

EMERGENCY COUNCIL MEETING

September 27, 2010

Approved Minutes

DATE: January 25, 2010
TIME: 9:35 p.m. - 10:00 p.m.
PLACE: Stratford Town Centre, 234 Shakespeare Drive

PRESENT: Deputy Mayor Sandy McMillan; Councillors Steve MacDonald; Emile Gallant; Patrick Ross; Robert Hughes, CAO and Mary McAskill, Recording Clerk

REGRETS: Councillors Clow and Griffin

CHAIR: Mayor Kevin Jenkins

1. CALL TO ORDER

Mayor Kevin Jenkins called the September 27, 2010 Emergency Council Meeting to order at 9:35 p.m.

2. APPROVAL OF AGENDA

The agenda was approved.

3. Resolution PH021-2010 - DP147-10 - T.S. Magnum Ltd. - 26 Unit Apartment Building - 58 Ducks Landing

Moved by Deputy Mayor Sandy McMillan

Seconded by Councillor Patrick Ross

WHEREAS an application has been received from T.S. Magnum Ltd. to construct a 3 story (32,000 square foot), 26 unit apartment building on parcel number 882084, Lot 245 (54,433 sq. ft.) located at 58 Ducks Landing within the Town Centre Residential Zone (TCR); and

WHEREAS the proposed 26 Unit building will be fully serviced with both municipal sewer and water and driveway access will be located off the portion of Ducks Landing proposed to be constructed this fall; and

WHEREAS the proposed building is located within the Core Area, Town Centre Residential Zone (TCR) therefore requiring the building to be designed using the Architectural Design Guidelines as outlined in Appendix "D" of Bylaw 29-A.

BE IT RESOLVED that approval be granted to an application received from T.S. Magnum to construct a 3 story, 26 unit apartment building on Lot 245 (54,433 sq. ft.) located at 58 Ducks Landing subject to the following conditions:

1. Conformance with the conceptual drawings as attached to the application submitted to the Town. Any changes or revisions shall be subject to review of Stratford Town Planning and approval of Council if necessary.
2. That a complete set of Architectural Drawings must be submitted by a Architect and/or Engineer prior to a permit being issued.
3. That a Building Code Design Certificate be submitted from the Architect and/or Engineer.
4. That a Certificate of Compliance be submitted from the Architect and/or Engineer upon building construction completion.
5. That comments and/or approvals shall be received from the following:
 - a) Department of Transportation and Public Works
 - b) Stratford Utility Corporation
6. That a stormwater management plan be designed by a qualified engineer and submitted for review by the Town.
7. That a detailed Landscaping Plan shall be submitted showing a line of mature trees along Ducks Landing and throughout the site to be approved by the Town.

Discussion: It was noted that this resolution bears the recommendation of the Planning and Heritage Committee.

Question: **CARRIED**

4. **Resolution PH012-2010 - DP147-10 - T.S. Magnum Ltd. - 26 Unit Apartment Building - 58 Ducks Landing**

Moved by Deputy Mayor Sandy McMillan

Seconded by Councillor Patrick Ross

WHEREAS an application has been received from Kel-Mac Inc. to subdivide a portion of parcel number 882084 and 897124; and

WHEREAS the total area of the proposed subdivision is 21.73 acres, zoned TCR, R2 and R1, located in the Ducks Landing / Heron Drive area adjacent to the Town Centre; and

WHEREAS the developer proposes to create 20 Single Family Dwellings lots, 15 Semi-Detached lots, 4-18 unit apartment lots and 2-24 unit apartment lots; and

WHEREAS the applicant had also submitted a concept plan for the whole land in the area. The general concept plan shows an alternative for future development including the

connector roads. Reviewing the history of the land development by Kel-Mac in the area and the agreements signed by the Town and the developer shows that the Town agreed to exchange various parcels of land owned by Kel-Mac Inc. for Parkland dedication requirements for new developments. Accordingly, the developer already dedicated more than five acres as Parkland in the area and does not, therefore, require a Parkland (open space) dedication in the proposed subdivision

BE IT RESOLVED that preliminary approval be granted to an application from Kel-Mac Inc. to subdivide the proposed land part of Parcel No. 882084 and No. 897124 located in Ducks Landing / Heron Drive area, to create 20 Single Family Dwellings lots, 15 Semi-Detached lots, 4-18 unit lots and 2-24 unit lots, subject to the following conditions:

- i. Conformance with the Proposed subdivision Plans, drafted by Morris, Land and Engineering Service, Map No. 10-39-P11 dated on September 27, 2010.
- ii. All other relative provisions of the Town of Stratford Zoning and Subdivision Control (Development) Bylaw must be satisfied prior to obtaining a formal preliminary approval.

Discussion: It was noted that this resolution bears the recommendation of the Planning and Heritage Committee.

Question: **CARRIED**

5. **Resolution CW009 - Council Election Plebiscite Question**

Moved by Councillor Patrick Ross

Seconded by Councillor Emile Gallant

WHEREAS Council is interested in determining resident satisfaction with the current Council election system and the preference of residents for an alternate system if they are dissatisfied with the current system.

BE IT RESOLVED that Elections PEI be requested to conduct a plebiscite during the upcoming municipal election to determine resident satisfaction with the current Council election system and the preference of residents for an alternate system if they are dissatisfied with the current system, using the following ballot question:

Are you in favor of keeping the existing system of electing two Councillors to represent each of the three wards (A Dual Ward System)? NO ☐ YES ☐

If the existing system were to change, which method of electing Councillors would you prefer?

1. An At Large System, whereby all Councillors would be elected by all electors; OR ☐
2. A Single Ward System, whereby each Councillor is elected to represent a single ward; OR ☐
3. A Mixed System, which combines some Councillors elected “at large” and some ward Councillors. ☐

Discussion: It was noted that the resolution bears the recommendation of the Committee of the Whole.

Question: **CARRIED**

6. **OTHER BUSINESS**

Nil

7. **ADJOURNMENT**

There being no further business, the meeting was adjourned.

Kevin Jenkins, Mayor

Robert Hughes, CAO