

REGULAR COUNCIL MEETING
Approved Minutes

DATE: October 9, 2024
TIME: 4:30 p.m. – 6:57 p.m.
PLACE: Council Chambers

ATTENDANCE: Deputy Mayor Steve Gallant; Councillors Jill Chandler; Gordie Cox; Jeff MacDonald (left at 6:30 p.m.); Ron Dowling; Jody Jackson; Jeremy Crosby, CAO; Dale McKeigan, Director of Planning, Development, and Heritage; Kim O’Connell; Director of Finance and Technology; Jeannie Woodard, Director of Infrastructure; Wendy Watts, Community and Business Engagement Manager; and Mary McAskill, Recording Clerk

REGRETS: Jeremy Pierce, Deputy CAO and Recreation Director

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 Jody Jackson and seconded by Councillor Gordie Cox that the agenda be approved with the following change - Planning, Development, and Heritage will be moved up in the agenda to become item # 9.

4. ADOPTION OF THE MINUTES

It was moved by Councillor Jeff MacDonald and seconded by Councillor Jill Chandler that the regular monthly meeting minutes of September 11, 2024, be approved as circulated.

5. BUSINESS ARISING

Nil

6. PRESENTATIONS FROM THE FLOOR

Nil

7. MAYOR'S REPORT

Mayor Ogden gave an overview of his report as follows:

- Chaired the regular monthly meeting of Council, and the Committee of the Whole meeting
- Enjoyed participating in Onam Celebrations with the Indian community
- Along with Council and several staff members, attended a meeting with a group looking to locate an advanced sporting training facility on the community campus land
- Participated in ceremonies to mark National Indigenous Peoples Day and Treaty Day
- Was interviewed by CBC regarding the Legacy Project
- Participated in meetings of the Planning Committee, the Heritage Sub-Committee, and the Intergovernmental Affairs Committee
- Participated in a public meeting to discuss proposed changes to the Zoning and Development Bylaw
- Chaired meetings of the Federation of Canadian Municipalities (FCM) Finance and Infrastructure Committee, Transportation Committee, and the Environment Committee. Also participated in a meeting of the FCM Board of Directors
- Along with Deputy Mayor Gallant, Councillors and staff, hosted the Charlottetown Area Chamber of Commerce business mixer at the Stratford Town Centre
- Enjoyed participating in a new resident meet-up
- Chaired a meeting of the urban mayors
- Participated in meeting of the Federation of PEI Municipalities (FPEIM) Awards Committee and the FPEIM board meeting
- 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.

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 the director of finance to discuss the revenue sharing negotiation file
- Attended the quarterly RCMP meeting with RCMP C/Supt. Kevin Lewis, and Sgt. Nick Doyle. Also in attendance was Mayor Ogden and Deputy Mayor Gallant
- Chaired the bi-weekly department head meeting
- Attended a meeting with a representative from MRSB and the director of finance to go through the municipal financial needs assessment questionnaire as part of the revenue sharing discussions
- Attended the annual Chamber of Commerce golf tournament
- Attended a meeting with members of the RCMP, PEI Firearms Office, and councillors, to discuss an exemption to the Noise and Nuisance Bylaw

- Attended a meeting with the director of finance and the Town's solicitor, to discuss the renewal of the Public Schools Branch Lease Agreement
- Attended a meeting with the Deputy CAO and members representing a display that may be incorporated into the new health and wellness facility on the community campus
- Attended and participated in the monthly Town Council meeting
- Chaired the monthly staff meeting where we reviewed the results and recommendations of the organizational review
- Attended a meeting with the director of infrastructure and our project manager, to listen to a resident on ways to beautify the Corish sewer lift station near Kinlock Beach
- Attended the presentation on the results of the annual survey
- Attended and participated in the monthly Safety Services meeting
- Attended a meeting with planning staff and members of the Architects Association to discuss the development of pre-prepared plans for developers
- Along with the Deputy CAO, attended a meeting with Sebastian Clarke, Director of Intergovernmental Affairs and External Relations, Office of the Minister of Housing, Infrastructure and Communities, to discuss funding for the community campus project
- Chaired the monthly CAO department meeting
- Attended a meeting with the planning department staff and a developer regarding the possibility of housing for those with special needs, and clinic space
- Attended a meeting with department heads to look at proposed office space layout and changes to make room for new staff
- Chaired the bi-weekly department head meeting
- Attended the monthly Charlottetown and Area Development Corporation (CADC) board meeting
- Attended a meeting with a group looking to locate an advanced sporting training facility on the community campus land
- Attended a meeting with representatives from the Charlottetown and Area Transit Coordinating Committee regarding upcoming contract negotiations
- Attended and participated in the monthly Committee of the Whole meeting; and
- Attended a meeting with internal staff to discuss large group rentals in our gym facility
- Attended the Chamber of Commerce business mixer at the Stratford Town Centre. The event was well attended with many business leaders and government officials present. It was a great opportunity to discuss all the exciting things happening in Stratford.

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

is currently working on the Stratford Business Park file in preparation of the sale of the lots in phase three and possible further development within the community campus lands.

9. PLANNING, DEVELOPMENT AND HERITAGE

- a) Report was included in the agenda package for Council to review.
- b) Permit Summary was included in the agenda package for Council to review.
- c) **Resolution PH025-2024 – DP136-24 – Nine Yards Studio – 225 Sundance Lane (PID 894519) Accessory Building in a Front Yard**

Moved by Councillor Jeff MacDonald

Seconded by Councillor Jill Chandler

WHEREAS an application has been received from Nine Yards Studio on behalf of the property owner to place an Accessory Building, a Private Detached Garage, within the Front Yard of the proposed Single Detached Dwelling to be located on PID 894519, 225 Sundance Lane; and

WHEREAS in accordance with section 8.1.2. Council may issue a Development Permit for an Accessory Building located within the Front Yard of a Lot, where the Town is satisfied the Structure includes Building design components such as Building material, scale, and form that are consistent with surrounding Development; and

WHEREAS most of the development in the surrounding area are traditional in design and materials, where the proposed dwelling and detached garage are of a modern design and materials. The detached garage at its current proposed location, being closer to the street than the established buildings, may have a heavier visual mass compared to the surrounding development that includes a deep established building line and dwellings having attached garages either within or as a projection of the building; and

WHEREAS the application proposes to take advantage of the existing treed area, new plantings and slope of the property to shield and minimize the visibility of the proposed detached garage; and

WHEREAS while landscaped buffers are a tool that may assist an application, approving the application based on the level of screening rather than consistency with the surrounding development may set a precedent within the Town to allow exceptions to the bylaw provided they are hidden well enough; and

WHEREAS Planning Board felt a revision incorporating the following recommendations may assist the application become more consistent with the surrounding development by reducing the visual mass and better helping the detached garage appear as though it is attached to the main dwelling.

BE IT RESOLVED that an application received from Nine Yards Studio on behalf of the property owner to place an Accessory Building, a Private Garage which is Detached, within the Front Yard of PID 894519, 255 Sundance Lane be deferred until the following revisions are submitted:

1. That the detached garage's proposed location be revised to bring the detached garage more in line with the established building line to assist in reducing the visual mass of the building.
2. That the street facing, and side elevations of the detached garage include architectural features and similar street facing materials to the main building to create visual interest and further assist in making the detached garage appear as though it is attached to the dwelling in case the visual buffer is compromised.
3. That the tree buffer must be maintained in a healthy growing condition and, if damaged for any reason, be replanted within the first available growing season.
4. That all other relevant provisions of the Town of Stratford Zoning and Development Bylaw #45 are met.

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

Councillor MacDonald referred to the overhead and noted that a number of revisions were provided to the applicant that must be met before the application can be considered.

Question: **CARRIED**

d) Resolution PH026-2024 – RZ003-24 (Part 1) – Land Use Map Amendment – Request from 14332423 Canada Inc and Margaret Beuno to Rezone from Low Density Residential (R1) to Medium Density Residential (R2) – PID 289231, 1081025

Moved by Councillor Jeff MacDonald

Seconded by Councillor Gordie Cox

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

future Multi-Lot Residential Subdivision. This portion of the zoning amendment is known as Part 1; and

WHEREAS in accordance with the Stratford Zoning and Development Bylaw #45, notice of this amendment application and public meeting occurred in the following manner:

- Notification letters were drafted and sent by Canada Post to the ninety-one (91) parcels that fall within the required minimum 150 m radius of the subject lands.
- Ads were posted in the local Guardian Newspaper on 2 separate editions (August 31, 2024 and September 7, 2024)
- Two signs were posted on the property indicating that a Zoning Application had been made for the subject property. These signs were placed at the end of St. Catherines Avenue and at the entrance to 17/19 Georgetown Road' and
- Notice of the public meeting was also posted on the Town's Facebook page.

AND WHEREAS a public meeting was held on September 10, 2023, at 7:00 p.m., and was live streamed on the Town's Facebook and YouTube. Residents were given until 12:00 pm on September 23, 2024, to submit their comments; and

WHEREAS planning staff received Twenty-one (21) letters and emails from adjacent landowners/residents before the September 23 deadline. Additionally, there was a combined package of letters submitted by residents and a petition signed by 70 residents expressing various comments and concerns regarding the proposed amendment; and

BE IT RESOLVED that Part 1 of zoning amendment application RZ003-24, to change the zoning of PID's 1081025 and 289231, from the Low Density Residential (R1) zone to the Medium Density (R2) zone, be deferred until such time that the following information items are submitted:

1. A preliminary site plan showing proposed land uses, any subdivisions, buildings, means of servicing, traffic access and parking
2. An assessment of any potential development impacts on the Town, public infrastructure (water/sewer/storm), the existing development character of the area and the natural environment; and
3. An assessment of the proposed zoning amendment complies with the view criteria listed under Section 3.2.2 of the Zoning and Development Bylaw #45.

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

Councillor MacDonald felt that the potential new neighbourhood should be given a chance.

Mayor Ogden asked the planning director Dale McKeigan what he thought was the expectation of the blending or the harmony with the surrounding residents. The planning director replied that there would be a subdivision plan for the area based on a concept plan; however, if the developer came back with a further subdivision plan that showed a different type of use, we would need to look at it more closely to make sure it was compatible.

Deputy Mayor Gallant stated that it would change the dynamic of the neighbourhood and he felt that we need to slow things down.

Councillor Jackson stated that there were notification issues. He noted that if we couldn't tell residents that they were included in the rezoning that is on the Town, and he felt that R2 would be detrimental to the neighbourhood. He added that he represents the residents of the area in question and they do not support R2 for the area.

The planning director stated that in regards to the situation of notification letters, it was done correctly. He added that the planning department staff did its' due diligence in regards to the notifications and we have all the copies of the letters.

Councillor Jackson stated that he would like to put this issue 'to bed' and proposed an amendment.

Amendment It was moved by Councillor Jackson and seconded by Councillor Ron Dowling that in the *Be it Resolved* clause the word 'defer' be replaced with the word 'deny.'

The CAO stated that for process, we should vote on the deferral and if it is deferred, it gives the developer more time to come back with some further information. It also allows Council to put a condition on the deferral that the applicant will need to go through another public meeting. However, if the application is denied, it will be another year before the applicant can come back with the same application. The CAO added that with a deferral the application still needs to go to Council and Council could still deny the application if they felt they didn't have adequate information.

Mayor Ogden noted that we have a motion on the floor that has been moved and seconded for an amendment and he asked the CAO if we need to vote on the amendment first. The CAO replied that since it has not been voted on yet Council can go back to the original motion as described and perhaps put a condition on it and work with the planning department to come up with a better concept plan.

Councillor Jackson felt that Council should decide on this issue and he is fine if everyone is not in agreement. He added that he appreciates the advice from staff, but he felt that Council should make its own decision on the issue.

Mayor Ogden called the question on the amendment to change *Defer* in the 'Be it Resolved" clause to *Deny*.

Vote on

Amendment CARRIED (Two against – Councillor MacDonald and Councillor Cox)

**Vote on
Amended
Motion**

Mayor Ogden called the question on the amended motion to deny the application.

CARRIED (Two against – Councillor MacDonald and Councillor Cox)

- e) **Resolution PH027-2024 – RZ003-24 (Part 2) – Land Use Map Amendment – R1 to R2 – Request from the Town Planning Department to Rezone three (3) Lots from the Low Density Residential (R1) Zone to the Medium Density Residential (R2) Zone – PID 1019355, 1077270, and 384610**

Moved by Councillor Jeff MacDonald

Seconded by Councillor Jody Jackson

WHEREAS the Planning Department proposes to rezone three (3) additional lots (PIDs 1019355, 1077270 and 384610), from the Low Density Residential (R1) zone to Medium Density Residential (R2) zone in order to keep track of zone boundaries and to avoid spot zones. This portion of the zoning amendment is known Part 2; and

WHEREAS in accordance with the Stratford Zoning and Development Bylaw #45, notice of this amendment application and public meeting occurred in the following manner:

- Notification letters were drafted and sent by Canada Post to the ninety-one (91) parcels that fall within the required minimum 150 m radius of the subject lands
- Ads were posted in the local Guardian Newspaper on 2 separate editions (August 31st and September 7th)
- Two signs were posted on the Property indicating that a Zoning Application had been made for the subject property. These signs were placed at the end of St Catherine's Avenue and at the entrance to 17/19 Georgetown Road
- Notice of the public meeting was also posted on the Town's Facebook page; and

WHEREAS a public meeting was held on September 10, 2023, at 7:00 p.m., and was also live streamed on the Town's Facebook and YouTube. Residents were given until 12:00 p.m. on September 23, 2024, to submit their comments; and

WHEREAS planning staff received twenty-one (21) letters and emails from adjacent landowners/residents before the September 23 deadline. Additionally, there was a combined package of letters submitted by residents and a petition signed by 70 residents expressing various comments and concerns regarding the proposed amendment; and

BE IT RESOLVED that Part 2 of zoning amendment request application RZ003-24, to change the zoning of three (3) lots (PID's 1019355, 1077270 and 384610), be withdrawn for the following reasons:

1. The property owners of the subject PID's have no interest in the proposed zoning change.
2. The existing R1 zone is adequate for the current uses of these properties.
3. The current property owners have not proposed any future redevelopment of their lands at this time.
4. PID 1077270 was not originally included in the Council Resolution (PH020-2024) which called for the public meeting.

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

Question: **CARRIED**

f) **Resolution PH028-2024 – A001-24 – JDLB Holdings – Zoning Bylaw Text Amendment - Addition of a new use called Stacked Semi-Detached Dwellings into the Medium Density Residential (R2) Zone – First Reading**

Moved by Councillor Jeff MacDonald

Seconded by Councillor Gordie Cox

WHEREAS an application has been received from JDLB Holdings Inc. requesting to add several text amendments to the Town of Stratford Zoning and Development Bylaw #45 involving: the addition of a definition for a new use called "Stacked Semi-Detached Dwelling, the addition of the use "Stacked Semi-Detached Dwelling" into Medium Density Residential (R2) zone as a Special Permit use and the addition of lot development/parking standards for Stacked Semi-Detached Dwellings; and

WHEREAS in accordance with the Stratford Zoning and Development Bylaw #45, notice of this amendment application and public meeting occurred through the placement of an advertisement in the local Guardian Newspaper on 2 separate editions (August 31st and September 7th) and notice of the public meeting was also posted on the Town's Facebook page; and

WHEREAS a public meeting was held on September 12, 2024, at 7:00 p.m., with only 2 residents in attendance. This public meeting was also live streamed on the Town's Facebook and YouTube Residents were given until September 23, 2023, to submit their comments; and

WHEREAS planning staff received no response letters from residents or landowners; and

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

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

Councillor Dowling stated that he is not speaking in opposition, but he does raise a concern as he has several times in the past. His concern was making any significant zoning changes prior to the completion of the official plan review and the bylaw review. He added that it is an opportunity for other developers to make an application for implementation of stacked townhouses in any other area that is zoned R2. He reiterated that he is not opposed to it and that it is consistent with the area where it is going. However, he still raised the concern about the Town getting 'too far down the road' in relation to changes to zoning prior to completion of the documents by those who have been contracted to research them and then present them for Council's input.

Councillor MacDonald called upon town planner Phil Rough to give an overview of a stacked semi-detached dwelling.

The town planner stated that in terms of the definition, we are actually adding and hopefully starting down the road to add graphics as to what the uses look like. On the overhead there was a concept drawing/illustration of what a stacked semi-detached dwelling looks like. It is two ground floor units and two units above. There are a couple of different options, but essentially a stacked semi-detached is units on the first and second floors. In terms of use, it has been proposed in the bylaw amendment to be a special permit use and that means that they need to go to a public meeting and also be addressed by Council on a case by case basis. It is not going to be an as of right use in the R2 zone, it will be on a case by case basis to determine if it fits in the neighbourhood.

The town planner noted that you may have some new builds or in some cases you may have a potential conversion of an existing duplex. A stacked semi-detached requires one and a half parking spaces, but we have bumped up the required parking to two parking spaces per unit, which is our highest required number of parking spaces for residential units. Duplexes and

Semi's at the moment require two parking spaces, so we are proposing two at the minimum.

Councillor MacDonald asked the town planner if it would be fair to say that this type of development can't go in just any R2 zone. Using Kelly Heights as an example, the town planner noted that a lot of the semi-detached duplex units in Kelly Heights are currently built out to maximum lot coverage. He added that the size of the units and the size of the lots are at the maximum. He also stated that we may get some applications on some of the larger lots in R2 zones, but again they would be on a case by case basis.

Deputy Mayor Gallant stated that he will be voting in favour of this resolution.

Councillor Chandler stated that she does find this a bit confusing. She asked if we approve this change to get the first one going will each subsequent request that comes in need Council approval and the town planner replied that is correct. He added that there is no ability to have site specific exemptions for site specific uses.

Councillor MacDonald suggested that to give Council some level of comfort, because it is a special permitted use, Council must pass a resolution to hold a public meeting. He added that Council has the ability to screen any proposals that are submitted to see if they warrant a public meeting.

Councillor Jackson stated he didn't disagree with this in Kelly Heights. He felt that it looks great visually. He noted that he is in favour of it in the R2 zone with special permitted use.

Question: **CARRIED**

10. RECREATION, CULTURE AND EVENTS

Councillor Chandler gave an overview of her report as follows:

Events – Fall Fest

- 1500 to 2000 people attended over the weekend
- There were 19 first time vendors/artisans
- Food trucks – Blowing Smoke BBQ sold out each day (Wednesday to Sunday) and would like to the opportunity to come to future events. Ruthie's Mini Donuts also received great feedback and would also like to attend our future events.

- Entertainment – we had great feedback, especially for youth performances (Abi McCarty/dance groups).

Remembrance Day Service – Monday, November 11, 2024

- Planning is almost complete for the Remembrance Day Service.

Light up the Night - Friday, November 29, 2024 – 6:00 p.m. to 7:30 p.m.

- Save the Date – released to the public
- Route Map/Details to be finalized

Artist/Instructor in Residence

- RFP to be posted next week on the Town's website

Youth Centre Updates

- Youth centre registrations are currently at 75 youth members from grade 5 to grade 12. Registration will close for the fall season in mid-October and will re-open in January 2025 for the winter season
- The Third Annual Cheryl Duffy Walk was a success with more than \$4500 raised and 106 people participated in the walk
- The youth centre had approximately 50 youth volunteers at the Stratford Fall Fest event on September 21 – 22, 2024. Volunteers helped with the fun fair, canteen, art, and the children's free play area
- The youth centre is open for drop-ins on Monday, Wednesday, and Thursdays from 3:00 p.m. to 8:00 p.m.
- Youth centre programs running for the fall season include the drama club, the art club, the leadership club, the youth council, and various organizational committees; and
- The youth centre is currently planning to host their Spooktoberfest weekend on October 26 – 27, 2024, in Cotton Park. The event will include an afternoon of the trick or treat trail and two evenings of the haunted trail.

Programs

- Resume for Rookies and Career Exploration Workshops are being advertised and are open for registration
- The fall art program registration is open with course possibly starting as early as October 15 if the minimum participant enrollment has been reached (art club, beginner watercolour, intermediate watercolour, urban sketching, and drawing); and
- Youth art programs have reached the maximum enrollment with 12 in each of the two groups. Registration cost for this program is \$205 per child.

Gymnasium operations are at full capacity. A new addition to our gym programming for the 2024/25 school year will be 'Kid Hub Afterschool Program' and they will be using half of the gym Monday to Friday from 3:00 p.m. to 5:00 p.m. and the stage from 3:00 p.m. to 5:30 p.m.

Fitness Area and Walking Track – Number of Daily Users by Month

January – 150
April – 119
July – 70

February – 125
May – 91
August – 69

March – 138
June – 75
September - 68

11. FINANCE AND TECHNOLOGY

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

- The utility bills are currently being processed. E-bills have been issued and paper bills should be delivered by October 11, 2024
- Attended the presentation of the annual resident survey
- Attended the CARI board meeting
- Met with directors to review the Canada Community Building Fund (CCBF) allocation for the next five years
- Attended the Business Women’s Symposium
- Attended the virtual training session on estate planning
- Attended a meeting with the CAO, Deputy CAO, MRSB, and Stewart McKelvey, regarding the community campus
- Worked on the Green Inclusive Building Fund application for the Wellness Centre
- Reviewed resumes for the vacant receptionist/administrative clerk. Interviews will take place the week of October 7 – 11, 2024.
- Researched finance options for the purchase of a ladder truck for the fire company; and
- Staff is busy with various day to day items.

b) Financial Statements

Included in the agenda package for Council to review.

c) Resolution FT009-2024 – Community Campus Site Servicing and Waterfront Boardwalk Long Term Financing

Moved by Councillor Ron Dowling

Seconded by Councillor Jeff MacDonald

WHEREAS the Town of Stratford has completed the Community Campus Infrastructure (roads, solar array, and active transportation network) and the boardwalk at the Waterfront Park; and

WHEREAS the Town of Stratford asked for proposals for long term financing of \$2,300,000; and

WHEREAS we requested proposals from the following financial institutions:

- Bank of Montreal;

- Provincial Credit Union;
- CIBC;
- Royal Bank;
- Scotia Bank;
- TD Bank;

AND WHEREAS the request for proposals closed at 1:30 p. m. on October 8, 2024; and

WHEREAS the long term financing of \$2,300,000 is within the 10% capital debt threshold of the Town of Stratford. The current borrowing limits for the Town of Stratford based on our total assessed tax base ($\$1,261,487,155 \times 10\% = \$126,148,715$) of which we are using \$18,564,267 as of March 31, 2024; and

WHEREAS the following rates were received for long term financing:

Option 1: Fixed Term Loan with an amortization of 20 years.

Fixed Term	Term	<u>TD</u>	<u>RBC</u>	<u>Scotiabank</u>	<u>CIBC</u>
Option 1	1	4.40%	4.22%	4.799%	
	2	4.13%	4.02%	4.727%	
	3	4.12%	4.04%	4.734%	
	4	4.16%	3.99%	4.804%	
	5	4.14%	4.11%	4.897%	5.43%

Option 2 – CORRA Rate Loan and Interest Rate Swap based on a 20 year amortization.

CORRA Rate		<u>TD</u>	<u>RBC</u>	<u>Scotiabank</u>
Option 2	1	4.46%	4.43%	5.04%
	2	4.19%	4.19%	4.79%
	3	4.07%	4.00%	4.67%
	5		4.05%	
	7		4.09%	
	10		4.22%	
	15		4.35%	
	20		4.37%	

BE IT RESOLVED that the Town of Stratford enter a fixed term loan of two (2) years with an amortization of 20 years with RBC for the Community Campus Infrastructure and Waterfront Boardwalk at the rate of 4.02% and that the Mayor and Chief Administrative Officer be authorized to enter into the loan Agreement with RBC on behalf of the Town of Stratford.

Discussion: This resolution bears the recommendation of the Finance and Technology Committee.

Question: **CARRIED**

d) **Resolution FT010 -2024 – Community Campus Water and Sewer Infrastructure Long Term Financing Stratford Utility Corporation**

Moved by Councillor Ron Dowling

Seconded by Councillor Jody Jackson

WHEREAS the Stratford Utility Corporation has completed the Community Campus water and sewer infrastructure; and

WHEREAS the Stratford Utility Corporation asked for proposals for long term financing of \$2,200,000; and

WHEREAS we requested proposals from the following financial institutions:

- Bank of Montreal;
- Provincial Credit Union;
- CIBC;
- Royal Bank;
- Scotia Bank;
- TD Bank;

AND WHEREAS the request for proposals closed at 1:30 p.m. on October 8, 2024; and

WHEREAS the long term financing of \$2,200,000 is within the 10% capital debt threshold of the Town of Stratford. The current borrowing limits for the Town of Stratford based on our total assessed tax base (\$1,261,487,155 x 10% = \$126,148,715) of which we are using \$18,564,267 as of March 31, 2024; and

WHEREAS the following rates were received for long term financing:

Option 1: Fixed Term Loan with an amortization of 20 years.

Fixed Term	Term	<u>TD</u>	<u>RBC</u>	<u>Scotiabank</u>	<u>CIBC</u>
Option 1	1	4.40%	4.22%	4.799%	
	2	4.13%	4.02%	4.727%	
	3	4.12%	4.04%	4.734%	
	4	4.16%	3.99%	4.804%	
	5	4.14%	4.11%	4.897%	5.43%

Option 2 – CORRA Rate Loan and Interest Rate Swap based on a 20 year amortization.

CORRA Rate		<u>TD</u>	<u>RBC</u>	<u>Scotiabank</u>
Option 2	1	4.46%	4.43%	5.04%

	2	4.19%	4.19%	4.79%
	3	4.07%	4.00%	4.67%
	5		4.05%	
	7		4.09%	
	10		4.22%	
	15		4.35%	
	20		4.37%	

BE IT RESOLVED that the Stratford Utility Corporation enter a fixed term loan of two (2) years with an amortization of 20 years with RBC for the Community Campus water and sewer infrastructure at the rate of 4.02% and that the Mayor and Chief Administrative Officer be authorized to enter into the loan Agreement with RBC, on behalf of the Stratford Utility Corporation.

Discussion: This resolution bears the recommendation of the Finance and Technology Committee.

Question: **CARRIED**

12. SAFETY SERVICES

a) Report

The report was included in the agenda package for Council to review. Councillor Jackson noted that the committee met on September 16, 2024, and he reviewed the report noting that the fire company is making good use of their new rescue boat.

The committee discussed the Bryer Jones parking issues and the committee made a recommendation to put up some 'no parking' signs in the area which can be enforced after a bit of a grace period. Councillor Jackson stated that we want to change the behaviour of parking on the street in this area.

The committee discussed the speed hump request for Hollis and we asked the province to look at the traffic in the area, and when they did they suggested that the speed limit could be higher. Unfortunately, if they raise the speed limit to 50 it would remove the eligibility for speed humps. Councillor Jackson would like to remind residents that we do have a paved active transportation corridor/trail all the way down Hollis and it joins the trail in Reeves Estates. He added that this is one way to deal with pedestrian safety.

Councillor Jackson stated that the committee discussed the Rosebank Road, but unfortunately, it did not get done this year because it was not approved by the province. However, we hope it will be approved for next year.

The committee discussed Tea Hill Park and it was noted that things are aging in the park, so some work will need to be done. It is also a good time for us to look at the overall use of the park such as passive recreation for residents. Councillor Jackson stated that he would like to see Tea Hill Park turned back into a passive family recreation area.

b) Street Lights

Nil

c) RCMP

The report for the month of September was included in the agenda package. Councillor Jackson noted that the RCMP has been busy with traffic patrols. They are also being very diligent in dealing with encampments that have been popping up in the Town.

Corporal Weatherbie stated that in the month of September there was a total of 317 police occurrences which was higher than the month of August. He added that in September of 2023, the number of occurrences was 200.

There was a total of 44 summary offence tickets issued and 30 warnings issued in the month of September.

Councillor Weatherbie took a moment to thank the members of the provincial traffic section. He stated that they spent a full day in September dedicating their whole shift in the Town of Stratford. They issued 43 summary offence tickets and five warnings in one day. The real totals for the month of September would be almost 77 summary offence tickets and 35 warnings.

Corporal Weatherbie noted that there was a discussion on the speed drop on the Hillsborough Bridge to 50 km per hour and the RCMP has put a lot of extra focus on the bridge.

It was noted that there were 19 reports of theft and 18 of those reports were gas related.

Corporal Weatherbie noted that there was some community engagement, especially at the start of the school year. Constable McGrath attended the first day of school at Glen Stewart and spoke with all the kids and teachers and was visible in the school zone. Corporal Weatherbie added that a lot of the members are putting in extra effort in the school zones regarding traffic enforcement during their day shifts. He added that Stratford Elementary is also included in the patrols.

Corporal Weatherbie noted that traffic issues continues to be 64% of their files with 12 traffic collisions during the month and eight check stops. He noted that there were 13 well-being checks during the month which is up compared to earlier months.

Councillor Dowling took a moment to express his appreciation to Corporal Weatherbie and other Stratford RCMP members for their focus on traffic issues within the Town.

d) Humane Society Report

No Report

e) Transit

The report for the month of September was included in the agenda package. Councillor Jackson noted that we had our best average ridership to date with 334 riders per day in September. He added that as the Town grows, he hopes that we will be able to expand the transit system.

f) Cross Roads Fire Department

The report for the month of September was included in the agenda package. Councillor Jackson stated that there were 15 calls in September and 10 of those calls were in Stratford; however, we continue to see false alarms.

The fire department responded to three vehicle collisions, a grass fire, and a miscellaneous call to assist the RCMP to gain entry to a building.

g) Resolution SS005-2024 – Street Light Policy

Moved by Councillor Jody Jackson

Seconded by Councillor Jill Chandler

WHEREAS a Street Light Policy was drafted in 2006 to establish procedures and standards for installing street light requests from residents; and

WHEREAS it was determined that the current policy is outdated and should be repealed and replaced with the attached updated Street Light Policy, Policy # SS005-2024.

BE IT RESOLVED that the attached updated Street Light Policy, Policy # SS005-2024, be hereby approved, and that Policy # 2006-SS-01 be hereby repealed.

Discussion: This resolution bears the recommendation of the Committee of the Whole. Councillor Jackson stated that the policy brings the Town up to the current standards for lighting. He also took a moment to thank the infrastructure

director Jeannie Woodard and her team for their work drafting the new policy.

Mayor Ogden asked what changes were made and the infrastructure director replied that there is a table at the end of the policy that replaces a paragraph in the older version, and it is based on illumination. We are now looking at how many pedestrians would be on a particular street in a one hour time period after dark, as well as the spacing requirements.

Councillor MacDonald asked if there is anything in the policy that states that lighting should be installed on the same side of the road as the sidewalks/ active transportation, and the infrastructure director replied that the spacing covers that issue. Councillor MacDonald asked if there were any specific design standards, and the infrastructure director replied that there is a section in the policy that covers the underground electrical supply.

Question: **CARRIED**

13. INFRASTRUCTURE

- a) Report - The Report was included in the package for Council to review. Deputy Mayor Steve Gallant reviewed the report as follows:

Infrastructure staff remain busy with the various stages of projects underway:

- Wrapping up the forcemain extension project, the Corish lift station project, paving projects at Pondside, solar projects at the Emergency Services Centre, and the maintenance building on Hollis Avenue
- Coordinating items to be completed this fall on the Community Campus site servicing project
- Two submissions were received for the design of the multi-use path along Glen Stewart Drive. These will be evaluated by staff with the intention of awarding the design work within the next few weeks
- Coordination with the consultant preparing the design for Reeves Estates watermain replacement and sewer lift station decommissioning
- Planning for the official opening ceremony of the waterfront boardwalk taking place on October 18, 2024
- Coordinating replacement of outdoor showers at Tea Hill to be completed later this month with funds received from the PEI Beach Infrastructure program; and
- Planning for launching the sump pump disconnection program which will be advertised and promoted after the funding partner holds a press release which is expected any time.

Infrastructure staff has also been busy with the following:

- Grass cutting is winding down and some of our equipment is being prepared for winter storage
- Buildings and sports fields are being winterized and closed as the season comes to an end
- Trail maintenance and repair is ongoing
- Unsightly premises bylaw complaints continue, but are decreasing in volume
- Training on PICS radios received through Reception Centre Resiliency funding
- Fire hydrant maintenance is being done
- Gravity sewer flushing and lift station cleaning continues
- Seasonal meter removal and water turn off at cottages and other seasonal premises has begun and will continue until November
- Water and sewer inspections, meter installations, and water turn-ons for new development is ongoing; and
- Managing ongoing customer and resident inquiries and concerns.

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

14. COMMITTEE OF THE WHOLE

Nil

15. SUSTAINABILITY COMMITTEE

- a) Report was included in the agenda package for Council to review. Councillor Cox reviewed the report as follows:

Business Community – members of the Stratford business community recently joined the Greater Charlottetown Area Chamber of Commerce for a business mixer hosted by the Town of Stratford. There was a great turnout and we look forward to future similar events.

Diversity and Inclusion Updates – since the last council meeting, the Diversity and Inclusion Sub-Committee held the ‘New Resident Welcome Event’ on Saturday, September 14, 2024, with a great opportunity to welcome and meet some of Stratford’s newest residents. As well, the committee continues to focus on the Town’s anniversary project which is a legacy book for the upcoming 30th Anniversary of the Town that will feature the stories of 30 residents recorded and written by 30 youth as an inter-generational project. Additional nominations for both the youth writers and resident interviewees are needed and we encourage anyone to please submit your nominations using the online form on the Town’s website.

Official Plan Review

The Sustainability Committee has made a request to hold their next meeting as a workshop with the consultants completing the Official Plan and Zoning and Development Bylaw review. This opportunity will focus on the committee's work balancing both business and economic development with the environment and sustainable goals of the community. The format and date for this session will be worked out with the consultants and announced in the near future.

Community Campus Funding Initiatives – Two applications have been submitted to the Federation of Canadian Municipalities (FCM). The first application, under the Sustainable Municipal Building Stream seeks funding for a net-zero feasibility study. This study will assess the viability of sustainable practices and renewable energy solutions for constructing an energy efficient community campus. The second application, submitted under the Community Energy Systems Stream is for a business case and feasibility study for a microgrid energy project. This microgrid would support the new community campus, a future high school, a future junior high, and the adjacent business park by integrating renewable energy sources such as solar and wind, combined with battery storage, to achieve a net-zero energy system.

Tree Planting Program – the Town's summer tree planting program, funded by the PEI 2 Billion Trees Program was a success, with approximately 150 trees planted in various parks and trails, enhancing the urban canopy and contributing to carbon sequestration. In addition to planting new trees, summer staff was involved in maintaining previously planted trees through pruning, staking, and replacing any that did not survive.

Councillor Cox noted that some people have told him that they were not aware of the tree planting program, and Councillor Dowling suggested that we could include the information on the tree planting program in our utility bills.

16. INTERGOVERNMENTAL AFFAIRS AND ACCOUNTABILITY

Mayor Ogden noted that the committee met on October 3, 2024, and a big part of the discussion centered around revenue sharing. The committee felt that all municipalities should use the same approach which is in line with the Federation of PEI Municipalities (FPEIM). He added that Stratford has more similarities with the Town of Cornwall than with Charlottetown or Summerside, or smaller rural municipalities. The CAO has been doing some close collaboration with Cornwall to itemize the increase in our expenses since the last agreement.

Mayor Ogden stated that he and certain staff members have been meeting on a regular basis with the Minister of Finance who is also one of the MLA's for Stratford. We have also been meeting with the Minister of Workforce, Advanced Learning, Population, and the Status of Women.

Mayor Ogden stated that on the accountability side, we are looking to have the key performance indicators (KPI's) presented to the committee.

17. HUMAN RESOURCES

a) No Report

18. INQUIRIES BY MEMBERS OF COUNCIL

a) No inquiries were made.

19. OTHER COMMITTEES

a) Stratford Senior's Complex

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

- We are still waiting for the Building Assessment report from Coles. The draft report was to be completed by mid-September
- Staff is currently working on the 2025 budget
- The fall cleanup is being completed on the gardens
- Work that needed to be completed based on the annual inspection has been done
- The snow removal and salting for walkways will be done by the same person as last winter
- A tenant is moving to a long term care facility, so there will be a unit available to rent; and
- There are currently 26 people on the wait list.

20. APPOINTMENTS TO THE COMMITTEE

Nil

21. PROCLAMATIONS

Nil

22. OTHER BUSINESS

Nil

23. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:57 p.m.

Mayor Steve Ogden

Jeremy Crosby, CAO