off Hollis Avenue, with a second access off the Bunbury Road, and a third connection to Mason Road once the property to the south-east is developed; and

WHEREAS the purpose of the Community Campus Plan was to develop a site whose form and function would facilitate a public space with all elements and amenities laid out in accordance with their relationship to one another. The Campus would be able to grow over time and adapt to changes in philosophies of work, education, and recreation as they emerge to become the heart of civic life in Stratford; and

WHEREAS the long-term vision for the Community Campus was unveiled at a public meeting in 2018 with further engagement conducted in 2019 by the Community Campus Planning Committee. A consultant, Upland Planning + Design, was enlisted to further engage residents and establish a community vision including schools, recreational/cultural facilities, active transportation networks, sports fields, and additional community development space on 170 acres of land purchased by the Town. A resolution (CC001-2022) was passed by Council on May 11, 2022, adopting the Community Campus Master Plan as prepared by Upland Planning + Design.

WHEREAS In accordance with *Section 1.5.1. Authority of Development Officer* of the Town of Stratford Zoning and Development Bylaw #45:

1.5.1. "...a Development Officer shall have the authority to approve or deny applications made in accordance with this Bylaw in all areas except for:

Preliminary approval of subdivisions of greater than five (5) Lots or where the extension of water mains, sewer mains or Streets is required; and

WHEREAS The subdivision application includes eight (8) total lots and the extension of water mains, sewer mains, and streets per the Development Scheme. The application has been reviewed in accordance with the Bylaw; all Uses as noted are permitted within the Public Service Institutional Zone (PSI) and each proposed lot meets the minimum lot standards per Section 17.1.4.

WHEREAS As part of the application Servicing, Stormwater Management, Erosion and Sedimentation Control Plans, as well as a Traffic Impact Statement have been prepared. The appropriate plans have been circulated to the Stratford Utility Corporation, Department of Transportation and Department of Environment for comment; and

WHEREAS The Development Scheme shows the parkland dedication which exceeds 10% and the Plan will be updated to accurately reflect the area to be shown as parkland, excluding the area for stormwater management, in accordance with Section 4.9 of the Bylaw.

BE IT RESOLVED that preliminary approval be granted to an application from the Town of Stratford to subdivide parcel numbers 1137884 and 1137892 (69.96 Ha. or 172.90 Ac. in total area) into three (3) lots within the Public Service Institutional Zone and five (5) lots within the Industrial Zone (M1) located off Hollis Avenue, with a second access off the Bunbury Road, and a third future connection to Mason Road subject to the following conditions:

1. Conformance with the Development Scheme showing the Town of Stratford Community Campus prepared by CBCL Ltd., Drawing No. 222617.00, dated March 14, 2023.
2. That the developer executes a Subdivision Agreement with the Town of Stratford in accordance with Section 4.12 of the Town of Stratford Zoning and Development Bylaw #45.
3. That a stormwater management plan be designed by a licensed engineer using Low Impact Development guidelines approved by both DOTIE and the Town of Stratford.
4. That the proposed parkland area, as shown on the development scheme, be deeded to the Town of Stratford as parkland dedication, exceeding 10%, excluding the area for stormwater management, pursuant to Section 4.9.
5. That the concept design must meet all the Department of Environment requirements and a plan must be prepared showing how erosion and sedimentation will be controlled and contained during construction.
6. That proposed public roads shall be designed in accordance with the provincial road standards of the PEI Department of Transportation, Infrastructure and Energy and that a subdivision road agreement shall be executed.
7. That the sewer and water systems shall be designed in accordance with the Stratford Utility Corporation Servicing Standards and that a Utility Agreement shall be executed along with the payment of all applicable capital contribution fees required by the Utility Corporation.
8. That the developer makes an agreement with Canada Post and meets Canada Post's requirements for establishing Community Mail Box(s) in new subdivisions.
9. That all other relative provisions of the Town of Stratford Zoning and Development Bylaw, Bylaw #45, are met.
10. That Preliminary approval shall be valid for a period of 3 years.

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

Mayor Ogden noted that this allows the Town of Stratford to proceed with the development of the community campus. This is another step along the way to developing our community campus and we are pleased to see this moving forward.

Councillor MacDonald noted that although we don't have the benefit of the minutes, the committee did have an excellent discussion about the site in question. Using the overhead, Councillor MacDonald noted that the rendering gives a good idea of what the new zoning is going to do. What is important to note is the new access streets that are proposed off of the Bunbury Road and Hollis Avenue – which is currently called street B, but it is going to be a new connector road. Councillor MacDonald - referring to the overhead noted that the two shaded blue zones are the proposed school zones where our high school and hopefully our junior high school might go at some point. The green shaded zones are going to be our proposed new green space which is exciting for the surrounding neighbourhoods. Again, referring to the overhead, Councillor MacDonald stated that you will see some of our new industrial zones which is the expansion of the industrial park that leads off of Hollis Avenue. Councillor MacDonald stated that this will help guide and help shape the development.

Councillor MacDonald also felt it was important to take into account the traffic impact statement. It does appear that there has been a lot of thought put into this document and it certainly would appear that there is a large number of trips that will be generated, but nothing that would dramatically cause undue hardship to the motoring public getting in and out of these proposed new zones. Ultimately, the design of the roads will be a joint exercise between the Town and the province.

Councillor MacDonald noted that there has been an incredible amount of work done to get us to this point and we are not finished with the project, but it is exciting to see progress being made.

Deputy Mayor Gallant stated that as a former Councillor of the last term, he is aware of all the work that was done by former Councillors, former CAO Robert Hughes, current CAO Jeremy Crosby and Deputy CAO Jeremy

Pierce and our MLA Elect former Councillor Jill Burridge. Mayor Ogden agreed that there is a lot of work conducted in the background that people don't see that went into this resolution. Mayor Ogden noted that Jill Burridge was a leader on this file and a lot of the credit goes to her.

Question: **CARRIED**

f) Resolution PH008-2023 – New Street Name – Civic Addressing Issue – Bornishstone Lane

Moved by Councillor Jeff MacDonald

Seconded by Councillor Gordie Cox

WHEREAS the Town has received an application for a third Dwelling accessed by a private driveway off the Bellevue Road. As per Section 3 of the Emergency 911 Act, once more than two (2) civic addresses are accessed off the same driveway, the driveway must be converted to a Private Road and named, so that it is easily located in case of an emergency.

WHEREAS the private driveway off Bellevue Road is used to access civic numbers 42 (PID 1105998) and 44 (PID 823203) and PID 864322; and

WHEREAS the property owners that will be affected have been contacted regarding the civic address change and requested to submit road name suggestions for consideration by the Town's Heritage Sub-Committee no later than Monday, February 27, 2023, and will also be sent an additional notification letter before the change is implemented; and

WHEREAS one request has been received to name the private road and has been recommended by the Heritage Sub-Committee:

- Bornishstone Lane, after the property owners' family place in Scotland.

BE IT RESOLVED that approval be granted to the following street name for the private road off Bellevue Road to access PIDs 1105998, 823203 and 864322:

- **Bornishstone Lane**

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

Question: **CARRIED**

g) Resolution PH009-2023 – RZ002-22 – Concord Properties Ltd. (The Gray Group) – Urban Core Area Plan – Bylaw Amendment 45M – 2nd Reading

Moved by Councillor Jeff MacDonald
Seconded by Councillor Jody Jackson

WHEREAS an application has been received from Concord Properties Ltd. (The Gray Group) for The Crossroads: Urban Core Area Plan requesting an amendment to the Town of Stratford Zoning and Development Bylaw #45 (text and map); and

WHEREAS the proposed amendment will require changes to the zoning map to add two new zone classifications and changes to the text for the addition of the two new mixed-use zones as well as adjustments to parking requirements and Development Officer authority to support the implementation of The Crossroads: Urban Core Area Plan; and

WHEREAS the proposed zone classifications to be inserted in the Bylaw are the Core Mixed Use Zone (CMU) and the Urban Core Zone (UC), whereby both zones permit buildings with commercial uses on the first floor and residential units (rentals or condo's) on the remaining floors, and whereby the Urban Core (UC) Zone uniquely does not permit stand-alone commercial to maximize residential density in the area. Proposed heights in the CMU Zone are of up to 25 metres and in the UC Zone of up to 37 metres; and

WHEREAS to accommodate the two zones, reduced parking provisions will be required and will include the provision for a percentage of underground vs. surface parking for buildings exceeding 13 metres in height; and

WHEREAS the proposed amendment will require changes to the Development Officer authority to permit approval of development applications via site plan approval process in accordance with newly established built-form requirements as outlined within the new zone sections to streamline the development application process; and

WHEREAS in accordance with the Stratford Zoning and Development Bylaw #45, planning staff circulated written notices (280 letters/sent Nov 3, 2022) of the amendment request to all property owners within 150 metres (490 feet) of the boundaries of the subject property or properties, and placed multiple signs on the land being proposed for re-zoning indicating that a re-zoning request has been received; and

WHEREAS planning staff received 53 response letters from residents with various concerns around shadow casting, infrastructure, environmental, and general concerns; and

WHEREAS in accordance with the Stratford Zoning and Development Bylaw #45, an advertisement was placed in the Guardian newspaper on two occasions (Nov. 9, 2022, and Nov. 19, 2022) and the media ad was also shared on the Town's website, Facebook,

Twitter, Instagram, and the Town's weekly E-News to notify residents of a public meeting and to solicit input from residents on the proposed amendment request; and

WHEREAS a public meeting was held on November 23, 2022, at the Stratford Town Centre with approximately 73 people in attendance, whereby the Director of Planning introduced the application from the Gray Group explaining the proposed amendment requests and the requirement for both text and map amendments to the Stratford Official Plan and Zoning & Development Bylaw #45; and

WHEREAS representatives of the Gray Group (Cory Gray, CEO and Chairman of the Board) and Trevor MacLeod (President) presented a video of The Crossroads: Urban Core Area Plan proposed for the Stratford core area; and

WHEREAS Trevor MacLeod introduced the Gray Group's consultants Rob Leblanc and Roger Boychuk from Fathom Studios, and referenced members of CBCL Limited, and members of the Provincial Transportation Department, and presented details of the proposed development plan to the audience; and

WHEREAS during and after the presentations from Trevor, Rob, and Roger, the floor was open to a question-and-answer period, whereby the developer responded to questions from the audience.

BE IT RESOLVED that Bylaw # 45M, a bylaw to amend the Town of Stratford Zoning and Development Bylaw, Bylaw #45, be hereby read and approved a second time. The details of the proposed amendments are as follows:

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

Councillor MacDonald noted that under the Municipal Government Act (MGA) it is a requirement that if there are any changes between the first and second reading of a bylaw that all of those proposed amendments be read into the record in its entirety. Councillor MacDonald stated that he does propose to read the amendments to conform with the MGA, but before doing so, he called on acting director of planning Dale McKeigan. Dale will present a brief overview of some of the proposed amendments between the first and second reading, as well as the process the Town has undertaken in soliciting input and making those amendments between the first and second reading.

Town planner and acting director of planning Dale McKeigan stated that he will go through the process of what has happened leading up to the second reading. On the first reading of March 8, 2023, there were a number of concerns addressed at that time as mentioned by Councillor MacDonald such as the building heights, shadow casting, and environmental concerns. After that discussion, we had numerous meetings with staff and the CAO to discuss those concerns and other issues. We talked about the building heights and shadow casting along Shakespeare Drive and development on the edges in the two new zones to ensure compatibility with existing development. The addition of individual diagrams and schedules to address building standards being heights, setbacks, street walls, and setbacks. We discussed consistencies with the standards for the two new zones and pedestrian movement connectivity throughout the two new zones. We talked about green spaces, looked at landscaping and overall site functioning, stormwater management, surface water runoff, siltation mitigation measures and detention ponds, so there was a lot of discussion in-house during the last month.

Dale noted that planning staff and the CAO met with the developers just over a month ago, to talk about the additional time that was needed to move forward to capture the essence of this development in order to make sure we are entirely prepared for the second reading. When we met with the developers, we had a good discussion and we agreed that we would move forward – giving us an extra month to make sure we captured everything. We then met with the consultant Rob LeBlanc on the above mentioned items and the consultant agreed to lower the building heights along Shakespeare Drive in response to concerns. He agreed to provide compatible development on the edges where possible, agreed to provide diagrams and schedules to address building standards, heights, setbacks, street walls, and step backs. The consultant agreed to housekeeping changes for consistency and agreed to upgrade pedestrian movement connectivity. Overall site functioning will be addressed at the site plan review stage. Stormwater management and surface runoff, siltation mitigation measures and detention ponds will be addressed in the second reading by way of amendment this evening.

Dale noted that we also had two information sessions during the last month with planning board, staff, and Council and the reason for this was to have some good discussion on a lot of these items, and any concerns that Council may have had, as well as any concerns that were discussed by

the residents. Dale noted that these sessions were to help Council have a better understanding of the difference between form-based codes versus conventional zoning which we have all operated under for years. The form-based codes is more of an urban form type methodology that looks at a check list and site plan analysis and also approval. As noted on the diagrams provided on the overhead – they not only give us the standards but show them in graphic form which is good to see and to use because it makes it more relevant and gives it better context.

Dale noted that they also discussed the ground floor commercial and that will be addressed in the second reading by Councillor MacDonald. We discussed hotels in the CMU Zone, and again, they will be addressed in the second reading. We discussed the no stand-alone commercial in the UC Zone and again that will be addressed in the second reading. We talked about the development officer authority and site plan approval process and how that functions, and the need for an amendment to the current bylaw to enable it. One note that we made at the meeting was that if Council at any point in time is dissatisfied with how things are proceeding under the form-based codes – they have a right to discuss it further and make any adjustments necessary.

Dale noted that the April 5, 2023, meeting was also very helpful by giving us more certainty where we didn't originally have it. He felt that going forward with the second reading, we will have a better understanding of what was causing us some concern. As mentioned by Mayor Ogden, we had a Zoom meeting with some Halifax Councillors and their planner. They showed us the benefits of the form-based codes and how they utilize them, and the difference it has made in their workload, as well as the difference it has made for the developers. They do not need to get into development agreements or have the long process of public meetings. Once the form-based codes and the two new zones are approved, it will enable the planning staff to go forward with the checklist, and as long as the checklist is met the planning staff can issue the approval.

Dale noted that this is what has occurred over the past month, and it has been busy, but it has been helpful and very beneficial going forward.

Councillor MacDonald noted that it is a requirement of the MGA Act that we read into the record the proposed changes. He added that this process will highlight what the town planner has explained and shows some of the

internal workings on how we are moving this along. The changes are as follows:

In Section 1.5.1. immediately after subclause e) add:

From Previous 1st Reading

“Notwithstanding the above, a Development officer shall have the authority to approve or deny applications in the Core Mixed Use (CMU) Zone and Urban Core (UC) Zone in accordance with the Site Plan Approval Process in this Bylaw.”

To Current 2nd Reading

“Notwithstanding Section 1.5.1 above, a Development Officer shall have the authority to approve or deny Development Applications in the Core Mixed Use (CMU) Zone and Urban Core (UC) Zone in accordance with Section 7.6. Site Plan Approval Process in this Bylaw; excluding developments which require preliminary approval of subdivisions of greater than five (5) Lots or where the extension of water mains, sewer mains, or Streets is required.”

Under Site Plan Approval Process

7.6.1. e) – Added to Current 2nd Reading

e) *“detailed erosion and sedimentation plan shall be prepared showing how erosion and sedimentation will be controlled and contained during construction:”*

Under Site Plan Approval Process Flowchart

“From the previous reading – 1st Reading 14 day appeal period”

“To Current – 2nd Reading 21 day appeal period”

Section 16

“From Previous – 1st Reading All uses in the CMU and UC Zones – No Parking Requirements’ has changed as follows:

“All uses in the CMU and UC Zones – 0.5 Parking Spaces per Dwelling Unit; 3 Parking Spaces per 93 sq. m (1,000 sq ft.) of Commercial or Office Space; and 0.75 Parking Spaces per Guest Room”

12.4.2 Permitted Uses No Building or part thereof and no land shall be used for purposes other than:

"Subsection xvii – Hotels, excluding lots abutting R1 / R2 – added to Current 2nd Reading"

Multi-Unit and Mixed Use

"Minimum Lot Area from Previous 1st Reading 1,000 sq m (10,764 sq ft.)"

"It is now 2000 sq. m (21,528 sq. ft) for a Multi-unit Mixed Use Development."

12.4.11 CMU Zone Parking Exemptions

"Removed from 2nd Reading as per section 10.1 of this bylaw, there are no parking minimums in the CMU Zone, but all other dimensional parking requirements apply."

12.4.16 Street Types

"From Previous 1st Reading – for Buildings > 12 m high, no less than 50% Parking is Underground"

"2nd Reading – for Buildings > 13 m high, no less than 50% Parking is Underground"

12.5.5 Lot Requirements

"From Previous 1st Reading 1,000 sq. m (10,764 sq ft.)"

"2nd Reading – now 2,000 sq. m (21,528 sq. ft.) and this is in the UC Zone."

Commercial Uses

"From Previous 1st Reading No less than 30% of ground floor"

"2nd Reading No less than 50% of ground floor"

"From Previous 1st Reading – Stand-alone commercial buildings are not permitted in the UC Zone"

"2nd Reading – Stand-alone commercial buildings are not permitted in the UC Zone unless approved by Council"

12.5.11 UC Zone Parking Requirements

"Removed for 2nd Reading – As per section 10.1 of this bylaw, there are no parking minimums in the CMU Zone, but all other dimensional parking requirements apply"

12.5.16 Street Types for the UC Zone – Added to the 2nd Reading to conform with the actual text definition which reads *"no less than 50 ground floor commercial"*

This is a change to our Building Heights

"From Previous 1st Reading in certain areas in the CMU Zone they were 19 stories maximum"

"2nd Reading – they have been amended to read Certain proportions of the UC Zone are now 20 storey maximum, as well certain areas are removed, as those parcels are not being rezoned under the new proposed bylaw amendments"

"Map Changes (pg. 24) – shows the areas in red being removed from Street Wall setbacks, as these parcels are not being rezoned"

"Next mapping shows again areas in red removed from Steet Wall Heights as parcels are not being rezoned"

"Page 25 – map changes from the first reading to the second reading – again areas in red are removed from the Street Type schedule, as they are not being rezoned. The existing core area design standards will ensure continuation of curves and gutters, and sidewalks on at least one side of the street"

"Page 29 – Section 19 is added in its entirety to describe and clarify Zoning Map changes as identified in the Map (figure 1) – Appendix "A" Town of Stratford Zoning Map of the Town of Stratford Zoning and Development Bylaw #45 is amended by the following:

- 1. The zoning of a portion of PID 190090 indicated as parcel 1 on Figure 1 shall be Urban Core (UC), hereby excluding it from its former zoning of Town Centre Residential (TCR).*
- 2. The zoning of portions of PID 328039, PID 190090, and PID 882084 indicated as Parcel II on Figure 1 shall be Urban Core (UC), hereby excluding it from its former zone of Town Centre Mixed Use (TCMU).*
- 3. The zoning of portions PID 328039 and PID 882084 indicated as Parcel III on Figure 1 shall be Urban Core (UC), hereby excluding it from its former zoning of Town Centre Commercial (TCC).*
- 4. The zoning of portions of PID 328039 and PID 190090 indicated as Parcel IV on Figure 1 shall be Core Mixed Use (CMU), hereby excluding it from its former zoning of Highway Commercial (C@).*
- 5. The zoning of a portion of PID 328039 indicated as Parcel V on Figure 1 shall be Core mixed Use (CMU), hereby excluding it from its former zoning of Highway Commercial (C2).*

6. *The zoning of a portion of PID 328039 indicated as Parcel VI on Figure 1 shall be Core Mixed Use (CMU), hereby excluding it from its former zoning of Town Centre Mixed Use (TACMU).*
7. *The zoning of a portion of PID 882084 indicated as Parcel VII on Figure 1 shall be Core Mixed Use (CMU), hereby excluding it from its former zoning of Town Centre Residential (TCR).*
8. *The zoning of a portion of PID 897124 indicated as Parcel VIII on Figure 1 shall be Core Mixed Use (CMU), hereby excluding it from its former zoning of Town Centre Mixed Use (TCMU).*
9. *The zoning of a portion of PID 897124 indicated as Parcel IX on Figure 1 shall be Core Mixed Use (CMU), hereby excluding it from its former zoning of Low Density Residential (R!).*
10. *The zoning of a portion of PID 328039 and PID 882084 indicated as Parcel X on Figure 1 shall be Core Mixed Use (CMU), hereby excluding it from its former zoning of Town Centre Commercial (TCFD).*
11. *The zoning of a portion of PID 328039 and PID 882084 indicated as parcel XI on Figure 1 shall be Core Mixed Use (CMU), hereby excluding it from its former zoning of Town centre Commercial (TCC).*

On page 30 there is a map added that describes the various parcels being Parcel I to Parcel X. The area shaded in pink is our Urban Core and the areas in blue are to be Core Mixed Use.

Councillor MacDonald noted that these are the changes that have been made since the first reading towards the second reading and that is in conformance with the Municipal Government Act.

The CAO noted that there was a minor correction on Section 16 – it states from previous first reading to current, but it should say second reading.

Mayor Ogden noted that we now have a motion that has been moved, and seconded, and we have also had a presentation on the changes from first reading to second reading. He asked if anyone had any comments.

Councillor Cox stated that in layman's terms it is a lot to decipher. He noted that Council met with the consultant Rob LeBlanc when he came to the Island, and we have also had multiple meetings. He referred to land section 882084 where we talked about the switch from a 12 storey to a 5 storey and he asked for clarification that has taken place. Town planner Dale McKeigan replied that the section along Shakespeare Drive (referring

to the overhead) and it has gone down from a 12 storey to a 6 storey and that is in comparison across the street, because the buildings that are there are elevated by a storey due to topography, plus they have three stories on top which is equal to a four storey building. That makes it a better balance of 4 to 6 as opposed to 4 to 12 ratio.

Councillor Jackson noted that he did have some reservations from the last meeting; however, through all of the meetings with staff as well as doing some of his own research he felt a lot more comfortable and appreciated the changes that have been made since our last Council meeting. He also took a moment to thank the Gray Group for investing in the Town. He added that they do have a track record of success. Councillor Jackson felt his original reservations were based on giving up the decision making and going to form-based codes – but if you lay out clear rules and the developers meet those rules, we have no reason not to approve a development. He felt leaving it in the hands of the experts in the planning department makes a lot more sense than Councillors who are not planners. He added that he thinks the changes made are great and he looks forward to the future.

Councillor MacDonald noted that this has been a ‘very long road’ and it precedes his time on Council. However, from what he understands this has been part of Stratford’s strategic vision for well over a decade, with the right development for a large amount of our Town which remains mostly undeveloped, and it is exciting. It is one of those situations where it is really a confluence of a number of things. It is the right time, and it is the right location. The Town has a good partner in the Gray Group in terms of its view and its vision for development. We are seeing a lot of pressure in the demand for housing. There was a Charlottetown regional growth study which showed that our municipal area – covering Cornwall, Charlottetown, and Stratford, is currently under enormous pressure and those pressures are only going to increase. Councillor MacDonald felt that the secret is out about Prince Edward Island, especially our capital region – that this is an excellent place to work, live, and raise a family. He noted that we are being inundated with new residents and we have a responsibility as a Town to consider the highest and best use of our Town lands. We have a responsibility to maintain affordability and attainability of housing stock. We have a responsibility to create a variety of housing options. We also have a responsibility to consider densification in the areas where it makes sense. On the same token, we also have the

responsibility to consider and work towards preserving green spaces where it makes sense to do so. All of those imperatives and aspirations are funnelled into this proposed change. Councillor MacDonald stated that this allows our Town to grow in an exciting and dynamic way. It allows our residents to have a core downtown that they can be proud of and that they can enjoy living in and working in.

Councillor MacDonald noted that when you look at the building design standards, they will promote quality and consistency, but also the street design standards which will allow for greater access and greater transportation options. We are fully considering appropriate sidewalks and active transportation paths which will assist in helping our Town grow and look towards the future where transportation is a little more mixed. Councillor MacDonald took a moment to commend prior Councils who have worked on this development, and he commended the Gray Group for being a good partner. He also commended the citizens of the Town for providing Council with excellent input and for sharing their aspirations of what our Town needs to look like. Councillor MacDonald added that he felt we are on the right path, and he thanked both town planner Dale McKeigan and planning and development technician Sarah Kennedy, who during his brief tenure on Council have educated him on this development and the Town owes them both a certain level of gratitude.

Councillor Dowling noted that obviously this (form-based codes) is very unique to Prince Edward Island and this type of development will provide Stratford with a unique opportunity to develop its downtown core from the ground up as opposed to a scatter type development and trying to reconfigure things 'down the road.' This enables us as a community to get it right the first time. He added that with all the consultation that we have had among the residents, and among the developers and consultants and this is a very good development, and it is going to be very beneficial to our community in many ways. Councillor Dowling stated that this development in conjunction with our community campus, and looking at our long term vision perspectives will certainly change the dynamic, but in a positive way and he supports the development.

Mayor Ogden felt that this is a historic step forward for our Town and he felt the Town is very lucky to have such a great planning staff, innovative and forward thinking developers, and a Council that is willing to put in the time and the effort to understand and to take the interests of residents to

heart and really do their best to make sure that what we are deciding here tonight will be to the benefit of the Town, and in fact will move the Town forward. Mayor Ogden noted that we are all very cognizant of the housing crisis that faces not only our Town, but our province, and our country. The Town has taken many steps already with our 'Shape Stratford' initiative of commissioning a housing study. We had originally done a study in 2014. We then did it again with Charlottetown and Cornwall recently and it gave us a lot of information that really points out that we are going to be short a lot of housing units for the population that is coming here, and it is a real crisis. It is something very important and we want to have a place for everyone in our Town for all income levels.

Mayor Ogden noted that the 'Shape Stratford' initiative has removed some of the barriers to development. This move today which we have looked at from all angles, and other municipalities have used form-based codes and our planning staff has looked at it, and basically it is replacing our current process with a rigorous and stringent set of standards that developers need to meet in order to get approved for development. The experts, as Councillor MacDonald noted, are the planning staff members. The planning officer replaces the decision making of Council, but only if all the specifications are met. However, Council does have the power to make changes to the specifications if they are not working and Mayor Ogden felt it allows development to take place faster, but with a high standard of quality. It will take the politics out of it and move it into the realm of the experts.

Question: **CARRIED**

Town planner Dale McKeigan took a moment to show his appreciation for Kevin Reynolds who is currently out on leave. Kevin has been with the Town for a number of years, and he has worked very closely with the developers throughout this process, and Dale wanted to take the time to acknowledge him.

Councillor Cox took a moment to thank Dale and the planning staff for stepping in and doing a commendable and remarkable job.

h) Resolution PH0010-2023 – RZ002-22 – Concord Properties Ltd. (The Gray Group) – Urban Core Area Plan – Bylaw Amendment 45M – Adoption

**Moved by Councillor Jeff MacDonald
Seconded by Councillor Gordie Cox**

WHEREAS Bylaw #45M, a bylaw to amend the Town of Stratford Zoning and Development Bylaw, Bylaw #45, was read and approved a first time on March 8, 2023; and

WHEREAS Bylaw #45M, a bylaw to amend the Town of Stratford Zoning and Development Bylaw, Bylaw #45, was read and approved a second time on April 12, 2023.

BE IT RESOLVED that Bylaw #45M, a bylaw to amend the Town of Stratford Zoning and Development Bylaw, Bylaw #45, be hereby adopted and that the Mayor and Chief Administrative Officer be authorized to affix their signatures and the corporate seal of the Town thereto and to be formally declared the said Bylaw passed.

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

Question: **CARRIED**

10. RECREATION, CULTURE AND EVENTS

- a) The report was included in the agenda package for Council to review. Councillor Jill Chandler reviewed the report as follows:

Committees – the Recreation, Culture, and Events Committee met twice in February. The initial meeting served as an orientation for the new committee members, provided an overview of the terms of reference, and major projects currently being undertaken by the Town. The second meeting delved further into projects such as the community campus and the waterfront park, and members were provided in depth summarizations of recreational and cultural programs, events, and activities that take place within the community.

Arts and Culture – the Arts and Culture Sub-Committee met on March 9, 2023, with discussions centered around artist's bursaries, artist in residence programs, interactive public art proposals, and memorial donations.

Community Campus – the Town released tender packages for the infrastructure development of the community campus. The goal is to have site work started in May or early June.

Stratford Youth Centre & Council – the youth centre currently has 67 members. The registration deadline is April 1, 2023. Registrations will reopen in September. The youth council is currently working on a project to lobby the province about upgrading the crosswalk on Bunbury Road in front of Cotton Park. The area has seen increased traffic and it has become dangerous to cross.

The youth centre Leadership Committee will be starting to collect items in April for the 'Online Auction' which will be held the first week in June. The youth centre will be starting to sell their 'Kick Off the Summer Raffle Tickets' in mid-April.

Spring Planning – the Town will be working on several spring projects, namely the splash pad sustainability rain garden, the installation of the playground at Strawberry Hill, paving work at Cotton Park, tree planting, bench installations, and the installation of an accessibility mat at Tea Hill Park bench.

Adult Art Programming – spring classes are underway with most programs operating at full capacity.

Programs – Stratford will be offering a new youth skateboard program – Introduction to Skateboarding 101. The program will be introduced for the month of May and will run twice a week. Should the program receive sufficient interest, the Town will offer subsequent programs in June, July, and August.

The Town will also introduce a new "Older and Stronger" 55+ fitness class and it will be offered twice a week in the month of May. The program will continue pending the availability of instructors and registration numbers.

The ever popular Pickleball program will continue indoors for the months of May and June and will move outdoors to the Kinlock tennis courts for July and August.

Sports Fields – Stratford will begin work on all outdoor recreation facilities once the weather permits. The Town is still working with insurance providers to have damage incurred as a result of Tropical Storm Fiona repaired in time for the opening of respective seasons.

The Town is working with Tennis PEI on scheduling all their programs/tournaments planned for Pondside Courts from May to October. Multi-use courts at Kinlock Park and the Bunbury outdoor rink will also be prepped for spring play.

Fitness Ara & Gymnasium – Daily usage of the fitness area has increased for the third consecutive month to an average of 140 users per day. This number does not reflect program participants. Guests to the facility will see the addition of a Lemond Spin Bike and will soon see a Recumbent Bike added to the fitness amenities.

Councillor MacDonald noted that we had discussed the reconfiguration of the ballfields at McNeill to allow additional use and the recreation director Jeremy Pierce replied that

in our capital budget process we looked at two options. One was the mini field option – adding a fifth field somewhere in the Town and Fullerton’s was the location that we felt was most suitable based on parking and washroom facilities. The second option was exploring removing the grass infield at lower McNeill. Jeremy noted that we have had meetings with baseball and meetings with softball and a second meeting is planned with baseball on Friday, April 14, 2023, so we are still working through the process to determine the best option for the Town.

11. FINANCE AND TECHNOLOGY

a) The report was included in the agenda package for Council to review. Councillor Dowling reviewed the report as follows:

- Budget was passed on March 22, 2023, and staff is updating the municipal software with the updated budget numbers
- Attended the presentation and workshop on the Town’s active transportation network
- The new financial coordinator, Taewoo Kim started work with the Town on March 20, 2023
- Continuing work on Fiona disaster claims and working with insurance adjusters on Fiona damage to Town properties
- Preparing government claims information for ACOA, and Infrastructure and Active Transportation Fund
- Doing a review of the assets to see which assets are completed in the current year
- Updating Fees Schedule ‘A’ for introduction of new rates
- Updating Meal and Allowance Policy
- Updating new utility rates in the system
- Working on April billings; and
- Staff is busy with day to day tasks.

b) Financial Statements

Included in the agenda package for Council to review. The statements were briefly reviewed.

c) Resolution FT008-2023 – Council Remuneration Bylaw Amendment 36-B – 2nd Reading

Moved by Councillor Ron Dowling

Seconded by Deputy Mayor Steve Gallant

WHEREAS Council would like to make a change to the payment frequency of their remuneration which is currently paid in quarterly installments (Bylaw 36, section 1),

subject to any federal and provincial deductions, in the third month of each quarterly period; and

WHEREAS council would like to change the frequency of the payments to monthly installments, and

WHEREAS for clarification purposes this does not change the amount of remuneration that Council receives – only the timing.

BE IT RESOLVED that attached Bylaw # 36-B, a bylaw to amend the Council Remuneration Bylaw, Bylaw #36, be hereby read and approved a second time.

Discussion: Nil

Question: **CARRIED**

d) Resolution FT009-2023 – Council Remuneration Bylaw Amendment 36-B - Adoption

Moved by Councillor Ron Dowling

Seconded by Councillor Gordie Cox

WHEREAS council read and approved a change to the payment frequency of Council's remuneration from quarterly to monthly for the first time on March 8, 2023; and

WHEREAS council read and approved the payment frequency of Council's remuneration from quarterly to monthly for the second time on April 12, 2023.

BE IT RESOLVED that the attached Bylaw Amendment, Bylaw 36-B, A Bylaw to amend the Council Remuneration Bylaw, Bylaw #36, be hereby adopted and that the Mayor and Chief Administrative Officer be authorized to affix their signatures and the corporate seal of the Town thereto and to be formally declared the said Bylaw passed.

Discussion: Nil

Question: **CARRIED**

12. SAFETY SERVICES

a) Report

Report was included in the agenda package for Council to review. Councillor Jackson reviewed the Safety Services minutes that were included in the agenda package. He noted that a member from Citizens on Patrol was in attendance and gave her report and we thank them for the work they do on behalf of the Town. They are currently recruiting, so if anyone is interested in joining, please contact the Town for further information.

b) RCMP

The report for the month of March was included in the agenda package. Councillor Jackson stated that Corporal Weatherbie provided an RCMP report and noted that he did a presentation at the Mutch Drive seniors complex regarding scams.

Councillor Jackson noted that there was also some discussion on a recent meeting with the Charlottetown Police Chief to review the E-Watch Program. He noted that for anyone who isn't aware of the program – it is the camera system that the City of Charlottetown police use. They gave a great demonstration of the capabilities of the system, and we are going to look to see if the business community is interested in helping the Town with a similar system. Councillor Jackson stated that it is a great prevention initiative, and we will be looking at it in the coming months.

Councillor Chandler had a question regarding the graph, and Councillor Jackson felt the best person to answer the question would be Corporal Weatherbie who is not in attendance this evening but should be attending next month's meeting.

d) Lighting

Lighting was discussed and the committee recommended additional enhanced lighting in the area of Greenway Heights due to requests from residents in the area, as well as an increase in the wattage of the light that is currently in place.

Councillor Jackson stated that we also approved eight new street lights in the Kelly Heights subdivision, which is in line with our Street Light Policy.

The committee discussed traffic calming and different options for Rosebank Road, which has been a long standing issue with safety on that particular road. Councillor Jackson stated that there was a report provided and it was passed along to the people looking after the active transportation study, and they will take it into consideration in their report. Corporal Weatherbie was at the meeting, and he suggested that the RCMP would take a look at some further patrols and presence in the area at peak times. Councillor Jackson noted that we are going to wait until the results of the active transportation study comes out to see where Rosebank Road is on the list of priorities. Councillor Jackson noted that it has been a long standing issue and he would like to see it resolved.

Councillor Chandler noted that when she was out 'knocking on doors' on the Rosebank Road residents were very engaged and the Town is certainly aware of this. She felt that the majority of residents do support that there is a speeding problem or safety issue and she felt that sometimes in the past some of the solutions may have been polarizing for

some people, but everyone she spoke to was very passionate about the street in its current state.

Councillor MacDonald noted that from his perspective that is not exactly polarizing, it was fairly one directional from the people he heard from that there are issues with Rosebank Road and there continues to be issues with Rosebank Road. He stated that he read the report and that there was a proposal for a sidewalk. However, he understood from the CAO that there may have been more high priority needs identified. Councillor MacDonald stated that he has a responsibility to advocate for the residents of his ward and he felt that it is an issue and he did see the comments made by Corporal Weatherbie about gathering more traffic data and he felt that would be a good next step and that is what he will advocate for – a move from the anecdotal to something more evidence based, so that we can have something that is actionable.

The CAO stated that Corporal Weatherbie indicated at the last meeting that the RCMP would patrol the area more often until we can come up with a solution.

Councillor Cox noted that we also talked to Corporal Weatherbie about the Stratford Road and the Mason Road which are also speedways and maybe even more so than Rosebank Road as Rosebank is more residential. The speeding has not stopped, and the speed limit is atrocious in both areas, and it is really troubling. We do not have the police force to be able to set a car on the Rosebank Road, Stratford Road, and Mason Road. Councillor Cox stated that something needs to be done before there is a fatality.

Councillor Jackson agreed that we have more than one area that will be priorities for us. There may be some active transportation solutions and that may turn out to be the answer for Rosebank Road. We will get the report at the end of April or the first of May and Council may agree 100% with the report or we may want to prioritize other areas, and that is Council's prerogative.

Deputy Mayor Gallant referred back to the E-Watch noting that we had a great meeting with Chief MacConnell from the City of Charlottetown. The cost of the cameras was discussed. He also noted that over the past few days we have seen on CBC Compass graffiti in Cornwall and Stratford. Deputy Mayor Gallant felt that we have been talking about this issue for four years and we need to get moving on it.

For clarification, Mayor Ogden noted that he understood the briefing was held and it will now be discussed at the Safety Services Committee, and they will make a recommendation to Council. We will then look at the budget to see how we can work

with the corporate community to put the cameras in place. We will also need to decide which model of camera we will use.

Councillor Jackson stated that we will work hard on this issue with the help of the Safety Services Committee.

The CAO added that he and Wendy Watts are going to reach out to the business community to see what the interest would be on their end, because a lot of the cameras in Charlottetown would not be possible without the business community involved.

c) Humane Society Report

The report for the month of March was included in the agenda package.

d) Transit

The report for the month of March was included in the agenda package. Councillor Jackson stated that the updated ridership number for March was 181 which is well above our 2019 figures.

e) Cross Roads Fire Department

The report for the month of March was included in the agenda package. Councillor Jackson noted that most of the calls to the Cross Roads Fire Company were in the Stratford area. He noted that there were a few structural fires and one call to assist the city with a water rescue and it is great to see collaboration and cooperation.

Councillor Dowling noted that we had previously discussed lift assists and compensation for call outs for the fire department because there is a cost to Town, and we are providing assistance to a private entity. Councillor Jackson replied that in this most recent month we have had one lift assist and for anyone who may be listening in virtually – this is when our fire company is called out to assist another first responder to help lift a patient and it can be for various reasons. The issue is a number of people respond to these call outs when only one person is needed. Councillor Jackson noted that we are going to have a discussion on the issue at our next fire company meeting. He added that it is not a major issue, but we are going to continue to monitor it.

f) Resolution SS002-2023 Noise and Nuisance Bylaw Amendment 30-C – 1st Reading

Moved by Councillor Jody Jackson

Seconded by Councillor Gordie Cox

WHEREAS the provincial legislation for the Highway Traffic Act was revised in May 2022 to modify the clause previously stating that *A person who is riding a bicycle shall not ride*

on a sidewalk, to allow the council of a municipality having jurisdiction over a sidewalk to impose a bylaw, to allow riding or use of bicycles by children on a sidewalk or any portion of a sidewalk; and

WHEREAS the Act defines children as persons 12 years of age or under.

BE IT RESOLVED that attached Bylaw # 30-C, a Bylaw to amend the Noise and Nuisance Bylaw, Bylaw # 30, be hereby read and approved a first time.

Discussion: This resolution bears the recommendation of the Safety Services Committee.

Question: **CARRIED**

Mayor Ogden noted that he would like to encourage people to join the Citizens on Patrol to help keep our Town safe.

13. INFRASTRUCTURE

- a) **Report** - The report was included in the agenda package for Council to review. Deputy Mayor Steve Gallant gave an overview of the report as follows:

Hurricane Fiona tree debris cleanup is wrapping up by both the Town and the provincial contractors. The province will be removing debris stockpiles from Keppoch Road and Hollis Avenue in the coming weeks. The Town's efforts will be shifting to trail maintenance to repair damage caused by machinery on the trails during the cleanup efforts. There are also some large stumps still to be removed in some of the parks.

Several infrastructure projects are progressing well and are on track for construction during the 2023 construction season. The following projects are all being finalized to be tendered this month - the waterfront boardwalk, the Corish lift station upgrades, and the Bunbury lift station upgrades.

The community campus site servicing project is currently out for tender and will close on April 13, 2023, with construction anticipated to begin in May or early June. Island Coastal Services will begin construction of the Kinlock Road multi-purpose path in May and Greatario is expected to begin construction of the second water reservoir in May. Staff is involved with review and coordination with the consultants to keep these projects on schedule.

Upland Planning + Design is continuing work on the update of the Active Transportation Plan and hosted a workshop with staff, Council, and committee members on March 29, 2023, which was well attended. Upland is now preparing a "What We Heard Report"

which will be submitted mid-April. They will then continue to prepare a draft plan that will be submitted by mid-June.

Funding has been received from Trans Canada Trail in the amount of \$87,500 for the paving of the section of the Trans Canada Trail from Mason Road to Fullerton's Park. The estimated project value is \$250,000. A tender will be prepared in the coming weeks with work anticipated to take place later this summer.

The infrastructure staff has been busy with the following:

- Ongoing maintenance at Town owned properties and trails
- Property grounds cleanup has started where ground conditions allow
- Clearing, salting, and sanding of Town walkways and parking lots is coming to an end
- Summer maintenance equipment is being checked over and prepared for the season
- Bylaw complaints and investigations are ongoing and increasing as they tend to do this time of year
- Requests for temporary speed humps are being received and preparations made for deployment starting the first of May
- Planning has begun for tendering for capital equipment purchases
- Sewer and water infrastructure maintenance and inspection is ongoing
- Damage to manhole covers and water valve boxes from snow plows is being assessed and planned for repairs
- Water and sewer inspections and water turn-oms for new development is ongoing; and
- Planning and coordination for the painting of the exterior of the Town complex is to begin in May.

During the month of March there were no sewer or water emergencies. A couple of water wells tested with low coliform counts, which is normal at this time of year. With the reliable chlorination and monitoring systems in place, low coliform in wells is of no concern. Sampling throughout the distribution system continues to return clear results.

Councillor Dowling noted that it is great to see the boardwalk development getting underway and it will eventually be one of our crown jewels. It is great to see it moving ahead.

Councillor MacDonald noted that he had a few concerns from residents on lower Creekside about the green space. The residents understand and appreciate the cleanup

of Hurricane Fiona will be on-going for quite some time. They were wondering if there was a schedule identified for greenspace in neighbourhoods. Director of infrastructure Jeannie Woodard replied that we are going to be out accessing our own Town properties, parks, and spaces. We will have our sustainability coordinator out to look at the tree situation with us and provide us with some guidance on what is acceptable to stay, and what should be removed. Jeannie noted that she can't give a schedule on the timeline but added that it is definitely on our list of things to do. Mayor Ogden would also like to add Lantz Park and Glencove to the list. Jeannie replied that if it is not already on our list, she will add it.

b) Resolution INC003-2023 – Municipal Strategic Component of the Canada Community Building Fund

**Moved by Deputy Mayor Steve Gallant
Seconded by Councillor Jody Jackson**

WHEREAS the Sewage Lift Station Upgrades Phase 2 project with an estimated cost of \$3,040,000 expected to be incurred over two fiscal years, with \$1,540,000 approved in the 2023 capital budget, contingent on funding, has been selected for submission for funding under the Municipal Strategic Component (MSC) of the Canada Community Building Fund;

AND WHEREAS the Stratford Utility has applied to the MSC program for funding in the amount of \$3,080,000, as priority #1 under this program, for the Sewage Lift Station Upgrades Phase 2 project, titled Sewage Capacity and Overflow Improvements on the application. This is a necessary component of a larger project to alleviate capacity issues at the Pondsides lift station by redirecting flow from the Corish lift station to the gravity trunk main.

BE IT RESOLVED that the application for funding for \$3,080,000 under the Municipal Strategic Component of the Canada Community Building Fund is hereby supported by council. In addition, Council understands and commits that it will be responsible for its' designated share of the eligible capital costs of the project and will assume responsibility for any and all operating and maintenance costs resulting from the project.

Discussion: Councillor MacDonald noted that there are a number of different items under infrastructure as it relates to lift station upgrades. There have been discussions at the finance committee, the budget discussions, and the Committee of the Whole. For clarification, Councillor MacDonald noted that this funding is related to a certain project (Pondsides Lift Station). Jeannie noted that it impacts the Pondsides Station. Currently, the Corish

Pump Station pumps up and into the Pondside Station which then pumps and conveys over to our main station. We are looking to remove the Corish Station from Pondside so that will alleviate our capacity issues. Corish will pump directly into the trunk main which will gravitate right over to the main station at the waterfront.

Question: **CARRIED**

14. COMMITTEE OF THE WHOLE

a) No Report

15. SUSTAINABILITY

a) Report - Verbal

Tree Program – Councillor Cox noted that we hit our target of 50 trees. The planning of these five year old non-invasive species will begin in the next six to eight weeks.

There are plans for a class for future discussion on helping Stratford landowners to support multiple trees on their property. Some landowners are wondering what the overall plan is – one tree is nice, but a lot of people lost a lot more than one tree during the hurricane. Councillor Cox noted that we will continue to discuss the issue.

It was noted that the Switch Program is now closed. We have had a discussion with PACE Atlantic who is the group that administered the Switch program, and we will try and secure additional funding so the program can continue.

On a positive note, residents were very appreciative of the Town staff's overall effort during Hurricane Fiona.

Councillor Jackson asked about Moore's Pond and Jeannie replied that we are on track for the work on Moore's Pond. We have engaged the contractor and the work is scheduled to begin when things dry up. Jeannie noted that in regard to Kelly's Pond, we have run into a bit of a snag. We had planned to partner with the province because they were looking to replace a culvert crossing Keppoch Road as part of the work, and we would do it all simultaneously. We have heard from the province that their budget has been drastically cut and they don't think they can take on that project this year. Jeannie stated that we are looking at options to see how we might proceed and maybe plan for a two part project. Jeannie added that as she has more information, she will update everyone.

Councillor Jackson asked if anyone was aware if the watershed group would be doing their annual membership drive. He noted that you would purchase a membership for (five or ten dollars) and you would receive a tree – all native species and a family membership. Wendy replied that the date for getting the family memberships is May 13, 2023, from

9:30 a.m. – 12:00 p.m. at Cotton Park and they have already started promoting the memberships.

b) Resolution SC001-2023 Adoption of the Sustainable Procurement Strategy and Action Plan

Moved by Councillor Gordie Cox

Seconded by Councillor Ron Dowling

WHEREAS the Town of Stratford has embraced the four pillars of environmental, economic, social, and ethical sustainability; and

WHEREAS the Town of Stratford aims to align its procurement practices with its corporate sustainability objectives and community values through purchasing more sustainable goods and services from suppliers who are themselves more sustainable; and

WHEREAS an effective sustainable procurement program requires a proven management framework within which activities can be systematically developed and operationalized; and

WHEREAS nationally renowned sustainable procurement consultants at Reeve Consulting, funded by the FCM Green Municipal Fund, have prepared for the Town of Stratford a strategy and action plan to guide municipal procurement based on best practice; and

WHEREAS the Sustainable Procurement Strategy and Action Plan lays out a framework, vision, goals, tactics, as well as an action plan, implementation timeline, and indicators of success.

BE IT RESOLVED that the Town of Stratford approve and adopt the Sustainable Procurement Strategy and Action Plan and the components therein and proceed with the implementation of a sustainable procurement program.

Discussion: This resolution bears the recommendation of the Sustainability Committee via an email poll.

Councillor Dowling noted that an initiative that Stratford had undertaken was to protect the environment and he noted that we have met our target emissions goal.

Question: **CARRIED**

16. INTERGOVERNMENTAL AFFAIRS AND ACCOUNTABILITY

a) Report

Mayor Ogden noted that there was a discussion regarding the annual resident survey, and we should be receiving the results of the survey sometime in May. Mayor Ogden noted that we use the results of the survey to help guide us in our decision making.

It was noted that a lot of the meeting was focused on preparing for the election, and the stance that the Town should be taking with regard to how we get the Town priorities and issues known. We met with each of the candidates, and we are happy to have two fine representatives who will carry our priorities and issues forward.

There was a discussion on how we address the funding issues and there was a commitment during the campaign by the 'winning party' that they would resolve the funding issue for municipalities, and that there would be a new junior high school located in Stratford.

One other issue discussed was that we make sure that any statements we make or priorities we put forward are non-partisan.

Mayor Ogden stated that the committee also discussed the Shape Stratford project. He also noted that there is an upcoming meeting with the Honourable Lawrence MacAulay.

The committee also discussed how we could better engage our newcomers and there were a number of good suggestions.

Councillor MacDonald stated that he wanted to extend a sincere thank you to Wendy Watts for her work on the Shape Stratford project. He noted that it is a very large endeavour which has already had a very positive impact on people's perception of planning, as well as the need and the requirements for us to look at the benefits of the best use of land in Stratford. Wendy noted that she may be the person sending out a lot of the information to everyone, but it has certainly a team effort.

Councillor Jackson noted that the only other thing he took away from the meeting was the great discussion on how well the Town staff and Councillors worked together (likely more past than present) because we are just new. The relationship we have with folks we have around the table are very complimentary in how our staff deals with various levels of government and with our external stakeholders. It was nice to hear from the community that they see the positive relationships we have and the benefits we have such as new businesses coming to the Town. We have had some very large investments in our Town in recent years and it is nice to see that all the work paid off and he took a moment to thank the staff.

17. HUMAN RESOURCES

Nil

18. INQUIRIES BY MEMBERS OF COUNCIL

Councillor Cox referred to a residence on Stratford Road, and he is aware that the resident has requested meetings with the Town regarding the new build that is next door. Councillor Cox stated that the new build is on 5.5 acres of land that borders this particular resident's property, and the concern is that from the back of the new build it is very close. Councillor Cox asked if the builder had any plans for a hedge grove, fence, or some trees between the two properties.

Mayor Ogden noted that he and CAO Crosby met with the Molyneaux's, and we agreed to look into the issue to see what can be done. We did encourage them to discuss it with the adjacent landowner as well as the developer, to see if they can work out a mutual agreement. Mayor Ogden added that it wasn't something that was anticipated because of the difference in elevation between the two properties. Staff is also going to look into it, and we look forward to having the issue resolved.

Councillor Cox asked Sarah if she had anything to add and Sarah replied that there is currently nothing on their plans that indicate that they will be planting trees. She also noted that there is nothing in the Town's bylaw that requires them to do so. She noted that if you look at the first development – they do tend to plant trees in the backyards, so they may have plans to plant some trees. However, it is not something that they have disclosed to the Town. Councillor Cox stated that there was a whole hedgerow of trees between the two properties between the former property owner and all those trees were taken down, and he is hoping that this issue can be worked out.

Councillor Dowling stated that some comments were made to him recently regarding the Bunbury Rink, and he will forward the details to Councillors Gallant, Jackson, and Chandler with a copy to the CAO. One comment that was made was in relation to the state of the pavement in the parking area. There is a large amount of mud on the pavement and maybe there could be a strategy developed 'down the road' so there could be better utilization of the area in general.

Councillor Dowling noted that the other comment made was in regard to Starling Park. The equipment in the park looks nice and is well maintained. However, the pathway is not well maintained. One resident suggested that either the pathway be better maintained or re-graveled, or even taken out and grassed over, which would be fine as it is not an extremely high traffic area. Councillor Dowling noted that he did refer this resident to Councillors Gallant and Jackson as it is in their area.

Deputy Mayor Gallant noted that we discussed the light on Bunbury Road across from the community gardens that the youth centre was going to take on and contact the provincial government to see if something could be done. He hoped that MLA's elect Burr ridge and Redmond are listening and can help out because it is a dangerous area to cross. Deputy Mayor Gallant asked if we were still in conversations with the province and the CAO replied that we have had previous conversations with the province, but there are some safety concerns with the turn, but we can certainly revisit the issue with the province. The CAO stated that the youth centre is adamant that they are going to get a crosswalk, and we will keep working towards it. Mayor Ogden added that they also want better lighting.

19. OTHER COMMITTEES

a) Stratford Senior's Complex

No report. The next meeting will be held next week.

20. APPOINTMENTS TO THE COMMITTEE

Nil

21. PROCLAMATIONS

Nil

22. OTHER BUSINESS

Nil

23. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:20 p.m.

Mayor Steve Ogden

Jeremy Crosby, CAO