

## REGULAR COUNCIL MEETING

August 14, 2024

### Approved Minutes

**DATE:** August 14, 2024  
**TIME:** 4:30 p.m. – 7:00 p.m.  
**PLACE:** Council Chambers

**ATTENDANCE:** Deputy Mayor Steve Gallant; Councillors Gordie Cox; Jill Chandler; Jeff MacDonald; Ron Dowling; Jody Jackson; Jeremy Pierce, Deputy CAO and Recreation Director; Dale McKeigan, Director of Planning, Development, and Heritage; Kim O’Connell; Director of Finance and Technology; Jeannie Gallant, Director of Infrastructure; Wendy Watts, Community and Business Engagement Manager; and Mary McAskill, Recording Clerk

**REGRETS:** Jeremy Crosby, CAO

**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 and those 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**

Nil

#### 3. **APPROVAL OF THE AGENDA**

It was moved by Councillor Jeff MacDonald and seconded by Councillor Gordie Cox that the agenda be approved with the following change - Planning, Development, and Heritage will be moved up in the agenda to become item # 9. Motion Carried.

#### 4. **ADOPTION OF THE MINUTES**

It was moved by Councillor Jeff MacDonald and seconded by Deputy Mayor Steve Gallant that the regular monthly meeting minutes of July 10, 2024 be approved as circulated. Motion Carried.

#### 5. **BUSINESS ARISING**

Nil

**6. PRESENTATIONS FROM THE FLOOR**

Nil

**7. MAYOR'S REPORT**

Mayor Ogden gave an overview of his report as follows:

- Chaired the regular monthly meeting of Council and the Committee of the Whole
- Attended a special Shape Stratford meeting, and a Housing Accelerator Fund (HAF) briefing session
- Along with Acting CAO Jeremy Pierce and Deputy Mayor Steve Gallant met with MP Lawrence MacAulay to seek federal support for the proposed community wellness centre
- Participated in the Charlottetown Area Development Corporation's (CADC) Annual General Meeting
- Met with a business owner interested in locating in the new business park
- Participated in the pride flag raising
- Was interviewed for the new Stratford podcast
- Met with Premier King, MLA's Burrige and Redmond, and other senior officials and enjoyed a tour of the new community campus
- Participated, along with several members of Council and staff, in the Pride Parade in Charlottetown
- Attended a virtual meeting of the Federation of PEI Municipalities (FPEIM)
- Participated in a Capital Area Mayor's meeting
- Along with business and community engagement manager Wendy Watts, had the pleasure of visiting several new businesses and presenting welcome gifts
- Attended the regular meeting of the Planning, Development, and Heritage Committee
- Enjoyed participating in a fund raising golf event for the 'My Biggest Fan Foundation;' and
- Also enjoyed attending, along with the fire company, the Camp Gencheff lemonade stand.

**8. CHIEF ADMINISTRATIVE OFFICER (CAO) REPORT**

The report was included in the agenda package for Council to review. In the CAO's absence, the Deputy CAO gave an overview of the CAO's report.

- Chaired a meeting with the management team to discuss the results of the organizational review
- Led the bi-weekly department head meeting on July 4/24
- Engaged in a meeting with planning staff to discuss potential re-zoning areas based on our Shape Stratford plan and Housing Accelerator Fund initiatives
- Participated in the monthly town council meeting

- Discussed transit operations with the system operator during a meeting with members of the Charlottetown and Area Transit Coordinating Committee (CATCC)
- Along with the mayor, attended the annual Charlottetown and Area Development Corporation (CADC) annual general meeting
- Participated in an on-demand transit presentation on route planning hosted by Blaise Transit Consultant
- Attended a meeting with planning staff to discuss the request for proposal for consultants/architects to prepare pre-approved permit ready plans for certain types of structures in the town.
- Along with the mayor, attended a meeting with an individual regarding the newly developed lots in the business park
- Attended the pride flag raising event held at the Town Hall
- Led the bi-weekly department head meeting on July 16/24
- Along with the Deputy CAO, attended a meeting with a group looking to locate a sporting facility on the community campus
- Along with the Deputy CAO, and the director of infrastructure, attended a meeting with members of CHANCES Inc. regarding their use of the MacNeill Centre for childcare purposes
- Attended a follow-up meeting with planning staff to discuss the areas for potential rezoning based on our Shape Stratford plan and Housing Accelerator Fund initiatives
- Along with the town planner and the community and business engagement manager, attended a presentation from Pattisson Outdoor Advertising regarding the potential for an information/advertising digital billboard in Stratford
- Chaired the monthly staff meeting
- Met with the Honourable Lawrence MacAulay to provide an update on the community campus progress and upcoming development plans, including the construction of Health, Wellness, Cultural, and Youth facilities
- Attended and participated in the monthly Committee of the Whole meeting
- Attended a meeting with a summer student who is going to continue to work on updated our GHG emission report and community energy plan
- Along with planning staff, attended the presentation regarding the potential rezoning of areas identified in Shape Stratford and the Housing Accelerator Fund initiatives
- Attended a meeting with the Deputy CAO to discuss items I am working on prior to departing for vacation over the next few weeks.

In addition, I organized meetings with staff, prepared comprehensive agendas, and relevant materials for the various committee meetings to keep them up to date. In addition, I assessed infrastructure projects, reviewed several planning related matters, and effectively managed various HR related files. I responded to emails and letter from residents, stakeholders, government officials, and other entities.

**9. PLANNING, DEVELOPMENT AND HERITAGE**

- a) Report was included in the agenda package for Council to review.
- b) Permit Summary was included in the agenda package for Council to review. Councillor MacDonald gave an overview of the summary.
- c) **Resolution PH017-2024 SD025-23 – Bernard Land Surveys 180 Keppoch Road (PID 529917) – Change to Existing Lots**

**Moved by Councillor Jeff MacDonald**

**Seconded by Deputy Mayor Steve Gallant**

**WHEREAS** an application has been received from Bernard Land Surveys to subdivide parcel number 529917 (approx. 4,226 m<sup>2</sup> in total area) into 2 single detached dwelling lots. The new lot 23-2 having access via a panhandle from Keppoch Road and the remaining lot 23-1 maintaining the existing access on Keppoch Road; and

**WHEREAS** both the new lot, lot 23-2, and the remaining land are proposed to be serviced by municipal sewer and on-site water, until such time that the water main is extended. Both lots are proposed to meet the minimum lot standards as described in the Zoning and Development Bylaw #45 (the Bylaw), with the new lot meeting the Provincial Subdivision and Development Regulations for panhandle lots; and

**WHEREAS** the application has been circulated to the Department of Transportation and Infrastructure (DTI) for comment on the proposed access including safe sight distance where no concerns were raised, as well as to the Stratford Utility Corporation; and

**WHEREAS** a concept drainage plan was prepared to show how stormwater may be directed to minimize the impact to adjacent properties and Spinnaker Drive, the private road below the proposed subdivision; and

**WHEREAS** in accordance with *Section 4.4 Changes to Existing Lots* of the Bylaw:

- 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 July 10, 2024 thirty-one (31) notification letters were sent to property owners within 150 metres of the subject property informing them of the details of the application and soliciting their comments on the proposed subdivision. As of the deadline for comments, July 29, 2024, three (3) responses have been received. Comments received on the proposed subdivision voiced concerns regarding the notification process, further development of surrounding properties, change to the character of the neighbourhood, and additional accesses off the Keppoch Road.

**WHEREAS** in accordance with *Section 11.1.6.(c) Lot Requirements* within the Low Density Residential Large Lot (R1L) Zone of the Bylaw:

1.1.6. (c) *Notwithstanding meeting minimum lot requirements, within existing approved subdivisions, Council may require that new developments conform with the development standards and development character which have been established, even if these standards exceed the minimum standards stated.*

**AND WHEREAS** a Planners Report has been prepared evaluating the application in conformance with the Official Plan citing several objectives and policies in conflict including those that address maintaining the character of the existing neighbourhood. Also noting approval of the application would set a precedent in the town.

**BE IT RESOLVED** that approval be granted to an application received from Bernard Land Surveys to subdivide parcel number 529917 (approx. 4,226 m<sup>2</sup> in total area) into 2 single detached dwelling lots subject to the following conditions:

1. Conformance with a Plan of Survey prepared by Bernard Land Surveys showing Lots 23-1 & 23-2 being proposed severances of lands identified as PID 529917 in possession of James Gerard Trainor and Jill Trainor, Plan No. 23-130, Dated: September 14, 2023.
2. That the final Plan of Survey contains all drainage structures within drainage easements to be registered on the property.
3. That the final Drainage Plan directs stormwater from the right of the proposed driveway into the infiltration swale.
4. That a 6-foot fence be erected in accordance with the Bylaw along the property line between the proposed panhandle lot and the property located at 174 Keppoch Road (PID 518894), to screen the driveway from the adjacent lot.
5. At such time that the private road, Spinnaker Drive, is made public, access to the panhandle lot shall be redirected onto Spinnaker Drive and the existing access off Keppoch Road shall be removed.
6. That all other relevant provisions of the Town of Stratford Zoning and Development Bylaw, Bylaw # 45, are met.
7. That preliminary approval shall be valid for a period of 3 years.

Discussion: This resolution **does not** bear the recommendation of the Planning, Development and Heritage Committee.

Using the overhead projector, planning director Dale McKeigan stated that there are approximately 11 lots and most of them are developed. He noted that there is an established character with the uniqueness of the size of the lots which are almost a half an acre in size, and they all have frontage on the existing road. He added that most of the houses are high quality homes, but primarily along that stretch there is definitely a character that has been established. Dale stated that one thing we don't want to do with the official plan is to create any kind of detrimental effect on those neighbourhoods that are established by going ahead and creating a lot by way of a panhandle shape, so you are doubling the density of the lot. If that happened and that precedent was set then you have the potential to have other lots in the area do the same thing. If that was to happen then you would have a change in the established character and we don't want to do that in the older subdivisions. Most of our density increase is to be focused on the core area and areas around that are vacant and possibly any infill areas. It is a completely different dynamic in the core area. Dale stated that he would suggest we go forward and protect these areas so that they are maintained, and they are part of what the quality of Stratford is all about. Looking at the official plan, there are a number of sections that tell us to protect the established character of the neighbourhood. The detrimental impact is not something that is discussed in our official plan or in our bylaw, but it is something that is in the Planning Act and it is very clear in the Planning Act regulations.

Councillor MacDonald asked the director of planning about the letters that were received from residents and Dale replied that three letters were received by residents who had concerns about the neighbourhood. There was concern about setting a precedent and changing the whole profile of the neighbourhood.

Councillor MacDonald stated that the Planning, Development, and Heritage Committee recommended that this proposal **not** go forward. Dale added that the planning staff also recommended that this proposal not go forward.

Mayor Ogden stated that municipalities are obligated to follow their policies. Our policy is explained and articulated in the official plan and our bylaws flow from the official plan. The planning staff has done an analysis of this project and they have determined that it is in conflict with our policy, and we are legally obligated to follow our policy. Mayor Ogden noted that it is quite clear that we need to follow our official plan and bylaws as they currently exist. Dale noted that if there is ever a conflict between the official plan and the bylaw, the official plan prevails.

Councillor Dowling asked if Council has the authority in this instance to provide an exemption, and Dale replied that he would be careful in giving an exemption unless the exemption is allowable for certain reasons. If it is clear that the official plan is being general across the board in regard to what is happening - then it would be a tough decision to try and put in an exemption when the bylaw and the official plan don't support it.

Councillor Dowling stated that he appreciates that the committee and Council have taken into strong consideration the character of the neighbourhood, and he felt that it was something that we need to be very careful about as we move forward in our efforts to densify within Stratford. We need to make sure that as we grow, we grow in accordance with what we project to be in the official plan - when that review has been completed. We don't want to rush and we don't want to do spot densification in areas that are impeding upon existing zones. Councillor Dowling added that he fully agrees with staff's recommendation in relation to this area. It is an area that should be maintained because Stratford is going to look dramatically different in 10 or 20 years than it is now. We want to maintain the character of the neighbourhood, and various other neighbourhoods throughout the town. At the same time, we will be developing high density blocks within the town as well, so it is important to maintain the character within the R1 and R2 zones.

Councillor Jackson agreed with the staff recommendation and with the comments made by Councillor Dowling.

Question: **DENIED**

- d) **Resolution PH018-2024 - a. RZ001-24 R&D Builders – Zoning Bylaw Amendment – Land Use Map Amendment - R2 with a SS Overlay to R3 – Two 38 Unit Apartments and 4 Stacked Townhouse Developments PID 289512 – Public Meeting**

**Moved by Councillor Jeff MacDonald**

**Seconded by Deputy Mayor Steve Gallant**

**WHEREAS** an application has been received from R&D Builders requesting to rezone parcel number 289512 from the Medium Density Residential (R2) zone with a Sustainable Subdivision (SS) Overlay Zone to the Multiple Unit Residential (R3) Zone; and

**WHEREAS** the applicant is proposing to the zoning change to facilitate the construction of two (2) 38-unit Apartment Buildings and 4 Stacked Townhouse Developments; and

**WHEREAS** pursuant to the Provincial Planning Act and Section 3 of the Town of Stratford Zoning and Development Bylaw, Council must hold a Public Meeting to receive comments from the public on the proposed application.

**BE IT RESOLVED** that a public meeting be held during the week of September 9-13, 2024 (exact date to be determined by staff) to solicit input from residents on an application to rezone parcel number 289512 from the Medium Density Residential (R2) zone with a Sustainable Subdivision (SS) Overlay Zone to the Multiple Unit Residential (R3) Zone.

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

Town planner Phil Rough stated that the proposal is for two 38 unit apartment buildings and four stacked townhouses. Phil added that the bulk of the rezoning is for the apartment buildings and this is phase 4 of the Forest Trail Subdivision. The long range plan is for Hollis to be extended through to MacIntosh – this has always been the proposal for forest Trail.

Phil noted that where the two apartment buildings are on the north side on the top of the road was originally slated for 36 townhouse units in groups of six. The developers are now proposing two 38 unit apartment buildings three units high. On the bottom side of the road, they are looking at four stacked townhouse developments. It was noted that the long range plan is to have a trail through the area all the way up to Hollis. Phil stated that the proposed development fits within the zone so there are no variances required in terms of build sizes, lot coverage, or building heights. The intended use meets the intended proposed R3 zone. However, the R3 zone apartment buildings still require Council approval because they are a conditional use in the R3 zone.

Councillor Dowling stated that for the purpose of notification to surrounding residents of the public meeting, he would like to see something more comprehensive that would show Reeves Estates and show how the road connectors would be implemented, and where the project sits in the scope of the existing properties.

Question: **CARRIED**

- e) **Resolution PH019-2024 RZ001-24 Cornerstone Baptist Church – Zoning Bylaw Amendment – Land Use Map Amendment - R2 with a SS Overlay to R3 – Two 38 Unit Apartments and 4 Stacked Townhouse Developments PID 289512 – Public Meeting**

**Moved by Councillor Jeff MacDonald  
Seconded by Councillor Jill Chandler**

**WHEREAS** an application has been received from Cornerstone Baptist Church requesting to rezone PID 1016377 from the Town Centre Institutional (TCI) Zone to the Urban Core (UC) zone; and

**WHEREAS** the applicant is proposing to the zoning change to facilitate the construction of affordable housing units and the expansion of the existing church building; and

**WHEREAS** pursuant to the Provincial Planning Act and Section 3 of the Town of Stratford Zoning and Development Bylaw, Council must hold a Public Meeting to receive comments from the public on the proposed application.

**BE IT RESOLVED** that a public meeting be held during the week of September 9-13, 2024 (exact date to be determined by staff) to solicit input from residents on an application to rezone parcel number 1016377 from the Town Centre Institutional (TCI) Zone to the Urban Core (UC) Zone.

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

Councillor MacDonald stated that this resolution is for a public meeting. He noted that he understands from the application materials that Cornerstone does not have a development partner specifically in mind. However, they are looking to rezone the land that they have from TCI to Urban Core. They are looking to harmonize their portion of that part of our town to line up with the existing Urban Core Zone.

Councillor MacDonald asked Mr. Rough to speak to the institutional versus the urban core and why they can't satisfy their objectives currently with the TCI Zone. Mr. Rough stated that in terms of the current zoning, the Town Centre Institutional Zone has very limited uses and does not allow any residential development. The church is looking at doing an expansion to their facility, and one of the ways they are looking at doing that is by generating some funds from a residential housing project next to them. However, the problem is that zone does not allow the institutional component so it doesn't have the church expansion. The next adjacent zone is the Urban Core Zone and they are looking at that zone as opposed to doing a spot zoning and have it as a Mixed Use Zone. The Urban Core Zone allows both the church to expand as well as the housing project to occur. Phil stated that it would fall in line with the intended proposal from the Gray Group. At the moment they are looking at doing an affordable housing

project close to the highway and then potentially loop around and then expand the church outwards as it has grown in numbers.

Mayor Ogden noted that this resolution has the recommendation of the Planning, Development, and Heritage Committee and it meets the criteria for a public meeting.

Councillor Dowling noted that when they talk about affordable – and he is not sure if this was discussed at a committee meeting in any specific detail, but he added that he read that affordable is 30% of the average income. Councillor Dowling asked how they determine who would be accepted as applicants and how do they make the determination of what is affordable. Phil replied that his understanding is that Canada Mortgage and Housing Corporation (CMHC) has deemed affordable as 30% of the median income of the community. Councillor Dowling stated that we know that 30% of \$70,000 is not deemed to be affordable to some families in need, although he doesn't know what the answer is for those families. He felt that we need to identify what affordable really means. Councillor MacDonald stated that he agrees with Councillor Dowling and if we are going to use the term affordable, we should have a consistent definition across the development board for everyone and he suggested discussing it further at the Committee of the Whole meeting.

Councillor Jackson stated that he agrees with the comments regarding affordable housing. His understanding is that the federal CMHC funding opportunities are far more appealing than those of the province. Part of it is that CMHC wants it to be 30% of income and it's a substantially lower interest rate than it would be through the province – that is one of the things we have heard from developers.

Wendy noted that throughout the 'Shape Stratford' project in the Intermunicipal Committee there was a lot of discussion around the topic of what is a proper definition of affordable and that is the challenge. To do anything different than what CMHC has in their funding could mean that developments won't happen in our community because those developers won't be able to access federal funding at a better rate and easier to access in most cases. Wendy stated that it is a bigger conversation then we can have today as it is complicated.

Councillor Dowling stated that comments were made for the larger conversation and not in relation to this specific resolution.

Question: **CARRIED**

f) **Resolution PH020-2024 RZ003-24 – Land Use Map Amendment – R1 to R2 – Future Residential Subdivision and Zoning Map Housekeeping PID 289231, 1081025, 1019355, and 384610 – Public Meeting**

**Moved by Councillor Jeff MacDonald**

**Seconded by Councillor Jill Chandler**

**WHEREAS** an application has been received from Margaret Beuno and 14332423 Canada Inc. requesting to rezone parcel numbers 289231 & 1081025 from the Low Density Residential (R1) zone to the Medium Density Residential (R2) Zone; and

**WHEREAS** the applicant is proposing to the zoning change to facilitate a Future Multi-Lot Residential Subdivision; and

**WHEREAS** the planning department is proposing to extend this zoning map amendment to include two (2) additional parcels, 1019355 and 384610 to keep track of zone boundaries and to avoid spot zones; and

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**WHEREAS** pursuant to the Provincial Planning Act and Section 3 of the Town of Stratford Zoning and Development Bylaw, Council must hold a Public Meeting to receive comments from the public on the proposed application.

**BE IT RESOLVED** that a public meeting be held during the week of September 9-13, 2024 (exact date to be determined by staff) to solicit input from residents on this application to rezone parcel number 289231, 1081025, 1019355 & 384610 from the Low Density Residential (R1) Zone to the Medium Density Residential (R2) Zone.

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

Councillor MacDonald stated that the preliminary survey plan that is included in the agenda package is currently a small island of R1 zoning. There are some proponents who are looking to rezone it to an R2 Zone to facilitate the future multi-unit dwelling development and the town is also looking to amend the remaining parcels to the R2 Zone to reduce or eliminate that spot R1 Zone. This would harmonize it with the remaining R2 Zones that surround the area.

Town planner Phil Rough indicated the location with the aid of the overhead projector. Margaret Beuno and Chen are proposing to rezone two parcels and there are three additional properties that are still within the old R1 Zone. Phil gave a bit of history noting that that this is a tie over from Cross Roads, but it didn't get to be part of a subdivision because there were a couple of land owners who owned large residential lots and they didn't want to expand beyond single family dwellings; however, they didn't create individual lots. The town acquired the R1 Zone from Cross Roads and it just remained as R1. It is surrounded effectively by R2. Phil noted that there was a preliminary subdivision plan from 2016 that called for a 24 lot subdivision with a combination of singles and semi-detached and it received preliminary approval. However, that preliminary approval has since expired as it was a three year approval and it expired in 2019.

Phil stated that they are now looking at doing a combination of single dwellings and semi-detached because they are trying to increase density. The long range plan is for St. Catherines to be extended out to Georgetown Road – this is a provincial requirement.

Mayor Ogden noted that the resolution meets the requirement for a public meeting and it bears the recommendation of the Planning, Development, and Heritage Committee.

Question: **CARRIED**

**g) Resolution PH021 - 2024 – A001-24 – Addition of a new use “Stacked Semi-Detached Dwellings” into the R2 Zone and Associated Development Standards - Public Meeting**

**Moved by Councillor Jeff MacDonald**

**Seconded by Councillor Gordie Cox**

**WHEREAS** an application has been received from JDLB Holdings requesting to add a use called “Stacked Semi-Detached Dwelling” into the R2 zone and the creation of development standards for this new use. A Stacked Semi-Detached Dwelling is defined as: “a building with 4 dwelling units arranged in a 2-unit wide by 2-unit high formation; and

**WHEREAS** pursuant to the Provincial Planning Act and Section 3 of the Town of Stratford Zoning and Development Bylaw, Council must hold a Public Meeting to receive comments from the public on the proposed bylaw amendments.

**BE IT RESOLVED** that a public meeting be held during the week of September 9-13, 2024 (exact date to be determined by staff) to solicit public input from residents on the proposed

amendments involving the incorporation of “Stacked Semi-Detached Dwellings,” associated lot standards, in the Medium Density Residential (R2) zone.

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

Phil noted that we are looking at following the similar development standards for stacked house developments. Currently, stacked townhouse developments require 250 square metres per unit and the parking for stacked townhouses is one and a half spaces per unit, but we may bump it up to two spaces.

Phil stated that we are looking at two options which are special permit use or conditional use. If it is a new neighbourhood we would keep it as a conditional use, but if it is an established neighbourhood, we are leaning toward putting it as a special permit use.

Councillor MacDonald asked who will be getting notification letters if this resolution is approved and Phil replied that with text amendments, and this isn't tied to a specific property, the notification requirements differ. If it was a site specific property notification letters would be sent to residents within 500 feet of the property, two newspaper listings, and a sign posted on the property. However, in terms of text amendments - when we add a new use the notification requirements are only the two newspaper articles. Councillor MacDonald stated that he would like to go above the minimum requirement and put the notification on the town's social media. Phil added that since it is a new use we are leaning towards using a special permit use and then flag it as a topic to be discussed when we overhaul the official plan and bylaw.

Councillor Dowling asked if this public meeting is in relation to this particular application or is it in relation to opening the concept of all the R2 zones in the town to this particular type of development. Councillor MacDonald replied that it is in relation to opening the concept of all the R2 zones to this type of development. Councillor Dowling felt that this should be something that we should consider in the larger scope of the official plan review in consultation with the consultant that we recently hired – in order to guide us through the official plan – in consultation with ‘Shape Stratford.’ Councillor Dowling stated that we would have no control, and it may not be detrimental, but it is a discussion we need to have. We have no control over the quantity of this type of development that would be implemented through all our R2 zones where it doesn't currently exist. Councillor Dowling

stated that people bought into an R2 zone with an expectation that there is certain limitations subject to conditional approval by Council. Councillor Dowling felt it was ill advised for us to change it based on one application. He felt that Council should look at it in relation to this application and then look at the grander scheme of things as we go through the official plan review. Councillor Dowling stated that his vision is to see the official plan come in to play before we start opening up to broader changes. He noted that we want to densify in an orderly manner that is consistent with the town overall, and maintaining the character.

Councillor Dowling stated that he is not opposed to looking at this particular request and where it is being proposed. He added that he does have concerns with making a decision after one public meeting that would allow this type of development to go into any R2 zone without having the benefit of the consultants expertise in conjunction with staff and Council.

Planning director Dale McKeigan stated that he would like to revisit this in the context of the town's initiatives to make sure we take into context all sides. Dale noted that when we did the town initiatives, we looked at increasing density and getting HAF funds. The official plan and bylaw review are coming up and we are looking at 18 months until they are completed. This will take up a lot of time inside the framework of the HAF and getting the increased density that we need to not only get the funding, but to sustain it and be competitive as well. Dale stated that he wanted that consideration to be in place so that we have the formula going forward. He added that he is not denying anything that Councillor Dowling had stated, he just wanted to be sure that Council looks at the full range of the context of what we are working in right now. The HAF funding has been given to us to do some incentives and create some extra density. We also have the safeguard inside the R2 zone with the special permit use that comes back to Council when necessary for review and Council can make their decision based on good sound planning principles.

Councillor Chandler stated that she was having a hard time understanding the conversation because a lot of information was covered. She asked if there was another option other than rezoning such as a specific proposal, and Phil replied that in terms of uses in a zone the only people who can vary uses is Council. When we do one zone it applies to all the same zones in the town.

For clarification, Dale stated that the Planning Act does not allow for conditional rezonings. If you want to do a conditional rezoning you may have the ability to do one specific area, but it doesn't exist right now.

Mayor Ogden stated that this would be changing the definition of R2 and the public meeting is to seek input from residents and then Council will have a chance to discuss the merits and look at it from all angles and then make a decision.

Phil stated that it meets the criteria for a public meeting and was also recommended by the Planning, Development, and Heritage Committee.

Question: **CARRIED**

**h) Resolution PH022 -2024 – Housing Accelerator Fund Fee Incentives**

**Moved by Councillor Jeff MacDonald**

**Seconded by Deputy Mayor Steve Gallant**

**WHEREAS** the Town of Stratford is committed to addressing the housing crisis and ensuring that its residents have access to safe and attainable housing options; and

**WHEREAS** in 2024, the Town successfully attained funding through the Housing Accelerator Fund, established by the Canada Housing and Mortgage Corporation (CMHC), a funding initiative designed to provide financial support and resources to municipalities in developing attainable housing projects; and

**WHEREAS** the Town Council passed the Resolution **CWO14-2023 – Housing Accelerator Fund** to move forward with the identified Initiatives designed to implement systematic changes to the Town's planning and zoning bylaws to promote more housing developments and remove the inefficiencies and obstacles to diverse housing typology; and

**WHEREAS** the Town Council understands that a part of the Housing Accelerator Fund agreement was to provide incentives that will promote new residential development applications and housing starts; and

**WHEREAS** all new residential permits that count towards the Town's Housing Target as set out by the Housing Accelerator Fund agreement must be issued prior to February 9, 2027, and that all Housing Accelerator Funds must be completely spent prior to February 9, 2028; and

**WHEREAS** those applications made after April 1, 2024, and prior to adoption of this resolution be eligible for the financial incentives; and

**WHEREAS** these financial incentives will be distributed on a first-come-first-served basis until the incentive cap is depleted; and

**WHEREAS** these financial incentives are stackable.

**BE IT RESOLVED** that the Town of Stratford adopt the following proposed Fee Incentive Budget number, and that the Town's CAO be permitted to adjust the budget and dates throughout the HAF Funding period, where necessary.

**BE IT FURTHER RESOLVED** that should the Town no longer be in receipt of the Housing Accelerator Fund or that the funding contribution is reduced, the Town's CAO is permitted to remove the financial incentives as needed.

1. 100% fee rebate for all approved rezoning applications of any parcel to a multi-unit residential or mixed-use zone, through April 1, 2024 - September 30, 2027.					
Incentive Budget:				\$10,000	
Note:					
• Rebates are given for rezoning applications being adopted by Town Council.					
2. 100% fee rebate for all approved Townhouse lots (3 or more dwellings) in a subdivision application to a maximum of 50 lots, through April 1, 2024 - September 30, 2027.					
Incentive Budget:				\$15,000	
Potential new Townhouse dwellings				1,097 new dwellings	
Note:					
• All rebates are conditional on final approval of subdivision.					
• 50 lots would permit a minimum of 150 new Townhouse dwelling units.					
3. \$400 contribution rebate towards Capital Contributions per Townhouse dwellings, through April 1, 2024 - September 30, 2027.					
Capital Contribution		Fixed Rebate		New Townhouse Dwellings	
Min. \$1200 per dwelling		\$400		170 Townhouse dwellings	
Incentive Budget:				\$68,000	
Note:					
• All rebates are conditional on foundations being completed and signed off by Town of Stratford Building Inspector before September 30, 2027.					
4. Incentive rebate towards building permit fees, through April 1, 2024, to February 9, 2027, and foundation completed by September 30, 2027.					
The following incentives are per dwelling unit, not per building.					
House Type	Avg. Permit Fee	Fixed Rebate	Avg. Rebate %	House Type Cap	New Dwellings
Single Detached	\$1,000	\$250	25%	\$5,000	20 dwellings
Semi-Detached/Duplex	\$800	\$400	50%	\$20,000	50 dwellings
Townhouse	\$2,000	\$1,200	60-70%	\$204,000	170 dwellings
Potential New Dwelling Starts:					245 dwellings
Incentive Budget:				\$234,000	

<b>Note:</b> <ul style="list-style-type: none"><li>All rebates are conditional on foundations being completed and signed off by Town of Stratford Building Inspector before September 30, 2027.</li><li>Single Detached Houses are limited to houses no greater than 1,500 square feet including secondary suite but excludes garages.</li></ul>			
<b>5 \$100 contribution rebate towards utility connections per Townhouse dwelling, through April 1, 2024 - September 30, 2027.</b>			
<b>Utility Connections Fee</b>	<b>Fixed Rebate</b>	<b>New Dwellings</b>	
\$150 per dwelling	\$100	170 dwellings	
<b>Incentive Budget:</b>		<b>\$17,000</b>	
<b>Note:</b> <ul style="list-style-type: none"><li>All rebates are conditional on foundations being completed and signed off by Town of Stratford Building Inspector before September 30, 2027.</li></ul>			
<b>6 Secondary Suite &amp; Accessory Dwelling Unit (once permitted) Grant, through July 1, 2024, to February 9, 2027, and occupancy permit issued by September 30, 2027.</b>			
<b>Development Type</b>	<b>Grant per new dwelling</b>	<b>Potential New Dwellings</b>	
Secondary Suite	\$5,000	8 new dwelling units	
Accessory Dwelling Units	\$5,000	8 new dwelling units	
<b>Incentive Budget:</b>		<b>\$80,000</b>	
<b>Potential New Dwellings</b>		<b>16</b>	
<b>Note:</b> <ul style="list-style-type: none"><li>Rebates for Accessory Dwelling Unit are only available once Accessory Dwelling Units are a permitted use within the Zoning Bylaw.</li></ul>			
<b>7 Incentive rebate towards building permit fees for large multi-unit residential developments, through April 1, 2024, to February 9, 2027, and foundation completed by September 30, 2027.</b>			
<b>Average Apartment Size (900sf + circulation space)</b>	<b>Assume Construction Value (avg. \$300 / sf)</b>	<b>Potential Building Permit Fee based on (\$7/per \$1000 CV)</b>	<b>Incentive Cap \$40,000 / 75% of Permit Fee</b>
<b>Examples below</b>			
18 unit = 19,440 sf	\$5,832,000	\$40,824	\$30,618
24 unit = 25,920 sf	\$7,776,000	\$54,432	\$40,000
60 unit = 67,500 sf	\$20,250,000	\$141,750	\$40,000
<b>Incentive Budget:</b>		<b>\$320,000 / \$40,000 cap = 8+ buildings</b>	
<b>Note:</b> <ul style="list-style-type: none"><li>Any commercial component of a large multi-unit development is not included in the rebate and development fees related to commercial development are subject to the Town Fees Bylaw.</li></ul>			

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

Councillor MacDonald noted that Scott Carnall has put a lot of work into this project. Essentially, resolution CWO14-2023 – Housing Accelerator Fund was passed last year and we have money that we need to spend in accordance with the parameters of the HAF. A portion of that is to provide incentives to developers to get ‘shovels in the ground,’ and we have designed the rebates in accordance with the HAF objectives. Developers would need to make an application to the town and they must follow all of our processes that we have in place. They need to pay their development fees or their capital contribution costs, and should the foundations get in, should their occupancy permits be issued, and should the criteria be met, the fees get rebated back to the developers. It provides a time based incentive for buildings to get built. What we are trying to do is accelerate per the housing accelerator fund and the way we do that is to have a requirement of substantial completion before any fees are rebated.

Mayor Ogden agreed that we are trying to encourage and incentivise new housing for our town.

For clarification, Dale stated that April 1, 2024, is the retroactive date, so we can start from that date and bring things forward right to September 30, 2027. The final date to spend the funding is 2028.

Councillor Dowling asked Dale to give a brief overview of what are other areas that this funding might be spent other than the context we are currently looking at. Dale replied that he can’t give any certainty beyond the formulas that have been developed – the incentives as written in the resolution. Mayor Ogden noted that his understanding is that these incentives are based on analysis and research that has been done by planning staff.

***Scott Carnall arrived at the meeting at this time***

Scott stated that as long as we are committing to getting the units and permits as per our requirements then we still have the 4.9 million dollars. Where we would spend that money is on these incentives; if we don’t we will just lose that money to other infrastructure upgrades. For clarification Councillor Dowling wanted to note that the funding is not solely for this purpose. Scott stated that out of the 4.9 million approximately 2 million is budgeted toward new staff hires, consulting fees, and some other fees that

we are currently committed to. Scott added that approximately \$700,000 will go toward the noted incentives because the incentives are meant to speed up permit applications. We also have approximately 2.1 million that would be for infrastructure upgrades. Those upgrades have not been fully identified, but we are working to identify them.

Question: **CARRIED**

i) **Resolution PH023-2024 Remove Development Fees for NGO's, Non-profit and Provincial Entities Providing Affordable and Supportive Rental Housing**

**Moved by Councillor Jeff MacDonald**

**Seconded by Councillor Ron Dowling**

**WHEREAS** the Town of Stratford is committed to addressing the housing crisis and ensuring that its residents have access to safe and attainable housing options; and

**WHEREAS** in 2024, the Town successfully attained funding through the Housing Accelerator Fund, established by the Canada Housing and Mortgage Corporation (CMHC), a funding initiative designed to provide financial support and resources to municipalities in developing attainable housing projects; and

**WHEREAS** the Town Council passed the Resolution **CWO14-2023 – Housing Accelerator Fund** to move forward with the identified Initiatives designed to implement systematic changes to the Town's planning and zoning bylaws to promote more housing development and remove the inefficiencies and obstacles to diverse housing typology; and

**WHEREAS** the Town Council understands that a part of the Housing Accelerator Fund initiatives was to remove application fees and expedite application timelines for proposed affordable and supportive housing development applications from NGO's, non-profit and provincial entities.

**BE IT RESOLVED** that Town of Stratford remove fees for zoning amendments, subdivision and development & building permits for residential development applications from NGO's, non-profit and provincial organizations that provide affordable and supportive rental housing units. Organizations must present a business plan in which they state that the rent for these unit does not exceed 30 percent of gross annual household income for low-income households.

**BE IT FURTHER RESOLVED** this resolution only relates to the residential component that meets this requirement, any portion of the development application that is for commercial or for a market rate component will adhere to current developments fees through a pro-rated assessment.

**BE IT FURTHER RESOLVED** that this fee removal continue beyond the 3-year Housing Accelerator Funding period.

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

Councillor MacDonald asked if there was funding available through the housing accelerator fund to offset any loss and Scott replied that there is not. Councillor MacDonald stated that we will still get tax revenue if the property is developed.

Question: **CARRIED**

#### **10. RECREATION, CULTURE AND EVENTS**

##### **a) Report**

Councillor Chandler gave an overview of her report as follows:

**Stratford Youth Centre and Council** – Most youth centre programs are on break for the summer, although the youth centre garden club continues to meet every Monday to take care of the Garden plot at the community gardens. A small group of youth members have been meeting throughout the summer to design and plan for a youth centre clothing line.

The youth centre has awarded three Cheryl Duffy Service Awards for 2024. The winners are Daniel MacLeod, Daniel Fitzgerald and Ethan Doucette. All three will receive \$650 to go towards their education in September. All three youth members have graduated from grade 12 in June and will be attending post-secondary school in Nova Scotia. Congratulations to all three award recipients. The youth centre is planning to host the third Annual Cheryl Duffy Memorial Walk on September 21, 2024, in conjunction with Stratford Fallfest.

The summer camp has been operating out of the youth centre this year. The camp has been going very well with most weeks being full with 25 campers. This year, the camp leaders are made up of older youth centre members. This new format has led to increased interaction between the staff and the campers, with a very positive response by the kids. The camp will continue to run until August 30, 2024.

**Events** – with summer half over preparations are underway for the third annual Fallfest which is scheduled for September 21 – 22 at the new waterfront park. This will mark the first official event at the redeveloped waterfront park and the Town looks forward to showcasing the first phase of the community park. The details for Fallfest are being finalized and will be promoted in the coming weeks.

**Programs** – the Town is working with instructors who reached out to teaching programs as a result of our call for instructors initiative. The Town looks forward to offering a broader range of programs.

Kid Hub is set to open an after school program in the Town Centre gym and stage. The needed programming will provide Stratford and area students a fun filled recreational, social, and education environment each day after school. The program will start at the beginning of the school year.

Stratford will be home to three provincial baseball and softball championships. Kinlock, Bunbury, and upper MacNeill will respectively host the 13U 'A' 11U 'AAA' baseball, and U17 softball championships will start on August 23, 2024 and end on September 8, 2024.

**Capital Projects** – the Town hopes to begin the development of the Clearview multi-use court prior to the end of the summer. Benches and bike racks are scheduled to be installed at various locations around the community. Both will be located around active transportation networks to help facilitate residents as they navigate throughout the community.

The Kinlock pickleball courts have been a tremendous success. The courts operate at capacity each morning and evening, which has created parking concerns at Kinlock Park. The Town will review potential solutions as baseball often utilizes the park at the same time.

**Gymnasium** – the Town Centre fitness area regularly attracts 70 people a day. That number is projected to grow in September. Summer operating hours continue to be normal on weekdays and 9:00 a.m. to 4:00 p.m. on weekends. The weekend hours will revert back to longer days in September.

Deputy CAO Pierce stated that staff had to make an executive decision to return to Robert Cotton Park for Fallfest because of the uncertainty of the waterfront park. The development at the waterfront park is still progressing, but it's a little slower than we had anticipated. However, we are still planning an opening for the waterfront park, but a date has not been set yet.

b) **Resolution RC002-2024 – 2023 Canada Games Legacy Fund Application**

**Moved by Councillor Jill Chandler**

**Seconded by Councillor Jeff MacDonald**

**WHEREAS** the Town of Stratford was a proud municipal sponsor of the 2023 Canada Winter Games; and

**WHEREAS** the Town understands, and is prepared to make, a financial investment in the development of recreational facilities, spaces, and amenities to support the current and future needs of the community; and

**WHEREAS** the Town of Stratford supports the funding application made to the 2023 Canada Games Legacy Fund; and

**WHEREAS** the Town shall direct all funds of the 2023 Canada Games Legacy Fund toward the installation of fences and lighting at ball and cricket fields; and

**THEREFORE, BE IT RESOLVED** that the Town of Stratford supports the application submitted to the 2023 Canada Games Legacy Fund for financial support to further develop sport fields.

Discussion: This resolution bears the recommendation of the Committee of the Whole. Councillor MacDonald asked when we would hear back, and Deputy CAO Pierce replied that our understanding is that the start of the process is September 15, 2024, and they will make the determination of how the money is going to be allocated.

Question: **CARRIED**

#### **11. FINANCE AND TECHNOLOGY**

a) Councillor Dowling gave an overview of his report as follows:

- The July utility bills are due on August 19
- Utility first and second letters will go out the week of August 26 with a due date of September 13, 2024. Disconnects will be done near the end of September
- Attended the rezoning presentation on potential new zones for the waterfront core area
- Attended a revenue sharing meeting. MRSB has been hired by the Federation of PEI Municipalities (FPEIM) to gather expense information from the municipalities and there will be a meeting with the consultant in early September. The province is hoping to get negotiations underway by the end of October
- Met with financial coordinator Taewoo Kim to review the revenue sharing template. Staff is currently reviewing the information that has been gathered and trying to finalize allocations between different Town functions
- The audit work is complete and the draft statements are currently being reviewed. A meeting will be set up in September to finalize the March 31, 2024, statements.

- We are working to finalize the Public School Board lease renewal. The lease has been reviewed by the Treasury Board and is currently being reviewed by the Department of Transportation and Infrastructure
- Attended the compensation review meeting
- Staff is reviewing information to switch to EFT payments for accounts payable
- Staff is reaching electronic submission of timecards through Townsuite; and
- Staff members are enjoying some summer holidays.

**b) Financial Statements**

Included in the agenda package for Council to review.

**12. SAFETY SERVICES**

**a) No Report**

Councillor Jackson stated that the committee did not meet in July.

**b) Street Lights**

Nil

**c) RCMP**

The report for the month of July was included in the agenda package. Councillor Jackson noted that unfortunately Corporal Weatherbie had to leave because he had a previous engagement.

Councillor Jackson noted that there were 14 motor vehicle collisions in July and we are still seeing a lot of impaired driving. There were seven charges laid – four for alcohol impairment and three for drug impairment. We are also still seeing a lot of theft with the vast majority being gas related. However, according to the RCMP a lot of these issues with the gas are not criminal by intent. Some of them are related to people having issues with the cards at the pumps.

Councillor Jackson stated that a motorcycle was stopped going 178 km per hour. He noted that the RCMP take these issues seriously and the motorcycle has been taken from the rider for 30 days.

Councillor Chandler stated that it is very obvious that the RCMP is having an impact when you see the increase in speeding tickets issued. She noted that it is concerning that there were 13 tickets issued for drivers going more than 30 kilometres over the speed limit, and 34 warnings for the same offence. Councillor Chandler took a moment to thank them for the great job they are doing.

**d) Humane Society Report**

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

**e) Transit**

The report for the month of July was included in the agenda package. Councillor Jackson stated that we averaged 313 riders per day in July and we continue to see an increase in ridership. He noted that we are still discussing options for an on-demand system for other areas of the Town.

Deputy CAO Pierce stated that transit is definitely growing in numbers and there are all kinds of opportunities to continue to grow the numbers with the population of the community growing. He noted that our transit provider is set for renewal so there will be some negotiations and restructuring that will take place over the next calendar year. We will be reviewing routes at that time as well as some different avenues to make the transit system more efficient.

**f) Cross Roads Fire Department**

The report for the month of July was included in the agenda package. Councillor Jackson noted that there were 27 calls with the majority of the calls coming from Stratford. There were three water rescues and a few actual fires in the month of July.

There was some discussion on the latest hurricane that is being tracked and it was noted that residents should have enough food and water for at least 72 hours. Residents can monitor the situation through social media and other media outlets.

***Councillor Chandler left the meeting at this time (6:34 p.m.)***

**13. INFRASTRUCTURE**

**a)** Report - The Report was included in the package for Council to review. Deputy Mayor Steve Gallant reviewed the report noting that the infrastructure staff remain busy with the many projects underway as follows:

- Many construction projects are nearing completion, including the waterfront boardwalk, water reservoir, Bunbury sewer lift station upgrades, Corish sewer lift station upgrades and forcemain extension, and Kelly's Pond restoration. Some deficiencies remain to be addressed before final completion of these projects.
- Some work remains to be completed at the community campus such as paving of the last section of trail near Bunbury Road, surface asphalt placed on the streets, and the sewer lift station electrical. Minor deficiencies in the work completed to date remain to be addressed as well.
- Rooftop solar projects at the Stratford Emergency Services Centre and maintenance building on Hollis Avenue are progressing well.
- Two tenders were received for the resurfacing of the parking lot at the recreation centre, as well as the main access into the Town Centre and access into the Town Centre parking lot. A resolution will be read this evening to recommend awarding of this work to the low bidder – Hynes Paving.

- Two quotes were received for the construction of a gravel driveway to access the Cable Heights water station. The work has been awarded to the low bidder, Island Coastal Services Ltd.
- Proposals have been received from WSP and CBCL in response to the RFP for design of the replacement of the watermain system in Reeves Estates. Staff will be reviewing the submissions and completing the evaluations this week.

Infrastructure staff has also been busy with the following:

- Grass cutting and landscaping is ongoing throughout the Town. A new flower bed was installed at the entrance to the boardwalk from the active transportation trail along the highway.
- Maintenance of sports fields and trails is ongoing.
- Unsightly premises bylaw complaints continue to be excessive and time consuming for investigation and follow-up, 39 complaints logged to date. Twenty four were resolved and 15 pending completion/compliance.
- Speed humps are now installed at eight locations and data is being collected at two other locations.
- Pesticide exemption applications are starting to come in on a regular basis. Three have been approved so far for chinch bugs.
- Fire hydrant painting continues.
- Gravity sewer flushing continues and will be completed before the end of the summer.
- Water and sewer inspections and water turn-ons for new development are ongoing and increasing this time of year.
- Ongoing inspection and maintenance of water and sewer systems; and
- Managing ongoing customer and resident inquiries and concerns.

During the month of July there was a sewer lateral blockage on Upper Tea Hill Crescent found to be within the owner's portion of the lateral, and one minor sewer blockage within our gravity sewer main which was resolved quickly with no impact to any properties. On the water side there were two complaints of low water pressure not attributed to an issue in our system, and two complaints of taste and odour also not attributed to our municipal water supply.

**b) Resolution INC007-2024 – Town Centre Paving and Paved Shoulder**

**Moved by Deputy Mayor Steve Gallant**

**Seconded by Councillor Jody Jackson**

**WHEREAS** two tenders were received on July 9, 2024, for paving work at the Town Center including parking lot re-surfacing, the construction of a new paved shoulder alongside the driveway, and the paving of the existing gravel trail at the bus shelter as follows:

Contractor	Bid Excluding HST
Hynes Paving	\$116,430.00
The Island Construction Ltd.	\$135,472.92

**AND WHEREAS** funding in the amount of \$240,000.00 excluding HST has been carried in the capital budget for the project; and

**WHEREAS** given the extra budget available, the low bidder, Hynes Paving, was asked to review additional paving work for the parking lot at Pondsides Park – that being the widening and paving of the existing parking lot, and a quote was received for the work in the amount of \$112,353.00 excluding HST, considered to be reasonable and of good value; and

**WHEREAS** the total project cost of the work including the paving work at Pondsides Park that was added to the scope is \$228,783.00 excluding HST.

**BE IT RESOLVED** that the tender for paving work at the Town Center be awarded to Hynes Paving in the amount of \$116,430.00 excluding HST; and

**BE IT FURTHER RESOLVED** that the additional paving work at Pondsides Park, negotiated in the amount of \$112,353.00 excluding HST, be awarded to Hynes Paving as an addition to the contract.

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

Question: **CARRIED**

#### **14. COMMITTEE OF THE WHOLE**

Nil

#### **15. SUSTAINABILITY COMMITTEE**

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

Like most other committees, the Sustainability Committee has taken the summer off from meetings and will resume in the fall. Staff is working on some of the following items, as well as enjoying some vacation time.

##### **Community Energy Plan**

Our previous community energy plan coordinator, Ashton Dudley, has returned for a few weeks this summer and will be focusing on several key initiatives. He will be working on

updating the 2023 Greenhouse Gas (GHG) inventory, which is essential for accurately tracking our community's emissions and progress towards our environmental goals. He will also be working on updating the Community Energy Plan to reflect new strategies, objectives, and goals that align with our commitment to sustainability.

### **Town Tree Planting**

We are nearing the completion of our tree planting across several parks and trails within the Town. Our summer staff has also been conducting inspections, assessments, and maintenance on trees that were planted in previous years. This maintenance work includes pruning, staking and un-staking, and replacing any trees that did not survive. These efforts ensure that our green spaces remain healthy and continue to thrive.

### **Business Community**

The Town will be hosting a Greater Charlottetown Area Chamber of Commerce (GCACC) business mixer on September 27, 2024, for both members of the GCACC and businesses in Stratford. We look forward to seeing a great turnout and registration is open on the Chamber's website for anyone interested in attending.

### **Diversity and Inclusion Updates**

The Diversity and Inclusion Sub-Committee is not meeting this summer. Staff is working on items including the New Resident Welcome Meet-Up on September 14, 2024, Fallfest, and the Town's Legacy Book project for the upcoming 30<sup>th</sup> Anniversary of the Town. Additional nominations for both the youth writers and resident interviewees are needed and we encourage anyone to please submit your nominations using the online form on the Town's website.

## **16. INTERGOVERNMENTAL AFFAIRS AND ACCOUNTABILITY**

- a) No Report – the committee did not meet in July.

## **17. HUMAN RESOURCES**

- a) No Report

## **18. INQUIRIES BY MEMBERS OF COUNCIL**

- a) No inquiries were made.

## **19. OTHER COMMITTEES**

### **a) Stratford Senior's Complex**

Deputy Mayor Gallant gave an update on the Stratford Senior's Complex as follows:

- Met with Coles Associates on site to start building an assessment review.

- Purchased and installed an air conditioner and fan for the common room.
- The roof on the muster station/shed has been replaced.
- Issued rent letters to tenants for 2025 rent amounts; and
- Summer cleanup has been completed on the gardens.

**20. APPOINTMENTS TO THE COMMITTEE**

Nil

**21. PROCLAMATIONS**

**Arthritis Awareness Month**

***Whereas*** nationwide community support has been critical throughout Arthritis Society of Canada's 76 year history, enabling the organization to fulfill its' mission to fight the fire of arthritis with research, advocacy, innovation, information, and support; and

***Whereas*** arthritis is a serious disease that causes debilitating pain, restricts mobility and diminishes quality of life. Six million people in Canda (1 in 5) live everyday with the brutal realities of arthritis and there is no cure; and

***Whereas*** during Arthritis Awareness Month this September, we will raise awareness, mobilize and engage communities to understand the devastating impact of arthritis, and stand with us to fight for an arthritis free future.

We recognize the work underway to develop a nationwide Arthritis Action Plan to take on the big issues of arthritis, including prevention, equitable access to care and treatment, and elevating the urgency of the disease; and

***Whereas*** the Arthritis Society of Canada is Canada's national charity dedicated to extinguishing arthritis for good.

***Therefore, Be it Resolved*** that I, Steve Ogden Mayor of Stratford, do hereby proclaim the month of September as "Arthritis Awareness Month" in the Town of Stratford.

***In Witness, Whereof*** I have set my hand and caused the seal of the Town of Stratford to be affixed hereto.

**22. OTHER BUSINESS**

Nil

**23. ADJOURNMENT**

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

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Mayor Steve Ogden

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Jeremy Pierce, Deputy CAO