REGULAR COUNCIL MEETING
June 14, 2023
Approved Minutes

DATE: June 14, 2023
TIME: 4:30 p.m. – 7:47 p.m.
PLACE: Council Chambers

ATTENDANCE: Deputy Mayor Steve Gallant; Councillors Jill Chandler; Gordie Cox; Ron Dowling; Jody Jackson; Jeff MacDonald; Jeremy Crosby, CAO; Kim O'Connell, Director of Finance and Technology; 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: Jeremy Pierce, Deputy CAO and Director of Recreation

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**

Councillor Jackson stated that he will recuse himself for planning item 13 d).

3. **APPROVAL OF THE AGENDA**

It was moved by Councillor Gordie Cox and seconded by Councillor Jody Jackson that the agenda be approved as circulated.

4. **PRESENTATIONS**

a) Presentation of Water School Awards

Mayor Ogden noted that he looks forward to this award presentation every year. He added that he is amazed at all the beautiful artwork. Councillor Gordie Cox read out each name and each student came forward when their name was called.

Councillor Cox welcomed everyone to the meeting and thanked them for their wonderful artwork. He noted that every year during water school, the grade 5 students participate in an art contest to be featured in the water school calendar and the calendar is distributed to all the students who attended the water school. The winners are selected based on the quality of art work, originality, and the best reflection of the theme 'water conservation.' The 12 calendar winners were as follows:

July – Kohen Burgess; August – Lena DeCoster; September – William Driscoll; October – Soraya Player; November – Sawyer Stewart; December – Levi Trainor; January – Atira Wong; February – Sophie Spilchen; March – Nina Palmer; April – Sully Campbell; May – Matthew MacDougland; June – Adela Hanzl

There were also some honourable mentions for the cover as follows:
Stella Gignac; Meisha Kilbride; Raya McGuirk; Bayne Hodgson, and the winner for the cover of the calendar was Soraya Player.

Councillor Cox thanked all the students who participated in the art contest.

b) Presentation to Stratford Canada Winter Games Athletes
Mayor Ogden noted that there were 16 Canada Games athletes from the Town of Stratford and 5 of those athletes were available to attend this evening.

Councillor Jill Chandler had the pleasure of announcing the athletes and thanked them for attending. She added that we are very proud of our athletes and their commitment to sport. She also took a moment to acknowledge the parents of the athletes who helped their kids actualize their sports dream.

The athletes were each presented with a Canada Games tray. These trays were used during the Games to carry the medals of each sport. The athletes were as follows:

Henry Dong – Badminton; Lucas MacDonald – Judo; Frida Schneider – Fencing (women's sabre); Mara Duncan – Wheelchair basketball (team NB/PEI); Juliet Trainor- Wheelchair basketball (team NB/PEI).

After all the awards were presented, photos were taken, and a small reception followed.

5. <u>ADOPTION OF THE MINUTES</u>

It was moved by Councillor Ron Dowling and seconded by Councillor Jill Chandler that the regular monthly meeting minutes of May 10, 2023, be approved as circulated.

6. BUSINESS ARISING FROM THE MINUTES

Nil

7. PRESENTATIONS FROM THE FLOOR

Nil

8. 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 meeting of Town Council, Committee of the Whole, and the Planning, Development, and Heritage Committee
- Participated in a workshop sponsored by the City of Charlottetown to discuss approaches to help unhoused and homeless people
- Attended a Federation of Prince Edward Island Municipalities (FPEIM) Board Meeting
- Along with Deputy Mayor Gallant, and Councillors Chandler, MacDonald, and Cox, attended the Federation of Canadian Municipalities (FCM) National Conference in Toronto
- Had the pleasure of attending a ceremony at the Stratford Cricket pitch to celebrate the kickoff to the season
- Enjoyed a week of vacation visiting family in Ontario
- Attended meetings of the Infrastructure Committee, Seniors Committee, and the Safety Services Committee
- Met with an affordable housing expert to discuss best practices and to seek advice
- Along with CAO Crosby and Deputy CAO Pierce, met with the president of the capital area Kin Canada Club (formerly known as Kinsman Club) to discuss collaboration opportunities
- Participated in a meeting of the Atlantic Mayors' Congress in Amherst
- Participated in a meeting of the FCM Atlantic Caucus and was very honoured to be elected as one of two representatives of PEI to the FCM Board of Directors
- Attended a meeting of all the Shape Stratford groups and committees: Intermunicipal Committee, Affordable Housing Task Force, Working Group, and Project Team
- Had the pleasure of presenting an award on behalf of the town at the Island Literary Awards
- Also had the pleasure of being invited to the spring Mayflower Seniors Luncheon
- Spoke and visited with several residents to discuss various issues; and
- Attended internal meetings and looked after the day-to-day affairs of the town

Councillor MacDonald congratulated Mayor Ogden on being appointed as one of the two representatives from PEI to the FCM Board of Directors. It is very positive for PEI and specifically for Stratford to have a national voice.

9. 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 a meeting with a group looking to build affordable housing in Stratford
- Along with the mayor and council, attended a meeting with the Minister of Finance and the Minister of Workforce, Advanced Learning, and Population, to review current and future town projects and initiatives
- Attended the monthly planning board meeting
- Attended the quarterly meeting with RCMP Chief Superintendent Derek Santosuosso to discuss policing in Stratford
- Attended a meeting with representatives from the province to discuss the Housing Accelerator Fund
- Attended a meeting with Deputy CAO Jeremy Pierce and RCMP Corporal Weatherbie to discuss town policing initiatives
- Attended a pre-meeting discussion with representatives from the province regarding a meeting with Public Safety Canada
- Attended a meeting with a developer regarding a potential development on Irving Avenue
- Attended a media training session with council and town department heads
- Had a department head meeting to discuss town projects and initiatives with the management team
- Attended a meeting with residents requesting information on the possible rezoning of farmland on the Georgetown Road
- Attended a contract policing engagement session with the RCMP and Public Safety Canada
- Attended the monthly Town Council meeting
- Attended a ‘Safe Spaces for Everyone’ conversation on unhoused encampments with various federal, provincial, and municipal departments
- Attended a meeting regarding advancing environmental priorities for construction/infrastructure projects
- Attended a meeting with planning staff and developers regarding the Gray Group development
- Attended the Shape Stratford Stantec debrief regarding infill lots and development cost updates
- Attended the monthly Safety Services Committee meeting

- Attended the Shape Stratford affordable task force project team meeting
- Attended via Microsoft Teams, the Canada Mortgage and Housing Corporation (CMHC) Atlantic Region drop-In session regarding the Housing Accelerator Fund
- Attended the monthly Committee of the Whole meeting
- Held a meeting to discuss town projects and initiatives with the management team
- Had a conference call with the town's solicitor to discuss the newly drafted CADC Bylaw No 1, a bylaw relating to the transaction of the business and affairs of the corporation, and a draft of the Unanimous Shareholders Agreement
- Attended the Shape Stratford Modeling meeting with the consultants
- Attended a meeting with representatives from PACE Atlantic to get an update on the Switch Stratford program
- Attended a stakeholder engagement session with representatives from the Provincial Department of Public Safety regarding the development of standards for Island police
- Attended the annual Canadian Association of Municipal Administrators (CAMA) conference in Huntsville, Ontario.

In addition to the above, reviewed several funding opportunities, conducted meetings with staff, prepared agendas and material for several of the meetings listed above, reviewed infrastructure projects and timelines, discussed several planning related items, and dealt with various HR related files. In addition, attended to other town and utility related business as required.

10. <u>SAFETY SERVICES</u>

a) Report

Report was included in the agenda package for Council to review. Councillor Jackson noted that the Safety Services Committee looked into the E-watch system, and following the discussion, a resolution was passed stating that the town engage with business owners to see if they would be interested in partnering with the town for the E-watch system. It was noted that the RCMP felt that having the system would be a good deterrent. It would also be a good tool if the RCMP needed to look back on an area.

Councillor Jackson stated that there was a good discussion on the Rosebank Road regarding issues with speeding. He added that the town is moving ahead with a pilot project in conjunction with the Provincial Department of Transportation, to install speed humps and speed radar to help determine the best way to deal with issues regarding pedestrian safety in the neighbourhood. Hopefully, the pilot project will provide us with some information that we can use in other areas of the town.

Councillor Chandler referred to the minutes and noted that the committee made a recommendation for three speed humps, but the province recommended two speed humps. She noted that we receive a lot of inquiries, and she would like to have the most up to date information to give to residents. The infrastructure director Jeannie Woodard noted that the province, in preparation for the pilot study, asked for our recommendation on where the humps were to be installed, and we identified three locations. The province gave us the option of going to two speed humps if we felt that it would appease more of the residents of the area. She added that it wasn't a suggestion, but rather an option given by the province. However, we did not consider that option because it is a long road and we had already identified the correct spacing and what would be the most optimized placement of the humps and the locations were recommended by both the Safety Services Committee and Council. Jeannie added that the residents in the vicinity of the three civic numbers where the speed humps will be placed were notified.

Councillor Chandler stated that we know that the recommendation has come from the town, and we know that there has been feedback in regard to the locations selected. She asked that since the recommendation came from the town could we moderate the location slightly. Jeannie replied that the locations were selected based on spacing, intersections, and the three recommended were the best locations. She added that we did tweak them based on feedback. Jeannie stated that she is aware of a resident who does not want a speed hump in front of their property, and we will try to shift that particular speed hump as much as we can, but she added that the particular hump location was selected based on providing safety to the people accessing the trail crossing on Rosebank Road.

There was a further discussion on the speed humps and Councillor Jackson understood that there were some residents who are not happy with the proposed locations. However, he noted that if we ever want to find a solution, we need to do something evidence based. Councillor Jackson stated that he felt comfortable taking the recommendation from the committee and added that we have never done anything to this level before with speed radar and speed humps - in conjunction with increased patrols by the RCMP.

Councillor Chandler stated that there are three speed humps and the locations have been selected. In between at the top of the road and in between the one at the bottom of the road there is a stop sign. She suggested that the stop signs would be a natural calming or traffic stopping measure. Councillor Jackson agreed and added that Rosebank Road is a long road. He stated that we went with the evidence that was presented to us and we have the Provincial Department of Transportation on board trying to help us solve the issue in a meaningful way.

Mayor Ogden noted that we are discussing the minutes of the meeting and we don't have a resolution on the floor on this issue. He stated that Councillor Jackson indicated 'evidence based' and he encouraged this with the former council, and he encourages it with the current council, to make our decisions based on best practices and evidence based. His understanding is that the traffic engineers with the Provincial Department of Transportation recommended three speed humps and that is what the committee recommended. They want to do it as a pilot study and that will give us information that we need. Mayor Ogden stated that the decision was already made by the previous Council and is now being implemented. He noted that if the minutes are incorrect we can ask for a revision, and Jeannie replied that the minutes have not yet been approved by the committee and she will be recommending a slight revision to how they are worded.

Councillor MacDonald stated that he endorses the evidence based approach as it removes bias and removes favour from our decision making process and our hope is that it improves transparency with our citizens.

Councillor Chandler stated that she is not trying to dispute the minutes of the Safety Services Committee, but in her role as a Councillor, when she has outreach from engaged residents this is the chamber where she addresses those concerns. We know that it is the location that has caused engagement and she has outreach from those residents regularly, and she wants to do the best job she can for them.

Councillor MacDonald stated that he has also heard from residents, and he felt it was important to stress to residents of the Rosebank area that this is a pilot project. He added that it will be important to have a discussion once all the evidence has been collected.

Councillor Dowling added that during his campaign for the election and since he has been on council, he has heard many comments about the high degree of speed that is happening on the vast majority of our roads. He noted that the RCMP is doing what they can, but they can't be everywhere, and he suggested that speed radar may be something we can look at 'down the road.' Councillor Dowling stated that he can sympathize with people who are opposed to the installation based on where the humps are located in relation to their residence. Unfortunately, that is the circumstance that we encounter all the time regardless of the issue.

Councillor Jackson asked for patience while we conduct the pilot study.

Mayor Ogden stated that there is going to be a presentation of the active transportation study which will identify the highest risk areas of the town, and he hoped that Council would put town resources to address those areas first.

b) RCMP

The report for the month of May was included in the agenda package. It was noted that Corporal Weatherbie was called away, but he does attend the Safety Services meetings. Councillor Jackson stated that Mayor Ogden attends all the meetings, and he invited Councillors to attend the meeting if they had any concerns.

Councillor Cox referred to the report noting that there are all kinds of categories under speeding, but car registration and inspection is not included, and he would like to see the full breakdown.

Councillor Jackson noted that the committee was updated on several calls of mischief in the community. There was also some discussion on speeding in the community, and Councillor Jackson stated that the RCMP is very responsive and do extra patrols when we receive calls regarding speeding.

Councillor Chandler took a moment to recognize Loren Sanders from the Provincial Priority Unit who represented the Stratford RCMP Detachment. He also made a presentation to the Stratford Elementary School on bike helmet safety, and Councillor Chandler felt it was wonderful for our RCMP to have that visibility.

c) Lighting

No report

c) Humane Society Report

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

d) Transit

The report for the month of May was included in the agenda package. Councillor Jackson noted that the numbers remain strong with April and May having an average ridership of more than a 200 average on a daily basis.

Councillor Jackson stated that two new runs were added to the schedule – one mid-morning and one mid-afternoon. He added that we will have new runs added where we can substantiate that they are needed.

The CAO noted that there is also a third run in the evening between 8 – 8:30 p.m. adding that it is almost a hybrid of an on demand run.

e) Cross Roads Fire Department

The report for the month of May was included in the agenda package. Councillor Jackson reviewed the report noting that the committee had a report from the fire company and most of the calls they receive are from the Stratford area. He noted that the committee also discussed the first responses and lift assists that the fire company is involved in. Councillor Jackson stated that other municipalities are dealing with the same issue of lift assists that would typically fall under 'health care.' The fire company is quite happy to help, but we need to find out how much it is costing fire departments to get called out on a lift assist call, and maybe get some assistance with the cost.

Mayor Ogden noted asked if the ballfield located at CHANCES was going to be discussed during the recreation report and Councillor Jackson replied that it is on the Safety Services Committee agenda for discussion.

11. 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 on June 6, 2023, and some of the items discussed were the 2023 capital projects, placemaking and memorial art donations, community campus, waterfront park, fundraising, and program and events.

Arts and Culture – the Arts and Culture Committee met on June 8, 2023, and discussed artist bursaries, annual arts awards, public art installations, art programming proposals, and Public Art Policy amendments.

Stratford Youth Centre & Council – the last drop-in day for the youth centre will be Thursday, June 22, 2023. Drop-in sessions and most youth centre programs will end for the summer. The youth centre will open again in September and will be accepting registrations for the new season.

The following youth centre programs will run during the summer: outdoor adventure club; garden club, and the youth council and leadership club. The youth centre community yard sale and flea market was just held on June 3 and 4, 2023, and approximately 350 people attended the flea market.

The youth centre completed their online auction (May 29 – June 4, 2023) and 130 items were auctioned off as a fundraiser for the youth centre leadership club for the leadership trip in the summer of 2024, and more than $5000 was raised. The youth centre kick off summer raffle will continue to the draw date of June 26, 2023. Youth centre members are selling tickets (5 dollars each) for a chance to win three different prizes – Sobey's gift cards valued at $500, $350, and $100.

The youth centre is planning two ‘end of the season’ activities for their youth members who completed their volunteer hours for the season. A paintball day trip will be held at the end of June, and a bussed day trip to Magic Mountain will take place in early July.

Spring Planning & Capital Projects – the town is heavily into summer programming and the past six weeks have been focused on preparing sports fields, trails, and parks for organized and unorganized activities. Additionally, capital projects such as the installation of a playground at Strawberry Hill Park, the installation of new disc golf baskets, the moving of the Cotton Centre barn, Cotton Centre paving, and the development of the splashpad sustainable rain garden are all projects currently underway.

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

Town of Stratford Annual Artist Bursary Award – the town has established a $1000 bursary for Stratford residents entering or continuing fine arts education. The bursary will be awarded annually in an effort to encourage young aspiring artists to continue to pursue their dreams in the arts.

Canada Day – planning is underway for the 2023 Canda Day Celebration at Tea Hill Park from 1:30 p.m. to 4:00 p.m.

Three ‘Volunteer of the Year Awards (adult, youth, and senior) will be presented during the festivities. Traditional offerings of music, dance, kid activities, and food & beverages shall highlight the afternoon celebrations. Residents are encouraged to share their photographs in the ‘Third Annual – A Day in the Life of Stratford.’ Photos will be displayed in the Town Centre lobby beginning on July 6, 2023.

Programs – the initial offering of intro to skateboarding program has been very successful. Additional skateboarding programs will be offered in July and August as a result of the considerable interest in the program.

The pickleball program will be moving outdoors starting June 29, 2023, at the Kinlock Park multi-use courts. Intro to Sport and U4 soccer registration is open with only a few spots remaining.

The nine week summer camp registration is now open. The camp, led by camp coordinator Josh Blakely will begin on July 4, 2023. Assistant camp coordinator Ergita Dema and three camp councillors will lead this year’s summer program.

Councillor Chandler took a moment to congratulate the Stratford Softball Association on hosting a successful spring swing off tournament at McNeill Field. She added that she had the opportunity to announce a game with Deputy Mayor Gallant.

Councillor Chandler also congratulated Camp Gencheff on its successful golf tournament that was hosted last Friday at Fox Meadow. She noted that she had the pleasure of playing in the tournament with fellow Councillors Gordie Cox and Jody Jackson.

Councillor Chandler noted that in her role as a Councillor and as chair of the Recreation Committee, she is receiving calls from various residents in regard to the current status of sports fields in our community. The recreation department is working hard trying to prioritize and address the concerns. Just as a resident, she can see the impact of Fiona; the aftermath of the debris storage and removal from those areas has added extra work for the recreation department staff.

Councillor MacDonald stated that he had the opportunity to attend one of the youth council meetings a few weeks ago and he was very impressed with their plan to proceed with their petition to the provincial government to implement a flashing intersection at Cotton Centre. He added that he wanted to recognize the work of Mr. Duane Pineau in keeping the youth council going.

Councillor Dowling stated that anywhere he is in the town, it is just a flurry of activity by the recreation staff. He noted that he had a brief conversation with someone who was grooming one of the trails, and as busy as they are they will take time to chat with a resident. They are not only very busy they are also very aimable and very engaged with the residents.

Deputy Mayor Gallant echoed Councillor Dowling's comments noting that with Heidi Wood taking the lead at Cotton Park, the park comes alive when she starts planting her flowers.

12. FINANCE AND TECHNOLOGY

a) Report

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

- Attended a presentation on the Canada Mortgage and Housing Corporation (CMHC) Housing Accelerator Fund
- Continuing to work on the Fiona disaster insurance claim on the damage to town properties

- Attended Shape Stratford information session with AOL
- Resolution completed for updating schedule ‘A’ of the Fee’s Bylaw
- Advertised and interviewed for the multi department administrative clerk position
- Reviewing CMHC affordable funding for development and discussing programs with the province and other municipalities
- working on year end audit file. The auditors will be starting their work on June 27, 2023
- attended a CMHC meeting to discuss the Switch Program
- attended the Chamber of Commerce President’s Luncheon
- Attended a few CARI board meetings
- Staff continues to be busy with day to day tasks

Councillor Dowling commended the finance director Kim O’Connell for being on top of everything and added that she is always willing to meet with any Councillors to keep everyone informed.

Councillor Jackson stated that the Pownal Rink has become aware of the reduction in support that we are giving for 2023. He noted that he has heard from some folks who are disappointed, although they are aware that there are some budget constraints. There are approximately 930 registrations in Pownal minor hockey and 80% of those are in our town. Councillor Jackson stated that he would like to see something stable such as a three year commitment where the Pownal Rink could expect a certain amount of support and we could earmark an amount on an annual basis.

Councillor Dowling agreed that was a good point. He noted that there are a number of organizations that we provide funding for - some are outside of the community and some within the community, but all benefit residents of the community. Councillor Dowling added that it is something that the committee can look at. Subsequently, council would need to decided how far ahead of ourselves we would want to get in relation to budgeting for particular items. One of the things discussed at the last few committee meetings, and council has discussed it as well, was ways to increase engagement within the community on the budget process. He added that unfortunately, we don’t know until the budget is approved what the numbers will be and that is a specific time each year. However, there is a fair length of time as a prelude to that where people can provide input and where Council has budget consultations. He noted that it is always frustrating for any organization if there is a change particularly if there is a decrease in funding because they project ahead as well. Councillor Dowling stated that we need to come up with a budget and staff works very hard to balance the budget – which we are required to do.

Mayor Ogden stated that there are two things that factored in to the council's decision in terms of the amount of allocation. One was the provision of the information that we requested in regard to their financial situation. The second thing was that we allocate based on need and we determined that perhaps the need wasn't so great based on their financial information that was provided. The finance director agreed that their financial statements looked good last year, and we plan on asking them to meet with us to talk about the future of Pownal Rink and the future of the Town of Stratford. It was also noted that the grant for this year was the same amount as we gave them two years ago. Mayor Ogden added that we would be happy to meet with them to discuss the issue. He added that the previous council did ask for representation on the board. Mayor Ogden stated that when it was discussed at budget time all those things led to the decision to allocate the amount that we did.

Councillor Chandler was in support of Councillor Jackson's suggestion as she felt that there could be more stability if we were able to look even two years into the future. She noted that in most of the meetings that she has attended for the last several months, she felt it was important to build and maintain a relationship with the Pownal Sports Facility, as well as Pownal Minor Hockey Association. Councillor Chandler stated that as chair of the Recreation Committee she has reached out to the Pownal sports centre via phone as well as email and as it was left - we are waiting in hopes of having a meeting this month and she has scheduled follow-up calls. She added that she would like to work with them as partners. As pointed out by Councillor Jackson - out their 930 players more than 700 come from Stratford and she sees them as providing a great facility for the kids and she would like to work with them.

Councillor Cox stated that as co-chair of the Recreation Committee he would also like to work with them.

b) Financial Statements

Included in the agenda package for Council to review.

13. <u>PLANNING, DEVELOPMENT, AND HERITAGE</u>

a) Report

The report was included in the agenda package for council to review. Councillor MacDonald stated that when the agenda was published the minutes were not yet prepared but noted that they were circulated earlier today.

Councillor MacDonald noted that we have some good news in the planning department with the onboarding of town planner Philip Rough.

Councillor MacDonald also took a moment to recognize Scott Carnall who has joined the town in somewhat of a mixed role, but he is certainly providing resources to the planning department. Scott is a passionate advocate for attainable affordable housing for all housing types.

b) Permit Summary

Included in the agenda package. Councillor MacDonald gave a brief overview of the summary noting that the mayor had asked about the turnaround time for permits. He noted that he appreciated the input from the CAO who discussed the additional pressures that have been put on planning staff in terms of applicants applying to the town and requiring assistance to navigating the various programs and incentives. From outside looking in it can be an impenetrable and byzantine process.

c) Resolution PH012-2023 – PEI Federation of Agriculture – 10903 TCH – Special Permit Use Public Meeting

Moved by Councillor Jeff MacDonald
Seconded by Deputy Mayor Steve Gallant

WHEREAS an application has been received from the PEI Federation of Agriculture on behalf of MacKenzie Produce to host *Breakfast on the Farm*, a one-day event scheduled for Saturday, August 5, 2023, between 8:00 a. m. and 11:00 a.m. located on parcel numbers 289587 and 1053123. The event is considered an Agri-Tourism and Recreation Use, which is a Special Permit Use within the Agricultural Reserve (A1) Zone; and

WHEREAS pursuant to Section 15.1.3.(b) within the Town of Stratford Zoning and Development Bylaw, prior to the issuance of a Development Permit for a Special Permit Use Council shall ensure that property owners within 61 m (200 ft.) of the subject property are notified in writing and asked to provide their comments; and ensure that a public meeting be held to allow residents to provide their input before making a decision.

BE IT RESOLVED that Council shall hold a public meeting on **Monday, June 26, 2023, at 7:00 p.m.** in order to provide an opportunity for the applicant to present the proposed Use to residents and obtain their input regarding the Special Permitted Use of "Agri-Tourism and Recreation" on the subject property.

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

Councillor MacDonald stated that a map identifying the subject property where the event will be held was included in the meeting package. The affected properties were marked with red dots and Councillor MacDonald stated that notices will be sent to them.

Councillor MacDonald felt that the event had merit and the parking and transportation will be handled almost exclusively via bussing from the town centre.

Deputy Mayor Gallant felt it was a great event and hopefully the Trans Canada issues, and the parking have been solved. He added that he hopes the RCMP will be available on the day of the event.

Town planner Dale McKeigan referred to the map and noted that the event is being held directly across the street from Reeves Estates subdivision. The applicant plans to use the town centre parking lot and bus people to the event to avoid having a lot of traffic on the road. He also noted that the Provincial Department of Highways has recommended that there not be any signage on the road that would draw people off of the Trans Canada Highway.

Question: **CARRIED**

Councillor Jackson recused himself at this time.

d) Resolution PH013-2023 – Stratford Auto Addition – 7 MacKinnon Drive – Special Permit Use Public Meeting

Moved by Councillor Jeff MacDonald
Seconded by Councillor Gordie Cox

WHEREAS an application has been received from James Perrot, owner of Stratford Auto, to construct an addition (56' x 40'=2,240 sq. ft.) to the existing Stratford Auto building located at 7 MacKinnon Drive on Parcel Number 942243. The application is considered an intensification to a "Service Station" and "activities related to the Automobile trade other than a Scrap Yard or Auto Body Shop Use," which is a Special Permit Use within the Town Centre Commercial (TCC) Zone; and

WHEREAS pursuant to Section 13.4.3.(b) within the Town of Stratford Zoning and Development Bylaw, prior to the issuance of a Development Permit for a Special Permit Use Council shall ensure that property owners within 61 m (200 ft.) of the subject property are notified in writing and asked to provide their comments; and ensure that a public meeting be held to allow residents to provide their input before making a decision.

BE IT RESOLVED that Council shall hold a public meeting on **Monday, June 26, 2023, at 7:00 p.m.** in order to provide an opportunity for the applicant to present the proposed Use to residents and obtain their input regarding the intensification of the Special Permit Use of "Service Station" and "activities related to the Automobile trade other than a Scrap Yard or Auto Body Shop Use."

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

Councillor Cox stated that James Perrot's business is a very necessary business.

Mayor Ogden stated that we will have an opportunity at the public meeting to get more information.

Councillor MacDonald noted that the proposed recipients who will receive a written notice are marked with red dots on the map that was included in the agenda package.

Question: **CARRIED**

e) <u>Resolution PH014-2023 – Stewart Subdivision – PID 811109 – 5 Lot SD</u>

Moved by Councillor Jeff MacDonald
Seconded by Councillor Jody Jackson

WHEREAS An application has been received from the Stewart family:

David Stewart – 2 Brittany Drive, Charlottetown, PE
Ronald Stewart – 22 Spindrift Lane, Stratford, PE
Audrey Stewart – 14 Spindrift Lane, Stratford, PE
Charlotte Stewart – 15 Spindrift Lane, Stratford, PE

to subdivide parcel number 811109, approximately 7.02 acres, into five (5) single unit residential lots. All four (4) members of the Stewart family referenced above share ownership of the subject parcel according to the Land Deed submitted along with the Application to Subdivide; and

WHEREAS the subject property is in the Low Density Residential Large Lot Zone (R1L) and permits Single Dwellings. The proposed five (5) lots exceed the following:

- Minimum Lot Area of 15, 070 sq. ft.

- Minimum Frontage of 82 ft.
- Minimum Circle Diameter to be Contained within the Boundaries of the Lot of 100 ft.

Note: Based on the Servicing of the proposed lots for On-Site Water & Central Waste Treatment System in the Provincial Minimum Lot Standards as noted in Schedule A: Minimum Lot Standards, all lots are in conformance based on the above minimum requirements; and

WHEREAS according to the applicants, and confirmed by the Stratford Utility Corporation, the proposed lots will be serviced by the existing municipal sewer line which extends along the Keppoch Road; and

WHEREAS lot #1 will be serviced by a gravity direct connection to the existing municipal sewer line on Keppoch Road; and

WHEREAS lots 2-5 will be serviced with a gravity service from each dwelling unit into a gravity main draining into a sewer grinder pump and chamber on lot 5 and the pump will then lift the sewer through a dedicated sewer forcemain, located in a sewer easement: and

WHEREAS lots 1-5 will be granted access to the beach using an existing five-foot right-of-way along the eastern boundary of all five (5) lots as per the Land Deed.

RECOMMENDATION:
That preliminary approval be granted to an application received from the Stewart Family (David Stewart, Ronald Stewart, Audrey Stewart, and Charlotte Stewart) to subdivide parcel number 811109, approximately 7.02 acres, into five (5) single dwelling lots subject to the following conditions:

1. That a Plan of Survey be prepared by a professional surveyor licensed to practice in Prince Edward Island showing the five (5) lots as per the Development Concept Plan for Parcel Number 811109, Dated May 31, 2023.
2. That the applicants shall pay a Park dedication fee of 10% of the value of the lands being subdivided and that the Park dedication fee shall be calculated on the projected value of the lands being subdivided upon final approval.
3. That a private right-of-way agreement shall be executed between the owner of the Cottage Lane and the Applicants providing for long-term

ownership and maintenance of the right-of-way (Cottage Lane) which shall be binding on all heirs, successors, and assigns of the parties to the agreement and said agreement shall be registered at the Queens County Land Registry Office.

4. That any ingress and egress proposed along the frontage of Lot # 1 shall be assessed by the Department of Transportation, Infrastructure, and Energy (DOTIE).
5. That comments shall be obtained from the Crossroads Rural Fire Company regarding the connection of Lupin Lane and Cottage Lane for connectivity and safety purposes.
6. That the sewer system 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.
7. That all lots be serviced by individual on-site wells as there is no municipal water line currently available and all wells shall be installed in accordance with the Department of Environment (DOE).
8. That a stormwater management plan be designed by a licensed engineer using Low Impact Development Guidelines approved by both the DOTIE and the Town of Stratford.
9. That the Development Concept Plan must meet all the DOE requirements and a plan must be prepared showing how erosion and sedimentation will be controlled and contained during construction on the lots.
10. That all other relevant provisions of the Town of Stratford Zoning and Development Bylaw, Bylaw # 45, are met.
11. 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.

Councillor MacDonald referred to the map and the proposed subdivision plan noting that it is in the cottage area of the town which has been in existence for some time. He noted that the land has been owned by various members of the Stewart family for quite some time. He stated that parcel number one, which is at the north end of the parcel, is somewhat larger. Councillor MacDonald stated that he understands that there are plans to subdivide the parcel in the future, so there may be further subdivisions that occur. However, it was communicated to the applicants that if they were looking to subdivide into more than five lots they would require a fairly substantial investment in terms of infrastructure and they weren't prepared to commit to that at this point in time.

Councillor MacDonald noted that the frontage of the lots would be considered to be off of Cottage Lane and at the bottom centre there is Lupin Lane. As stated in the resolution, it will be up to the Cross Roads Fire Company to determine whether or not there needs to be connectors and what steps the applicant will need to undertake in order to satisfy those issues.

Councillor MacDonald stated that he understands from our director of planning that the current owner of Cottage Lane is the Reddin family which is also in conjunction with the local Cottage Association. The current owner of Lupin Lane is the Bellevue Cove Cottage Association, so ultimately there will need to be some discussions between those entities if this project moves forward. Councillor MacDonald stated that it is his understanding that the lots will be retained by the Stewart family for their own use and enjoyment. He noted that it his understanding that this is an attempt to subdivide the land in order to firm up the family's affairs on a go forward basis - so that all of the various members of the Stewart family will have some finality and continuity in the land that they currently control in the area.

Councillor Cox noted that there seemed to be some land between lots one and two and asked what the plan was for it, and Mayor Ogden replied that it is the access down to the beach. Councillor Cox stated that if lot one was subdivided in the future they would still not have to give any green space.

Acting planning director Dale McKeigan stated that the situation that currently exists is that if they exceed five lots they would be required to put in a central water system which can be quite expensive. When we discussed this from its origin they had originally proposed 11 lots. When it was brought to their attention that anything over five lots would require a central water system they decided to propose this design showing five lots and that is what the proposal was based on. Dale stated that they will connect to the existing sewer line that fronts along the Keppoch Road. For clarification, Dale stated that once the subject land exceeds five lots there would be a requirement for a central water system. In regard to parkland dedication, it is 10% of the land being subdivided or cash in lieu. Dale noted that he spoke with the director of recreation, and he is fine with the cash in lieu. Therefore, we need an evaluation done on the land to determine what that 10% would be. Dale added that their application meets the current bylaw for the five lots and the servicing requirements.

Councillor Chandler asked if it was in the bylaw that lot number one could be so much larger than the other lots – that there is no requirement or stipulation that the five lots need to be proportionately equal at all. Councillor MacDonald replied that there is no requirement that the lots be of equal size, but the subdivision does have to exhibit sound planning principles. Mayor Ogden added that if an application meets the rules of the Planning Bylaw we need to approve it. Under the 13 criteria that are listed within the Planning Bylaw – if we have objections they must fall into one of the 13 criteria. Dale stated that the application does meet the criteria for lot sizes. He also noted that the minimum development standards are based on province wide minimum development standards which is under the Planning Act. This application does meet that requirement. However, if they do any further subdivision they will be required to install a central water system. Councillor Chandler stated that she wasn't opposed to the application she was looking for clarification and Councillor Cox noted that he too was just looking for clarification.

Question: **CARRIED**

f) <u>Resolution PH015-2023 – Development Officer Appointment – Philip Rough, MCIP, RPP</u>

Moved by Councillor Jeff MacDonald
Seconded by Councillor Gordie Cox

WHEREAS Council hereby delegates the Chief Administrative Officer the power to appoint a Development Officer by resolution in accordance with Subsection 20(2) of the Planning Act, whose duties shall be as provided in the Zoning and Development Bylaw #45; and

WHEREAS A Development Officer shall have the authority to administer the Zoning and Development Bylaw #45. Notwithstanding the foregoing, and unless otherwise stipulated, a Development Officer shall have the authority to approve or deny applications made in accordance with Bylaw # 45 in all areas except for the following:

a) Commercial developments that fall under Part 3 of the National Building Code;
b) Institutional developments that fall under Part 3 of the National Building Code;
c) Industrial developments;
d) Multiple family dwellings of greater than 18 units;
e) Special permit uses;

f) Conditional uses;
g) Variances of greater than 5% in accordance with the relevant provisions of this bylaw;
h) Preliminary approval of subdivisions of greater than five (5) Lots or where the extension of water mains, sewer mains or Streets is required; and.
i) Bylaw amendments.

BE IT RESOLVED that Philip Rough, Town Planner with the Town of Stratford be appointed the authority as a Development Officer in accordance with the duties provided in the Zoning and Development Bylaw #45.

Discussion: At this time Councillor MacDonald asked the acting director of planning Dale McKeigan to introduce town planner Phil Rough.

Dale introduced Phil to the council and welcomed him to the planning team and to the town team. Dale noted that Phil started with the town a week ago and he has moved quickly into a lot of discussion and a lot of applications as well as getting an understanding of how we work. He has taken it upon himself to review the Official Plan and the Zoning and Development Bylaw and we have had some great discussions.

Phil gave a brief background on himself noting that he did his training in Toronto at Ryerson University. He noted that following university he worked out west for nine years and two years in Yellowknife, and then three back in Ontario. Phil noted that this was his first time on the Island, and he is excited and eager to work with the town.

Mayor Ogden stated that he is happy that Phil chose to join us, and he welcomed him to the town.

Question: **CARRIED**

14. <u>INFRASTRUCTURE</u>

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 cleanup and repair work continues throughout the town. Trails, parks, and greenspaces are still getting attention related to reinstatement and landscaping where stumps and roots were removed. Deep cuttings and other damage from machinery is also being repaired. Some repair work such as fencing, batting cages, roofing, etc., is being completed through the insurance claim.

Work continues on the construction of the multi-purpose path along Kinlock Road and is progressing well. The project is anticipated to be completed by the end of June. This already busy area has been more challenging with the construction activity, and we ask for patience and extreme caution and awareness from all vehicular, cycle, and pedestrian traffic while travelling through the area.

Work has begun on the community campus site with sedimentation and erosion control measures being put in place and clearing and grubbing of trees needing to be removed to enable the development of some amenities on the site. Construction activity will begin near the Hollis Avenue end of the property with pipe installation expected to begin next week.

Two tenders were received for the Bunbury sewer lift station upgrades project. The committee's recommendation is to award the tender to the low binder, Hansen Electric Limited.

Two tenders were received for the Corish sewer lift station upgrades project. The committee's recommendation is to award the tender to the low bidder, Island Coastal Services Limited.

Four tenders were received for the paving of the Trans Canada Trail from Mason Road to Fullerton's Park. The committee's recommendation is to award the tender to the low bidder, M&M Resources Inc.

Infrastructure staff has been busy with the following:

- Ongoing maintenance at town owned properties, sports fields, and trails
- Outside staff is busy with grass cutting, trimming, gardening, painting, landscaping, and garbage pick-up
- Interviews for summer positions are being held with some positions already filled
- Bylaw complaints and investigations are ongoing – APPS is on contract until October to assist with bylaw issues
- Temporary speed hump applications are being processed. A second mobile data collection trailer is being built to allow for two areas to be assessed simultaneously which will help to speed up the process. There are five sets of speed humps installed to date
- A water bottle fill station has been installed on the second floor of the Emergency Services Centre

- Quotes were sourced from three electric vehicle providers and a purchase has been secured for a 2023 Chevrolet Bolt which will be delivered by the end of the month
- A tender is being prepared for the purchase of a ¾ ton truck to replace a 2011 GTMC Sierra currently in our fleet
- Sewer and water infrastructure maintenance and inspection is ongoing on a daily basis; and
- Water and sewer inspections and water turn-ons for new development is ongoing.

During the month of May there were no sewer or water emergencies.

Deputy Mayor Gallant noted that as chair of infrastructure, he had the opportunity to attend the PEI Road Builders Association held at Lone Oak in Stratford and everything went very well and hopefully they will be back next year.

Deputy Mayor Gallant noted that he also attended the Hospice 4 km Walk/Run and he noted that there were a lot of positive comments made about Fullerton's Marsh.

b) <u>Resolution INC005-2023 Paving of the Trans Canada Trail</u>

Moved by Deputy Mayor Steve Gallant
Seconded by Councillor Jeff MacDonald

WHEREAS four tenders were received on May 10, 2023, for the paving of approximately 1.5 km of Trans Canada Trail along Hollis Avenue and MacIntosh Drive, as follows:

Contractor	Bid Excluding HST
KD Construction Inc.	$198,000.00
Hynes Paving	$186,080.00
The Island Construction Ltd.	$164,233.50
M & M Resources Inc.	$116,000.00

AND WHEREAS funding from the Trans Canada Trail, through Trail Funding Program – Infrastructure and Major Repairs, for 35% of the eligible costs to a maximum of $87,500.00 has been obtained, and the capital budget amount approved for the project in $250,000.00; and

WHEREAS given the extra budget available, the low bidder was asked to review two additional areas for improvements to the Trans Canada Trail – that being widening and paving 225 meters of trail from the underpass to Shakespeare Drive and paving 160 meters of trail through Williams Gate to Mason Road, at an additional cost of $121,460.00 excluding HST; and

WHEREAS the total project cost of the work including the additional areas added to the scope is $237,460.00 excluding HST.

BE IT RESOLVED that the paving of the Trans Canada Trail section along Hollis Avenue and MacIntosh Drive, as well as the improvements to an additional 385 meters of trail as described above be awarded to M & M Resources Inc. in the amount of $237,460.00 excluding HST.

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

Councillor MacDonald stated that there was the initial tender for the initial scope of the work and then the successful bidder was asked to review some additional items. He wanted to confirm that we are not required to go to tender for these additional items. The infrastructure director Jeannie Woodard replied that is correct and added that we are able to negotiate with the lowest bidder. She added that when we saw the discrepancy and the amount of budget that would be remaining, we saw the opportunity to do more work. We approached the low bidder and asked them if they could review a couple of areas to see if we could add more to the scope of the work.

Councillor Dowling stated that he assumes that there is some form of criteria that staff has developed for trail paving in instances where we have excess funds available from the budgeted amount, or in trails that would be proposed for future budget items – he asked how the criteria would be determined. Jeannie replied that in this particular case our funding is from the Trans Canada Trail, so we had to meet their criteria of the funding for improvements to the Trans Canada Trail. Jeannie added that the two options that we looked at were really the only sections of the trail left to bring up to a different level of service. The section from the underpass coming up to Shakespeare Drive is currently about six feet wide, so we are widening that to create a multi-purpose trail. Also, making the section through the Williams Gate area more accessible by paving it.

Question: **CARRIED**

c) **Resolution INC006-2023 Bunbury Sewer Lift Station Upgrades**

Moved by Deputy Mayor Steve Gallant
Seconded by Councillor Gordie Cox

WHEREAS two tenders were received on April 25, 2023, for the construction of the Bunbury Sewer Lift Station Upgrades, including replacing pumps and a flow meter, and installing a generator for backup power supply, as follows:

Contractor	Bid Excluding HST
Island Coastal Services Ltd.	$856,900.00
Hansen Electric Ltd.	$800,050.00

Both of which exceed the allocated budget amount of $600,000.00 for this project which includes a funding amount of $288,750.00 through the Municipal Strategic Component of the Canada Community Building Fund;

AND WHEREAS a reduced scope of work was negotiated with Hansen Electric resulting in a reduction in construction cost of $105,000.00; and

WHEREAS the negotiated price from Hansen Electric is $695,050.00 excluding HST and the engineering fee is estimated to be $40,000.00 excluding HST, for an estimated total project cost of $735,050.00 excluding HST, resulting in a cost overrun of $135,050.00; and

WHEREAS a supplemental capital budget is required in the amount of $135,050.00; and

WHEREAS there are sufficient funds in the Sewer Treatment Reserve Fund to complete this portion of the project.

BE IT RESOLVED that the construction of the Bunbury Sewer Lift Station Upgrades be awarded to Hansen Electric Limited in the amount of $695,050.00 excluding HST and that the Sewer Treatment Reserve Fund be utilized for the supplemental capital budget required in the amount of $135,050.00.

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

Jeannie stated that we do collect a capital contribution on projects where we are extending water and/or sewer and it is divided by a water contribution and a sewer contribution; however, it all goes into one fund. The amount in that fund is more than a million dollars, and she didn't think there was a concern with topping up the amount with the remaining amount that was in the fund.

Question: **CARRIED**

d) <u>Resolution INC007-2023 Corish Sewer Lift Station Upgrades</u>

Moved by Deputy Mayor Steve Gallant
Seconded by Councillor Jeff MacDonald

WHEREAS two tenders were received on May 4, 2023, for the construction of the Corish Sewer Lift Station Upgrades, including replacing all pumping components and installing an above ground valve structure and a generator for backup power supply, as follows:

Contractor	Bid Excluding HST
Duffy Construction Ltd.	$1,748,000.00
Island Coastal Services Ltd.	$1,679,646.83

Both of which exceed the allocated budget amount of $1,203,500.00 for this project which includes a funding amount of approximately $486,000.00 through the Investing in Canada Infrastructure Program;

AND WHEREAS the engineering fee is estimated to be $43,500.00 excluding HST, for an estimated total project cost of $1,723,146.83 excluding HST, resulting in a cost overrun of $519,646.83; and

WHEREAS a supplemental capital budget is required in the amount of $519,646.83; and

WHEREAS there are sufficient funds in the Sewer Treatment Reserve Fund to complete this portion of the project.

BE IT RESOLVED that the construction of the Corish Sewer Lift Station Upgrades be awarded to Island Coastal Services Limited in the amount of $1,679,646.83 excluding HST and that the Sewer Treatment Reserve Fund be utilized for the supplemental capital budget required in the amount of $519,646.83.

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

Councillor Dowling wondered why we were able to have negotiations and move somewhat on the Bunbury sewer lift project and not on the Corish sewer lift project. Infrastructure director Jeannie Woodard replied that those conversations were had with the contractor on this particular project and the only savings they were offering was to reduce and remove the scope of the work which was critical to the funding that we have in order to meet what we had applied for. Unfortunately, we weren't able to find a way to reduce the pricing with this particular project.

Councillor MacDonald stated that it is critical that we look at doing these types of upgrades to increase our resiliency post Fiona. He felt that Fiona has highlighted some of the issues with our infrastructure and not just Stratford. Federally and provincially, it is also an issue.

Councillor MacDonald extended his thanks to Councillor Dowling for his email about providing some focus to both these resolutions and the language within them. He added that it is important to note that we are partnering with the Investing in Canada Infrastructure Program. He noted that it is always best when the town engages in projects when we have national or provincial partners.

Councillor MacDonald stated that this is necessary, and it is never 'fun' to dip into a reserve fund but that is what the reserve fund is for. It highlights the financial pressure on all municipalities. It also highlights the requirements of this municipality and others to really look at how we are bringing in revenue. Councillor MacDonald stated that he appreciates the work that has been put into both these projects to date. It is money well spent and it is one of those things that is literally under the ground, and we don't see it. When it comes to a big storm, a major event that impacts our town, and these are the things we will be thankful for.

Mayor Ogden noted that this really illustrates the problems with the process. The original estimate was probably done two years ago prior to this inflationary cycle that we have been through. He stated that it is always that way because in order to apply for funding we need to get the estimates done, and then it takes so long to go through the process to get the funding. By the time we are in a position to award the contract, the prices have gone up significantly. Mayor Ogden does not know what the answer is because the federal and provincial governments need to have the estimates in order to provide the funding. The infrastructure director stated that in regard this particular project, we have been working on it since 2019 and our original funding was approved in 2019. She stated that there is a lot of history on this one. The project and the scope of work that we applied for and had estimated at that time – once the engineers started their assessment, we saw that we were going down one path that wasn't going to be the most efficient upgrades for the site, so we changed the map, and the scope of the work grew quite a bit. Jeannie noted that at that point we realized the funding we had was not going to be near enough to complete the project that we are now looking to do, so we divided it into phases. What we are looking to pass will be phase one. We just had approval last week for the second phase to complete the big picture - the entire project - which makes it a little more crucial to get this resolution passed and get phase one started and completed.

Councillor Dowling stated that one of the many reasons that he has a great appreciation for town staff was regardless of the size or scope of the project they always seek to economize as best as they can. Staff does a great job in whatever they present to Council by resolution; it is always as economical as it can be.

Question: **CARRIED**

15. <u>COMMITTEE OF THE WHOLE</u>

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

b) **<u>Resolution CW012 – 2023 SPERRA Construction Group 120 Unit Development – Irving Ave – Support under the CMHC Rental Construction Financing Initiative</u>**

Moved by Councillor Jeff MacDonald
Seconded by Councillor Gordie Cox

WHEREAS the Canada Mortgage and Housing Corporation has a program under the National Housing Strategy to provide low-cost loans encouraging the construction of sustainable rental apartment projects across Canada; and

WHEREAS one of the minimum requirements to qualify for the loan is Affordability where you must meet meet **one** of the following affordability requirements and it should be maintained for at least 10 years.

A: At least 20% of units must have rents below 30% of the median total income of all families for the area, and the total residential rental income must be at least 10% below its gross achievable residential income.

B: The proposal has been approved under another affordable housing program or initiative from any government level, such as capital grants, municipal concessions, or expedited planning processing; and

WHEREAS the Town of Stratford has offered to support the project by providing the following concessions:

1. Waving the residential sewer and water capital contribution levies for the development.
2. Providing an expedited approval process; and
3. Waiver of the development cost charges for the residential portion of the development.

AND WHEREAS the initiative will provide increased density and aid with additional rental housing supply in the community.

BE IT RESOLVED that the Town of Stratford support the application under the CMHC funding program by providing letters of support for the items outlined above.

Discussion: This resolution bears the recommendation of the Committee of the Whole. Councillor Dowling asked if this was a practice common in other jurisdictions throughout PEI, and the CAO replied that there are at least three other communities that have supported this initiative.

Councillor MacDonald noted that there had been a discussion under the affordable housing umbrella at the Finance and Technology Committee meeting. He noted that the affordable housing incentive and accompanying information was brought to the committee's attention by the finance director, Ms. O'Connell. Councillor MacDonald noted that a specific evaluation criteria in the form of a written proposal is requested. They then have the criterion to consider when they are looking at 'asks' such as this one. Councillor MacDonald stated that it is his hope that the town can develop something that has the criterion. Councillor MacDonald noted that there was a discussion at the last Committee of the Whole meeting, but he has had some informal discussions with Council and the town's professional staff. He would like to continue in the same theme of proceeding in an evidence-based fashion with as much transparency as possible so we can eliminate bias, and we can promote the proper decision-making factors in what we decide to support and what we decide not to support. That is the hope – whether it is developed through the department of finance or whether it is developed jointly with the Committee of the Whole.

Question: **CARRIED**

16. SUSTAINABILITY

a) Report

Councillor Cox noted that the committee did meet last week but there was not enough people present for a quorum, so the members who were present continued on with a very informal meeting. He noted that Maddy gave an update on the residential tree program. Staff is currently going around the town planting the trees that were purchased by residents.

The Town has released the updated Community Energy Plan, and publicly announced that we have achieved milestone 4 in the Partners of Climate Protection Program (PCP), and we are working towards the fifth level. To help keep track and monitor emission reduction progress, the town has released its 2021 greenhouse gas emissions inventory report which can be found on our website.

Councillor Cox noted that municipalities can apply for up to $50,000 to the federal government's tree program, which is a 2 billion dollar program, and Maddy is currently working on the application.

Wendy discussed the possibility of a podcast, and it would be a recorded audio update with information on events and information on the town.

Councillor Cox stated that there was also a discussion on having further consultation on a Tree Bylaw as we don't currently have one in place. He felt that we need to develop a policy sooner rather than later after the destruction of Hurricane Fiona.

Councillor Cox noted that a few weeks ago residents could purchase trees from the watershed group at Cotton Centre and there was a great turn out by residents.

Mayor Ogden noted that Mary Hughes is one of the leading 'lights' in our community in regard to sustainability. She is a key member of the Stratford and Area Watershed Improvement Group (SAWIG), and she has been named to the Order of PEI. Mayor Ogden stated that we should congratulate her publicly on that honour. She has done a great job for our community, and it is wonderful that she was recognized. It is a great achievement that a member of our community received the Order of PEI.

Councillor MacDonald noted that he had a question from a resident who was asked about the status of Moore's Pond. Jeannie noted that Island Coastal Services has been engaged for the work on the Moore's Pond portion of the project. They are getting prepped with the right kind of equipment that is required to get into the pond. Jeannie added that we do need drier weather, but we expect to see them start work in July.

Deputy Mayor Gallant noted that when driving by the industrial park it can look unsightly at times, and he suggested putting a berm around the highway. He also noted that there is no signage for the park. Deputy Mayor Gallant stated that 'down the road' our soccer fields will be moved to the community campus, and we will further develop the industrial park. Councillor Cox stated that this is something that can be discussed with the environmental sustainability coordinator Maddy Crowell and other members of town staff, but also our Sustainability Committee.

17. INTERGOVERNMENTAL AFFAIRS AND ACCOUNTABILITY

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

Councillor Chandler referred to the engagement statistics report noting we have been chatting about the annual survey and its results, and she is aware that there will be a presentation of the highlights. However, she asked if Council will be able to see the responses in their entirety, and community and business engagement manager Wendy Watts replied that we will have access to the full data including all of the comments.

Councillor Dowling referred to the section of minutes that read '*the committee was informed of a major hold up in the projects waiting for the active transportation fund with further updates in the coming days'* and he asked if there is anything further to report on that item. Mayor Ogden replied that if we don't get an answer soon, we should bring the issue up with our MLAs to bring forward because it is getting to the point where we will run out of construction time, and he would really like to see it done this year. Jeannie noted that with the changeover in government, we were told there would be a delay until Treasury was in place. She added that we still have a window to do the work this year, although we were hoping to have a boardwalk in place to enjoy this summer. Mayor Ogden stated that he will follow-up with the Provincial Minister of Finance.

18. HUMAN RESOURCES

Nil

19. INQUIRIES BY MEMBERS OF COUNCIL

Councillor MacDonald took a moment to recognize the excellent volunteers of the Glen Stewart Home and School Association. He noted that just this past week they put on their family fun night and he and his children attended, and it was very well put together. Councillor MacDonald also took a moment to recognize the efforts of the president of the Association Heather MacAulay, and all the teachers and volunteers who were involved.

Councillor Chandler noted that she has asked about this issue in the past, and it is about preparing to come to Council each month. She noted that we do have a policy in place regarding the agenda package and when council members are to receive it. She realizes sometimes there can be exceptions to the rule; however, she finds it hard to be prepared when some of the reports are not included in the agenda package by the Friday and/or Monday at the latest - preceding a council meeting. Councillor Chandler understands that everyone is working very hard, but receiving reports the day of Council does not allow her enough time to prepare for the meeting.

Mayor Ogden noted we can discuss the issue further at the Committee of the Whole meeting to see what we can do to address the issue.

20. <u>OTHER COMMITTEES</u>

a) Stratford Senior's Complex

- The kitchen cabinets have arrived, and work is currently underway. The maintenance person has been sending pictures of the new kitchen cabinets and they look good;
- Vanities have been installed in five units;
- Request for Tender for 'building assessment and capital replacement plan update' closed on May 25, 2023. Only one bid was received, and it was very high. We are currently in discussions with Canada Mortgage and Housing Corporation (CMHC) on how to proceed;
- Stratford Seniors Complex financial statements are completed;
- The gardening contract has been awarded to Cutting Edge for the 2023 season; and
- There are currently 22 people on the waiting list.

Deputy Mayor Gallant noted that we do have two acres of land in the town on the Trans Canada Highway next to the Gray Group and it would be a great project to start some low income housing for seniors. Mayor Ogden noted that we did have a discussion with the Hon. Lawrence MacAulay regarding housing for our seniors.

21. <u>APPOINTMENTS TO THE COMMITTEE</u>

Nil

22. <u>PROCLAMATIONS</u>

Nil

23. <u>OTHER BUSINESS</u>

Nil

23. <u>ADJOURNMENT</u>

There being no further business, the meeting was adjourned at 7:47 p.m.

______________________________	______________________________
Mayor Steve Ogden	**Jeremy Crosby, CAO**