

REGULAR COUNCIL MEETING

May 8, 2024

Approved Minutes

DATE: May 8, 2024
TIME: 4:30 p.m. – 7:15 p.m.
PLACE: Council Chambers

ATTENDANCE: Deputy Mayor Steve Gallant; Councillors Jill Chandler; Gordie Cox; Jeff MacDonald; Ron Dowling; Jody Jackson; Jeremy Crosby, CAO; Phil Rough, Town Planner; Kim O’Connell; Director of Finance and Technology; Jade Veera, Research and Engagement Coordinator; and Mary McAskill, Recording Clerk

REGRETS: Dale McKeigan, Director of Planning; Jeannie Woodard, Director of Infrastructure, Jeremy Pierce, Deputy CAO and Director of Recreation; and Wendy Watts, Community and Business Engagement Coordinator

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 Jill Chandler that the agenda be approved with one amendment – Planning, Development, and Heritage will become item #9.

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 April 10, 2024, be approved as circulated.

5. **BUSINESS ARISING**

Nil

6. PRESENTATIONS FROM THE FLOOR

Nil

7. MAYOR'S REPORT

Mayor Ogden noted that he has been away, but he did attend the Shape Stratford final wrap up meeting and he also did an interview with SaltWire. Mayor Ogden took a moment to thank Deputy Mayor Steve Gallant for filling in for him while he was away.

Deputy Mayor Gallant noted that he attended the following:

- The Shape Stratford final wrap up meeting
- The Federation of PEI Municipalities meeting along with Councillors Chandler and Jackson; and
- Attended the Easter Seal Campaign tour at the Stratford schools.

8. CHIEF ADMINISTRATIVE OFFICER (CAO) REPORT

The report was included in the agenda package for Council to review. The CAO reviewed the highlights of his report as follows:

- Attended a meeting with Stratford MLA Jill Burridge to discuss Town projects and operations
- Attended a meeting with the director of infrastructure to discuss some HR related items
- Attended a meeting with the Deputy CAO and representatives of the Provincial Department of Early Childhood Development, Education, and Early Years, to discuss the option of an after school program in the Town centre facility
- Attended a meeting with KPMG for our weekly update on the organizational review
- I conducted yearly evaluations of department heads and CAO department staff
- Attended the regularly scheduled Intergovernmental Affairs Committee meeting
- Attended a meeting with the mayor and members of the *Democracy Now* group to hear about their mandate and initiatives
- Participated in an interview with the staff of Pace Atlantic regarding the success of the Switch Stratford program
- Attended a meeting with members of the Greater Charlottetown Area Chamber of Commerce to discuss their 2024 projects and initiatives and meet their new executive director; we may also look at a business mixer in the future
- Along with staff, mayor, and council, attended the final Shape Stratford project presentation
- Attended and participated in the monthly Town council meeting
- Attended several meetings regarding funding for the community campus project

- Attended the Chamber of Commerce business mixer hosted by the City of Charlottetown
- Along with the mayor and the chair of planning, participated in an interview with Dave Stewart from the Guardian to discuss several Town projects and initiatives
- Attended the monthly Safety Services Committee meeting
- Attended a meeting with representatives of the Atlantic Canada Opportunities Agency (ACOA) to discuss the community campus project and the waterfront development project
- Attended a meeting with representatives from the Provincial Credit Union to discuss the community campus project
- Attended a meeting with Aspin Kemp to discuss the community campus project
- Attended a meeting with a representative of Cavendish Farms to discuss the community campus project
- Chaired the monthly CAO department meeting
- Along with the Deputy CAO, attended the Capital Area Transit Coordinating Committee meeting
- Chaired the bi-weekly department head meeting
- Attended a meeting with representatives of the Gray Group to discuss the Housing Accelerator Fund and potential projects for 2024/2025
- Attended the group insurance market review meeting
- Attended and participated in the monthly Committee of the Whole meeting
- Attended a meeting with the executive director of CHANCES Inc. to talk about the expansion of childcare services at their facility on Mason Road
- Attended the monthly Charlottetown and Area Development Corporation (CADC) meeting
- Attended a meeting with the director of finance and the Deputy CAO to review and discuss revenue sharing information; and
- Attended the 67th Annual Federation of Prince Edward Island Municipalities (FPEIM) meeting and revenue sharing was discussed.

In addition, I organized meetings with staff, prepared committee and council agendas, and relevant materials for the various meetings to keep them up to date. I assessed the infrastructure projects, reviewed several planning related matters, and effectively managed various HR related files. I also responded to emails and letters 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) The Building Permit and Type Summary was included in the agenda package for Council to review. Councillor MacDonald gave a brief overview of the summary noting that year over year we are up 1.1 million dollars in development value in the Town.

c) **Resolution PH003-2024 – New Street Names Request – Reddin Meadows**

Moved by Councillor Jeff MacDonald

Seconded by Councillor Ron Dowling

WHEREAS at a regular Council meeting held August 9, 2023, preliminary approval was granted to an application from Landfest Company Ltd. to subdivide parcel numbers 1061175, 1061167, and 329011 (approx. 14.01 acres in total) in accordance with the submitted Development Scheme prepared by Fathom Studios in association with SableArc, dated July 2021. The Development Scheme references 84 total units (two 6-unit townhouses, seven 5-unit townhouses, two 4-unit townhouses, two 3-unit townhouses, and 23 single unit dwellings); and

WHEREAS two (2) new roads (Street “A” and Street “B”) will provide access to and service Reddin Meadows lands; Street “A” will extend through the Northwards from Stratford Road and terminate in a cul-de-sac; Street “B” is a cul-de-sac connecting to Street “A”: and

WHEREAS at a Planning and Heritage Committee meeting held on March 5, 2024 the Committee passed a motion to suggest the following street names:

- **Ferry Drive** – Street “A” this name refers to the original name for the Community of Southport. Between 1840-1850, the community of Southport was known as the “The Ferry.” This name was originally suggested in 2016 in a request to rename Bayside Drive to Ferry Road, to recognize the history and impact of the ferry connection with Charlottetown, prior to the construction of the Hillsborough Bridge.
- **Church Landing** – Street “B” this new road will overlook Our Lady of the Assumption Catholic Parish Church. This church property has a long history in Stratford, as it is originally the site of the Southport School.

BE IT RESOLVED that approval be granted to the following street names for the Reddin Meadows subdivision:

- Ferry Drive – Street “A”
- Church Landing – Street “B”

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

It was moved by Deputy Mayor Steve Gallant and seconded by Councillor Jody Jackson that that the resolution be amended to read Billy MacMillan Drive instead of Ferry Drive for street “A.”

Discussion: Mayor Ogden noted that there was a good discussion on this issue at the Committee of the Whole meeting and the name that was agreed upon at that time was Bill or Billy MacMillan and Councillor Jackson added that he had proposed Billy MacMillan Drive.

Councillor Jackson stated that Council understood that the resolution as written needed to come to Council and if someone wanted to amend the motion they would do so at the Council meeting. He added that he does agree with the Deputy Mayor as the MacMillan family has had a significant history in the area. He added that we do respect the recommendation of the committee; however, we wish to move forward in a different manner.

Councillor Cox agreed that we respect the recommendation of the committee and he felt that Ferry Drive can be used in a different location.

Councillor MacDonald stated that it is his understanding that there hasn't been any confirmation from emergency services regarding the suitability of Billy MacMillan Drive for 911 purposes. Town planner Phil Rough stated that they did send Billy MacMillan Drive to 911 and they have confirmed their approval.

Vote on first

Amended Motion CARRIED

It was moved by Councillor Gordie Cox and seconded by Deputy Mayor Steve Gallant that Street "B" be named 'Blue Church Landing' instead of Church Landing. Councillor Cox noted that it is a landmark in the Town and he felt that Blue Church Landing would be more appropriate.

Discussion: Councillor MacDonald noted that he was unsure if Blue Church Landing was vetted through the 911 for their approval, so the change would be contingent on receiving 911 approval.

Vote on second

Amended Motion CARRIED – 2 Against (Councillor Jeff MacDonald and Councillor Ron Dowling)

Councillor MacDonald stated that due to the amendments, the resolution will no longer bear the recommendation of the Planning, Development, and Heritage Committee.

d) Resolution PH006-2024 Bylaw #50-B General Amendments – Town of Stratford Building Bylaw #50 – 2nd Reading

Moved by Councillor Jeff MacDonald

Seconded by Councillor Gordie Cox

WHEREAS the Province of Prince Edward Island has adopted the 2020 National Building Code of Canada and the 2020 National Energy Code of Canada for Buildings on April 1, 2024, as per the Provincial Government's harmonization agreement; and

WHEREAS section 5.2 of the Building Bylaw, Bylaw #50 requires the Town of Stratford to adopt the 2020 National Building Code of Canada and the 2020 National Energy Code of Canada for Buildings in conjunction with the Province of Prince Edward Island as to not conflict with the more stringent provisions.

BE IT RESOLVED that Bylaw #50-B, a Bylaw to amend the Building Bylaw #50, be hereby read and approved a second time.

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

Mayor Ogden stated that his understanding is that if we didn't make this change we wouldn't be in compliance with the provincial building code and Councillor MacDonald replied that is correct. He added that we are moving towards harmonizing the building code so there are no gaps in compliance.

Councillor Dowling noted that harmonization is good for development. The province doesn't allow for different standards within different regions of the Island, so we would be on par with rural areas.

Councillor Dowling referred to the sentence on the second '*whereas*' which states '*as to not conflict with the more stringent provisions*' and he asked if that was the current provincial provisions versus our current provisions. Councillor MacDonald replied that as it currently exists, we are under the 2015 Building Code and the 2017 Energy Code. He added that it would be fair to say that the 2020 versions are more stringent.

Mayor Ogden stated that we are allowed to be more stringent, but we need to be as stringent as the provincial codes.

Question: **CARRIED**

- e) **Resolution PH007-2024 Bylaw #50-B General Amendments – Town of Stratford Building Bylaw #50 – Adoption**

Moved by Councillor Jeff MacDonald

Seconded by Deputy Mayor Steve Gallant

WHEREAS Bylaw #50-B, a Bylaw to amend the Building Bylaw #50, was read and approved a first time on April 10, 2024; and

WHEREAS Bylaw #50-B, a Bylaw to amend the Building Bylaw #50, was read and approved a second time on May 8, 2024; and

BE IT RESOLVED that Bylaw #50-B, a Bylaw to amend the Building Bylaw #50, be hereby adopted and that the Mayor and Chief Administrative Officer be authorized to affix their signatures and the corporate seal of the Town thereto and to be formally declared the said Bylaw passed.

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

Question: **CARRIED**

Councillor MacDonald took a moment to recognize Sam Chase for all the work that was needed to get up to speed on being our building inspector.

f) Resolution PH008-2024 – DP048-24 – Vahid Ghomoshchi – Industrial Manufacturing Facility – 18 John Joe Sark Drive

Moved by Councillor Jeff MacDonald

Seconded by Councillor Ron Dowling

WHEREAS an application has been received from Vahid Ghomoshchi, authorized agent for Fry Factory Inc., to construct a 767 m² (8,252 ft²) Industrial Manufacturing Facility, on Lot 5, parcel number 1137892 (approx. 2.24 acres in total area) located at 18 John Joe Sark Drive; and

WHEREAS this industrial building will be fully serviced with municipal sewer and water; and

WHEREAS a Manufacturing facility is a listed permitted Use within the Light Industrial (M1) zone. The conceptual design plans have been reviewed and principally meets the development standards within the M1 zone.

BE IT RESOLVED that approval be granted to this application from Vahid Ghomoshchi, authorized agent for Fry Factory Inc., to construct a 767 m² (8,252 ft²) Industrial

Manufacturing Facility, on Lot 5, parcel number 1137892 (approx. 2.24 acres in total area) subject to the following:

1. Detailed site plans for this proposed facility showing all the required elements listed in Section 7.3.5 of the Zoning and Development Bylaw #45, including any outdoor storage areas and lighting.
2. The off-street parking and loading areas must comply with Section 10 of the Zoning and Development Bylaw #45
3. A detailed site grading plan for the whole property.
4. A detailed servicing plan must be submitted for approval to the Stratford Utility Corporation.
5. A detailed stormwater management plan must be prepared by a qualified engineer and approved by both the Town of Stratford and DOTIE.
6. A detailed landscaping plan must be submitted showing all hard and soft landscaping elements to be added to or retained on the property.
7. A detailed Erosion and Sedimentation plan must be prepared showing how erosion and sedimentation will be controlled and contained during construction approved by both the Town and DOTIE.
8. An entranceway/highway access application
9. All other relevant provisions of the Town of Stratford Zoning and Development Bylaw #45 are met.
10. This development permit will not be issued by the Town until John Joe Sark Drive is deemed a public road, the lot has been subdivided and acquired from the Town by Fry Factory Inc.

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

Councillor MacDonald called on town planner Phil Rough to explain what the developer is wanting to do. He added that Mr. Rough or Mr. Crosby can speak to the current ownership status of the area in question.

Mr. Rough stated that the proposal is for a manufacturing facility. The company manufactures french fry cutting machines and they are currently based out of Charlottetown; however, they are planning to relocate to Stratford and acquire their own property (they are currently renting a facility). Referring to the site plan on the overhead projector, Mr. Rough noted that the location is at the bottom of the community campus property and it is one of five industrial zone lots. The five lots are currently owned by the Town and they are in the process of being subdivided, but this can't be completed until

the road is deemed public. Mr. Rough stated that at this point we have an agreement – not a written agreement – but an understanding that they will look at acquiring the land from the Town.

For clarity, Councillor Chandler asked that the location of the school be pointed out on the site plan and Mr. Rough indicated the location on the overhead projector. Mayor Ogden asked if a manufacturing company is an 'as of right use' and Mr. Rough replied that yes, it is a listed use in the light industrial zone. Mayor Ogden asked why it was brought to Council if it is an as of right use and Mr. Rough replied that under Section 1 of the Act – any industrial developments need to come to Council for approval because it is beyond the scope of the development officer.

Councillor Jackson asked if it was normal to get approved use before they own the land and the CAO replied that it is not an everyday occurrence, but these people have been in negotiations with the Town for some time with regard to purchasing a lot. He noted that there is also a lot across the street where there is another corporation that's been in negotiations with the Town. So, they have been aware that we are developing these lots and they have been looking for a spot for quite some time. Their lease on their current space is going to be ending very soon and they are trying to be proactive. It was noted that it has taken some time to get the road approved through the province. The CAO stated that we don't have an agreement yet on the actual purchase of the property.

Mayor Ogden noted that he and the CAO at the time visited the facility about six years ago and it is a great facility and the owner is eager to come to Stratford, so he has been in the queue to purchase a lot for quite some time. Councillor Jackson asked if it was an open market for these lots. Councillor MacDonald stated that there is no deal in place to buy the lot just yet and added that this is just a development application. He added that we are not giving away anything and we are not compromising our ability to negotiate and make the best deal for the Town.

For further clarification, the CAO stated that the original business park lots were first come first served and they took a long time to sell and eventually we did get a real estate agent involved. The market did eventually pick up and the lots sold quickly. The CAO reiterated that the applicant has been in negotiations with the Town for a number of years and is trying to be proactive. Mayor Ogden added that they want to make sure they have approval for their intended use.

Councillor Dowling stated that in conjunction with Councillor Jackson's comments, he is also a little confused. It is not typical for approval to be sought on an 'as of right use' for a facility within that zoning, to get approval from Council prior to them owning a lot. Councillor Dowling noted that he does appreciate all the background information. He wondered if this would be setting a precedent – will we have other instances where individuals or businesses may want to potentially move to Stratford but want approval from Council prior to moving to the Town. Councillor Dowling noted that those lots are going to be a great addition to the industrial park and he felt that the manufacturing facility would be a great fit for the park. However, he wondered if we are getting ahead of ourselves in relation to the approval.

Councillor Jackson stated that he is not questioning the validity or the value of what the business would be to the Town, it's just that if there were 20 people lined up for that lot, which there may be now, and we have already granted conditional approval to someone – would that not put them ahead of every other person who could possibly be in line for that particular lot. Councillor Jackson stated that they could bring the request back once they have bought the property and Council could deal with it at that time. He stated that he is uncomfortable with the process – not the business.

The CAO noted that the Town's planner will be able to provide more clarification of why this is coming to Council when it is an 'as of right use.' He added that we are not committing to anything and Clause 10 which states *this development permit will not be issued by the Town until John Joe Sark Drive is deemed a public road, and the lot has been subdivided and acquired from the Town by Fry Factory Inc.,* so if there is no agreement with regard to the purchase of the lot then this becomes null and void. The CAO added that we don't have a formal agreement with them, but as Mayor Ogden indicated, we have been in negotiations with them.

Deputy Mayor Gallant noted that Councillors Jackson and Dowling both had good points and he questioned whether we stamp our approval or do we defer it for further discussion. Mayor Ogden asked if there was a time constraint and town planner Mr. Rough replied that he didn't believe there was a time constraint and added that the road is probably about six weeks away from completion. Mr. Rough stated that at this time, the applicant is just looking for support from Council for the use. They will then go ahead and do all of the technical drawings. He noted that in terms of getting pre-approval, it is more common in residential developments.

Mayor Ogden asked if we were to introduce a motion to defer this request until we have a chance to discuss the policy with regard to the sale of the new business park lots – could we indicate to the applicant that their request does fit within the requirements of the zoning for that area. Mayor Ogden added that if the applicant was to acquire the land, he didn't think there would be any impediments to approving the use as indicated. He asked if this would be supported by Council in general. Mayor Ogden stated that we don't want to scare off a potential business from coming to the Town. We do need to set a policy for the sale of these lots and we need to make sure it is transparent and that everyone has an equal opportunity.

The CAO stated that we don't currently have a policy on how the lots are sold in the business park so it was first come first served. The applicant knew that these lots were going to be developed at some point as we are doing a third phase of our business park. He noted that the former CAO had many negotiations with these folks in the past, so there is a chain of emails where there is negotiations; we just didn't have the price confirmed and that will all need to go through Council before the sale of the property. The CAO stated that there is additional information that we can bring to the Committee of the Whole meeting for further discussion.

Mayor Ogden asked the CAO if he felt that we needed a policy and the CAO replied that we can discuss it. He added that all the applicant wants is to make sure they are ready when the lots do become available.

Councillor Chandler asked if there was a policy that existed for the sale of other Town land outside the business park and the CAO replied that there is a Disposal of Assets Policy that we have for certain pieces of property. Councillor Chandler stated that she would support a policy. She noted that we can speculate as to who is ready to come to the table, but there are a lot of assumptions.

Councillor Jackson stated that we need to at least follow our current process.

Mayor Ogden stated that he would not like to see the main motion defeated; he would rather see an amendment proposed to defer the motion to give everyone an opportunity to discuss it further at the Committee of the Whole meeting.

RESOLUTION

It was moved by Councillor MacDonald and seconded by Deputy Mayor Gallant that the motion be deferred to allow further discussion at the Committee of the Whole meeting.

Discussion: Nil

Question: **CARRIED**

It was moved, seconded, and carried that the Safety Services report be moved up in the agenda to become item #10.

10. SAFETY SERVICES

a) Report.

The report was included in the agenda package for Council to review. Councillor Jackson gave an overview of his report. He noted that there was a presentation by the fire company on their new rescue boat which will provide them with the capability to provide their water rescue service. Councillor Jackson stated that their old boat was damaged and beyond repair.

Councillor Jackson noted that we did hear back from the Rosebank Road Speed Study that was done by the province. They found that speed humps were effective and the process to have the speed radar first was beneficial in the process. Permanent speed humps were put in as a pilot program and the province would like to continue with the speed radar before they put any permanent speed humps down. The report also stated that the speed limit should be increased in some areas.

There was some discussion of a speed hump on Hollis Avenue. Councillor Jackson stated that there have been temporary speed humps in this location over the past few years. The recommendation from the Safety Services Committee was to move forward with the permanent speed humps.

b) Street Lights

Councillor Jackson noted that another item for discussion was the lighting on the Bunbury Road. The new lighting is from Kelly Heights all the way to the community campus and we did receive a large bill from Maritime Electric. However, infrastructure director Jeannie Woodard was able to get the bill reduced to an acceptable level.

c) RCMP

The report for the month of April was included in the agenda package. Councillor Jackson noted that there was a discussion regarding people taking up temporary residence in a vacant property near the Hillsborough Bridge. The RCMP did investigate and retrieved

some stolen property which was returned to their rightful owners. The homeowners of the vacant property were advised to secure the property and they have since taken measure to do so. The RCMP will continue to monitor the situation and warn people that the property is off limits and they could be charged with trespassing if they are found on the property. Councillor Jackson stated that anyone with vacant properties should make sure they are secured.

Councillor Jackson stated that we had 11 collisions in April and five of them were on the Trans Canada Highway. There were three check stops; five impaired – two alcohol, two drug, one roadside suspension; and 15 false alarms. Corporal Weatherbie noted that 54% of the calls received by the RCMP in the month of April were traffic related.

Deputy Mayor Gallant referred to the 'gas drive offs' and he asked if PEI is getting away from the 'gas drive offs' noting that New Brunswick plans to implement pre-payment, and Corporal Weatherbie replied that there is some talk in that regard for PEI as well. There was also some discussion on alcohol and drug impaired drivers.

d) Humane Society Report

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

e) Transit

The report for the month of April was included in the agenda package. Councillor Jackson noted that the ridership is up 77% from April 2023. He added that year to date we are up 58% from this time last year.

f) Cross Roads Fire Department

The report for the month of April was included in the agenda package. Councillor Jackson noted that there were 15 calls in April. There was one structure fire (barn at the back of a property); four motor vehicle accidents; one water rescue call (nothing found); one CO2 alarm; one person trapped in an elevator; four fire alarms (no fire); and one fire alarm – sight and smell of smoke.

Councillor Jackson noted that he received some correspondence from a resident who was concerned with speeding issues on the Mount Herbert Road. He advised the resident that he would mention their concern at the Council meeting. He noted that there was a speed radar set up in 2021. In November of 2022, there was a fatal accident where someone had gone off the road. One of the important points that this resident made was that Mount Herbert Road is considered a connector road, and it is the only connector road without a sidewalk. It is a 60 speed limit going into an 80 speed limit at the Town boundary and there

was a request made for speed humps to be installed. Councillor Jackson stated that there will be some further discussion on this issue at the Safety Services Committee meeting.

Councillor MacDonald felt that the long term success of our pedestrian system is to look at active transportation and get people off the roads.

Councillor Cox felt that the speed limit on Stratford Road should not go to a 60 or 70 because people are already driving 60 or 70 on average. He added that we also have a lot of people walking and biking on the Stratford Road. Councillor Cox noted that if the speed limit was changed to 60 or 70 people would start driving 80 or 90 because people will drive 10 to 15 kilometers over the posted speed limit.

Councillor Dowling noted that the province sets the speed limits and it has likely been awhile since they have been studied and set at a specific speed. However, as infrastructure develops those speed limits could change with the potential for implementation of photo radar. He stated that it might be a good indicator for the province to do a review of all our arterial roads and set a specific speed from a safety perspective – whether they should go up a bit or down a bit in certain areas.

11. RECREATION, CULTURE AND EVENTS

Councillor Chandler gave an overview of her report as follows:

Committees – the Recreation, Culture, and Events Committee met on April 25, 2024, and Councillor Cox chaired the meeting. The committee reviewed the community campus, the waterfront park, the spring maintenance schedule, the potential for after school programming at the Town Centre, the recent emergency response centre’s upgrades, park planning and updates, along with preparations for Canada Day at Tea Hill Park.

Stratford Youth Centre and Council – the youth centre members offered four presentations of Charlotte’s Web at the Stratford Emergency Services Centre from Friday, May 3 to Sunday, May 5, 2024. The play was choreographed by the students and offered free of charge to guests, with guests being encouraged to make a financial contribution to the youth centre.

Programs and funding continue at the youth centre with an online auction slated to begin this month. Programs will be refined for the summer months as the school year wraps up.

Programs – minor sport programs are beginning in the community with baseball, softball, soccer, flag football, tennis, lacrosse, and cricket all starting in May. These programs provide recreational and social opportunities to Stratford and area residents and bring thousands of people to our community each month to support local businesses and destinations. We look forward to working with all groups to provide successful programs this year.

Sports Fields and Courts – several soccer fields, three ball fields, and the cricket field have been opened for the summer season. Weather conditions have permitted earlier spring maintenance resulting in the fields being opened two weeks earlier than expected.

The Town will be adding four permanent pickleball courts to Kinlock Park. Permanent lines will be painted on one side of the existing courts and permanent nets will be installed shortly thereafter. Nets and windscreens were installed at Pondsides tennis courts in mid-April.

Parks and Trails – Community and neighbourhood parks have been cleaned up for the summer months. More repairs and maintenance are scheduled for several parks, along with some upgrades slated for Clearview and Lantz parks.

The Town has earnestly begun work on the 30+ kilometers of Stratford trails. Grooming, shaping, and repairs have been underway since early April.

Councillor Chandler noted that Jen Grant, who was raised in Stratford and is now in Nova Scotia, was the winner of two CMA's this past weekend for songwriter and song of the year. She also noted that the Charlottetown Rural Musical is taking place this week at the Confederation Centre and there will be many Stratford youths involved in the musical.

Councillor Chandler noted that May 13 – 19 is 'Family Violence Prevention Week' and added that one of her dearest friends Kirsten Lund is being recognized for her work as a conflict mediator and trainer and has received the Meritor Service Medal. Kirsten lives in ward 2, and in 2007, along with Gloria Dennis and Julie Devon Dodd created 'Circles of Safety.' Circles of Safety is a program for women at high risk of leaving abusive relationships. Councillor Chandler noted that this program is the first of its' kind in Canada, and it is to ensure that women fleeing violence with their kids have safety in doing so. It is a significant initiative that they started and it's significant that Kirsten is receiving this recognition in advance of 'Family Violence Prevention Week.'

Councillor MacDonald asked if there was any update on Fullerton's mini ballfield and Mayor Ogden replied that the last information he had was that the ballfield would be ready in July. The CAO noted that they are just waiting for the grass to thicken up a bit and everything else is ready to go.

12. FINANCE AND TECHNOLOGY

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

- Utility bills are out for the April quarter and the due date for payment is May 13, 2024

- Utility collection second letters were sent out on May 3, 2024, with a due date of May 21, 2024
- Utility disconnections are being planned for the last week of May
- Staff met with the bylaw enforcement company to go over items for the summer
- The auditors were in to work on the Canada Community Building Fund (CCBF) report which is due on May 15, 2024
- Staff attended the organizational review meetings
- Communication with utility customers on the new fees that were implemented in the 2024 budget
- Reviewing the compensation review information from KPMG
- Working on the 2025 workplan
- Staff is working on year end paperwork and the auditors will be here the end of June
- Attended the revenue sharing meeting
- Working on the needs assessment data for the next revenue sharing meeting
- Researching options for the Rural Growth Initiative Funding
- Staff is working on financial data for the community campus buildout; and
- Staff is busy with day to day tasks.

b) Financial Statements

Included in the agenda package for Council to review.

Councillor MacDonald asked how many customers are slated for disconnects and the finance director Kim O'Connell replied that the current number is 14. She noted that during the winter we don't do any disconnects, and these overdue accounts would be for people who were on a payment plan but did not follow through with the plan.

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 remains busy with the many projects underway as follows:

- Commissioning of the new water reservoir is underway. When filling the new tank there was a leak detected that needed repair before continuing with the commissioning.
- Led lighting retrofit project at the Town centre is near complete. Everyone is adjusting to the brighter more efficient lights.
- Reception centre upgrades continue at the Town Centre and Cotton Park, but they are nearing completion.
- Work has resumed on the community campus as the contractor is addressing deficiencies and outstanding items to complete the site servicing contract. Work is expected to begin on the solar array in June.

- Work continues at the waterfront gathering and event space, with light standards being installed and a lookout is being constructed. We still anticipate having the work completed by early July.
- Work on the Corish forcemain extension project has begun along the Kinlock Road and we ask for and appreciate patience from all travellers and residents in the area during the minor inconveniences and disruptions that may result from this work as we improve capacity in our sewer systems.

Infrastructure staff has also been busy with the following:

- Finalizing purchases and project from the 2023/2024 budgets so the books can be closed.
- Creating workplans for 2024/2025.
- Hiring process for casual seasonal positions continues with three positions filled for recreation/public works and also the seasonal 26 week position for the utility.
- Water has been turned on at all seasonal buildings other than Tea Hill – which will be done before the Victoria Day weekend.
- Sports fields, parks, gardens, flower beds, greenspaces, buildings, parking lots, etc., are being readied for summer use and enjoyment.
- Coordination of sidewalk sweeping was delayed due to unavailability of the contractor
- Valve exercising and maintenance has begun with hydrant maintenance and directional flushing to follow.
- Coordinating access to properties to replace five water meters identified during the quarterly read as not functioning properly – one remains left to investigate; however, the property is vacant and water has been turned off until we can gain access.
- Bylaw complaints and investigations associated with unsightly premises, illegal dumping, Fiona tree damage, etc., have increased substantially.
- Speed data collection related to speed hump requests is currently underway – three locations have been requested to date.
- Water and sewer inspections and water turn-ons for new development is ongoing; and
- Managing ongoing customer and resident inquiries and concerns.

During the month of April there were no major incidents or emergencies. There was one incident of a customer's water service line being severed by post hole digging equipment which was isolated and repaired quickly. There was a repair required to a water service on Harbourview Drive which was on the utility side of the service and was repaired quickly. A water curb stop required a replacement on Kelly Heights.

b) Resolution INC004-2024 – Pondside Watershed Restoration – Kelly's Pond

Moved by Deputy Mayor Steve Gallant

Seconded by Councillor Jody Jackson

WHEREAS the 2024 Town capital budget includes \$400,000.00 (excluding HST) for the completion of the Pondsides Watershed Restoration project, including dredging in Kelly's Pond and the replacement of the water control structure; and

WHEREAS the Town partnered with the Prince Edward Island Department of Transportation and Infrastructure on the tendering of the project, which includes the replacement of the culvert crossing Keppoch Road and upgrades to the storm drainage system as part of the province's work; and

WHEREAS three tenders for the project were received on April 4, 2024, with the following results:

Contractor	Bid Excluding HST
Island Coastal Service Ltd.	\$1,698,334.83
Landmark Construction	\$1,799,621.25
Stewart Enterprises Ltd.	\$1,906,632.50

AND WHEREAS the Town's contribution for work in Kelly's Pond restoration is \$469,600.73 plus HST, and where we expect engineering inspection and contract administration cost in the amount of approximately \$13,000.00 plus HST, for a total estimated project cost for the Town of \$482,600.73 plus HST, requiring a supplemental budget of \$82,600.73.

BE IT RESOLVED that a supplemental capital Town budget of \$82,600.73 be approved to increase the Pondsides Watershed Restoration project budget to \$482,600.73.

BE IT FURTHER RESOLVED that Council agrees to award the project to Island Coastal Services Ltd., and Council commits \$482,600.73 of the total \$1,698,334.83 cost toward the completion of the work.

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

Councillor Dowling asked if there was an approximate time frame for the start and completion of the project, and project manager Carter Livingstone replied that the contractor plans to start the project at the beginning of June with the completion slated for the third week in September.

Councillor MacDonald asked what the construction will look like for that portion of the Keppoch Road and Carter replied that two lane traffic will be maintained, but the culvert will be replaced under the full width of the road. He added that traffic will be slowed down, but there will not be significant interruption.

Councillor MacDonald asked if there was any discussion with the Department of Transportation and Infrastructure about the proposed hours of construction and Carter replied that it will just be typical regular construction hours in conjunction with our Noise and Nuisance Bylaw.

Councillor MacDonald asked where the funds are coming from for this project and Mayor Ogden replied that we had a reserve account set up for this more than six years ago. The director of finance Kim O'Connell added that we do have a reserve fund set up for Kelly's Pond. However, she doesn't think there is \$882,000, but there would be a portion of it put towards the project. Councillor MacDonald asked Kim to email him some information regarding the reserve fund so he will have a better understanding of the shortfall and Kim replied that she will forward him the information.

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:

- The Women's Institute of PEI is promoting an Island wide roadside cleanup on May 11, 2024, which includes Stratford, and it is a full day project.
- May is motorcycle awareness month and it is a great reminder to always look out for motorcycles.
- The residential tree planting program is currently underway with 50 trees being planted on residential properties this year.
- Inspection and assessment of trees planted on Town properties last year is underway. This work includes pruning, mulching, and watering as needed.
- Stratford Community Gardens will operate again this summer. Gardeners are beginning to work on their plots and some new equipment will be made available to enhance the gardening experience for participants.
- It is anticipated that our annual presentation of 'Water's Cool' (water school) calendar winners will be at our June council meeting. More information will be shared in the near future.
- Through an initiative of the Heritage Sub-committee, a number of staff are working together for a special tree planting ceremony on May 17, 2024. This ceremony will see a tree sapling which is a descendant of an oak tree from Vimy Ridge – planted on our Veterans Memorial Green. Approximately 170 grade 2 students from Glen Stewart School

will join us for Arbor Day activities, including a presentation by Jim Landry on the significance of the tree, and planning is underway with our Town staff and the Stratford and Area Watershed Improvement Group (SAWIG) to organize additional activities for the students while they are here with us.

- Staff continues to work on hosting a discussion this spring with the business community to receive further input from them as to how we can best support them. Staff is working to confirm a date and a facilitator for this session.
- The Diversity and Inclusion Sub-committee has not met since the last council meeting; however, they will have one final virtual presentation on May 25, 2024, through their partnership with the Canadian Museum of Immigration at Pier 21. Residents are encouraged to sign up for this last session titled 'Jewish Immigration to Canada,' to continue to explore our immigration history.
- Councillor Cox stated that there is a great article on the CBC website called 'no mow' junk food for bees. PEI biologist Kate MacQuarrie stated that dandelions are really junk food for bees. Dandelions are abundant, but they are not native plants and not very nutritious. It is better to support native plants all year long and not just in May. Councillor Cox stated that in order to back this information up, he went online and the Native Conservatory of Canada has changed its' mind about no mowing May. They support a year round approach and encourage homeowners to set aside a corner of their lot for the bees and leaving that particular area of the lot wild. Councillor Cox stated that for a number of years we had a 'no mowing May' and now the biologist and the Native Conservatory of Canada are stating that they are re-thinking that policy because dandelions are actually not beneficial to the bees.

Councillor Dowling stated that although dandelions are not overly nutritional they do serve a purpose as a stop gap measure until the local plants bloom. The CAO stated that staff did reach out to the Beekeeper's Association of PEI and they do still encourage us to put out the 'no mow May' message.

16. INTERGOVERNMENTAL AFFAIRS AND ACCOUNTABILITY

Report - The Report was included in the package for Council to review. Mayor Ogden briefly reviewed the report noting that the housing accelerator fund and the funding we received (almost five million dollars) and what it means to the Town was discussed at the meeting held on April 4, 2024. There was also some discussion about incentives that could encourage landlords from changing their housing from rentals to condominiums. Mayor Ogden noted that there was a lot of discussion on how positive the committee was towards the work that was done on the Shape Stratford project, and how the densification maps really creates where we identified opportunities for densification without creating any difficulties or minimizing difficulties with the surrounding residents. The committee also discussed revenue sharing – there really is a need for the government to 'come to the table' and negotiate and get an

agreement in place as soon as possible. There was some hesitation at first but the representatives appear to be growing more favourable as they get more information about how inclusive the community campus facility is planned to be. Mayor Ogden noted that recreation infrastructure is very much a need and is essential.

Mayor Ogden noted that the CAO updated the committee on the organizational review which is nearing completion, and the results of the review will come to Council.

There was a discussion on the Meals on Wheels program and there was a meeting with the Charlottetown chapter of the program. Mayor Ogden noted that there is a need in Stratford for this program and we are doing whatever we can to encourage them to expand the service in Stratford, and there is a commitment on their part to look at what can be done and we offered to support them any way we can.

Mayor Ogden noted that there was a meeting with the Hon. Lawrence MacAulay a while ago and we are hoping we can get a commitment for funding for the community campus.

The committee discussed the annual resident survey and the deadline for the survey is coming up soon. Mayor Ogden encouraged everyone who hasn't completed the survey to do so.

The committee was given an update on the key performance indicators (kpi's) for the Town.

Councillor Chandler asked if the Intergovernmental Affairs and Accountability guides the questions for the survey or does Council or any of the other committees play a role in the drafting the questions. Mayor Ogden replied that the survey as a whole is an engagement tool and the mandate of the committee is to provide recommendations to Council with regard to engagement vehicles and intergovernmental affairs. The CAO stated that once the survey questions are developed they are vetted by Council before they are included in the survey. He also noted that there are a lot of reoccurring questions that are reviewed year over year, but any new questions go to Council for review.

17. HUMAN RESOURCES

a) No Report

18. INQUIRIES BY MEMBERS OF COUNCIL

Councillor MacDonald noted that there are two new members of the Heritage Sub-Committee and they are Alexander Boyd and Andrew Doyle.

Deputy Mayor Gallant noted that the stream at Cotton Park, on the side of the pond is blocked and needs to be cleaned out. He suggested getting a group of our youth together or getting

the staff maintenance crew on it. The CAO stated that this might be something we can bring to the watershed group as this is something they deal with on a regular basis.

19. OTHER COMMITTEES

a) Stratford Senior's Complex

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

- Unit 13 has been rented and the new tenants have moved in
- All units are now rented
- Staff is working to get more names for the waiting list
- Cutting Edge has the contract for the gardening services for the current year
- The kitchen cabinet replacements are underway and five units will be completed this year
- The draft financial statements have been received from the auditors and staff is currently reviewing them; and
- We are receiving quotes for building assessment review that is required by Canada Mortgage and Housing Corporation (CMHC).

20. APPOINTMENTS TO THE COMMITTEE

Nil

21. PROCLAMATIONS

Multiple Sclerosis (MS) Awareness Month

Whereas Multiple Sclerosis is a chronic, often disabling neurological disease affecting an estimate 1 in 400 Canadians and more than 90,000 across the country; and

Whereas Multiple Sclerosis symptoms vary widely and may cause symptoms such as extreme fatigue, lack of coordination, weakness, tingling, impaired sensation, vision problems, bladder problems, cognitive impairment, and mood changes; and

Whereas there is no known cause of, prevention of, or cure for multiple sclerosis; and

Whereas MS Canada is the only national organization in Canada that supports both MS research and services for people with MS and their families; and

Whereas annual fundraising events such as the MS Walk, MS Bike, and A&W Canada's Burgers to Beat MS campaign support programs to enhance the lives of people affected by multiple sclerosis and their families and support MS research in Canada; and

Whereas since 1948, MS Canada has contributed more than 218 million dollars towards MS research, and is grateful for the dedication and commitment of its' supporters and volunteers who have made this possible; and

Whereas together we will find ways to connect and empower the MS community to create positive change and see a world free of multiple sclerosis.

Therefore, Be it Resolved that I, Steve Ogden, Mayor of the Town of Stratford of the Province of Prince Edward Island, do hereby proclaim the month of May 2024, to be MS Awareness Month for MS Canada.

In Witness Whereof I have set my hand and caused the seal of the Town of Stratford to be affixed hereto this 8th day of May 2024.

22. OTHER BUSINESS

It was noted that this is 'Nurses Appreciation Week and Mayor Ogden took a moment to commend all the nurses for the work they do. Councillor Cox noted that Mother's Day is coming up and he gave a shout out to all the great mothers.

23. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:15 p.m.

Mayor Steve Ogden

Jeremy Crosby, CAO