

SPECIAL COUNCIL MEETING
July 15, 2021
Approved Minutes

DATE: July 14, 2021
TIME: 9:03 a.m. – 9:18 a.m.
PLACE: Council Chambers – Public Via Facebook Live

ATTENDANCE: Deputy Mayor Gary Clow; Councillors Derek Smith; Darren MacDougall; Jill Burridge; Steve Gallant; Gail MacDonald; Jeremy Crosby, Deputy CAO, and Director of Infrastructure; Kevin Reynolds, Director of Planning, Development, and Heritage; and Technology; Wendy Watts, Community and Business Engagement Manager; and Mary McAskill, Recording Clerk

CHAIR: Mayor Steve Ogden

1. CALL TO ORDER

Mayor Steve Ogden called the Special Council Meeting to order at 9:00 a.m. and welcomed those who were viewing via social media, as well as those in attendance.

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

2. APPROVAL OF THE AGENDA

It was moved by Deputy Mayor Gary Clow and seconded by Councillor Gail MacDonald that the agenda be approved with the following items removed from the agenda - items 4 a, 5 a, and 6 a - Motion Carried.

3. Resolution PH020-21 TZ002-21 Leslie Hilton Home Occupation Text Amendment – Zoning and Development Bylaw #45 – Second Reading

Moved by Councillor Jill Burridge

Seconded by Deputy Mayor Gary Clow

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

WHEREAS a public meeting was held on June 23, 2021, at 6:00 p.m. at the Stratford Emergency Services Centre. Due to the current COVID-19 gathering restrictions this public

meeting was limited to 50 people but was also live streamed for people to watch and residents were given until June 30, 2021, to submit their comments; and

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

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

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

Councillor Gail MacDonald noted that the resolution doesn't state that the change is for all semi-detached dwellings – she felt it wasn't clear. She also didn't like the idea that the name and address of the person is in the resolution. The planning director explained the 'Be it Resolved' is the action and the bylaw explains that the change is for all semi-detached dwellings and no names or addresses are mentioned. Leslie Hilton's name and address are mentioned because she put forward an application for an amendment to the zoning and development bylaw.

Question: **CARRIED**

4. **Resolution PH021-2021 – RZ002-21 Leslie Hilton Home Occupation Text Amendment – Zoning and Development Bylaw #45 – Adoption**

Moved by Councillor Jill Burridge

Seconded by Darren MacDougall

WHEREAS Bylaw # 45-G, a bylaw to amend the Town of Stratford Zoning and Development Bylaw, Bylaw #45, was read and approved a first time on July 14, 2021; and

WHEREAS Bylaw # 45-G, a bylaw to amend the Town of Stratford Zoning and Development Bylaw, Bylaw #45, was read and approved a second time on July 15, 2021; and

BE IT RESOLVED that Bylaw # 45-G, 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: Nil

Question: **CARRIED**

5. **Resolution PH022-21 – Town of Stratford, 101523 PEI Inc. and Farquharson Zoning and Development Bylaw #45 Text and Zoning Map Amendments Bylaw 45H – 2nd Reading**

Moved by Councillor Jill Burridge

Seconded by Councillor Darren MacDougall

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

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

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

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

WHEREAS Bylaw # 45H, a bylaw to amend the Town of Stratford Zoning and Development Bylaw #45, had received first reading at the July 14 Council Meeting;

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

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

Mayor Ogden noted that it is very historic for Stratford to be at this point and to be in a position to purchase 170 plus acres of property. It was a long and arduous process to get to this point as there were a lot of parts to this transaction. Mayor

Ogden complimented everyone who was involved in bringing this all together. It was perseverance and leadership and 'outside the box' thinking that got us to the results we have achieved. This puts the Town in a position to welcome a new high school and to also have the property to put a lot of our recreational and infrastructure in place, as well as a middle school which is badly need in the Town. The process resulted in the best piece of property that we could ask for. It lets us expand our business park and gives so much potential room for development. Again, congratulations to all who helped in this endeavour.

Question: **CARRIED**

6. **Resolution PH023-21 Town of Stratford, 101523 PEI Inc. and Farquharson Zoning and Development Bylaw #45 Text and Zoning Map Amendments – Adoption**

Moved by Councillor Jill Burridge

Seconded by Councillor Steve Gallant

WHEREAS Bylaw #45H, a Bylaw to amend the Zoning and Development Bylaw #45 was given first reading and approved by Council on July 14th, 2021.

WHEREAS Bylaw #45H, a Bylaw to amend the Zoning and Development Bylaw # 45, was given second reading and approved by Council on July 15th, 2021.

BE IT RESOLVED that Bylaw # 45H, a bylaw to amend the Town of Stratford Zoning and Development Bylaw, 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 be formally declared the said Bylaw be passed.

Discussion: Nil

Question: **CARRIED**

7. **Adjournment**

There being no further business, the meeting adjourned at 9:18 a.m.

Mayor Steve Ogden

Jeremy Crosby, Deputy CAO