

REGULAR MONTHLY COUNCIL MEETING

May 10, 2017

Approved Minutes

DATE: May 10, 2017
TIME: 7:30 p.m. – 9: 50 p.m.
PLACE: Stratford Town Centre, 234 Shakespeare Drive

PRESENT: Deputy Mayor Randy Cooper; Councillors Gail MacDonald; Gary Clow; Steve Ogden; Keith MacLean; Jody Jackson; Robert Hughes, CAO; Jeremy Crosby, Director of Infrastructure; Kim O’Connell, Director of Finance and Technology; Joanne Weir, Director of Recreation; Kevin Reynolds, Development Officer; Erin Clarke, Community Engagement Coordinator; and Mary McAskill, Recording Clerk.

REGRETS: Patrick Carroll, Director of Planning, Development and Heritage

CHAIR: Mayor David Dunphy

1. CALL TO ORDER

Mayor Dunphy called the Regular Monthly Council Meeting to order at 7:30 p.m. and welcomed those in attendance. He also gave a special welcome to the Town’s newest Councillor - Councillor Jody Jackson. He was elected on May 1, 2017, and sworn in prior to this evening’s Council meeting.

2. APPROVAL OF THE AGENDA

It was moved by Deputy Mayor Randy Cooper and seconded by Councillor Gail MacDonald that the agenda be approved with one change - #13 Planning, Development and Heritage will become #10, and #10 Infrastructure will become #13. Motion Carried.

3. MINUTES

It was moved by Councillor Keith MacLean and seconded by Councillor Gary Clow that the Regular Monthly Meeting Minutes of April 12, 2017 be approved as circulated. Motion Carried.

4. BUSINESS ARISING FROM MINUTES

Nil

5. PRESENTATIONS FROM THE FLOOR

Mayor Dunphy stated that this agenda item gives residents a chance to make a presentation on issues that are important to them. He asked anyone who is making a presentation to please state their name.

Janet Altass - *My name is Janet and my husband Keith and I live at 183 Kinlock Road - three houses from the entry of the proposed Foxwood subdivision. We attended all meetings related to this development, and have listened, as we hope you have, to the comments and concerns raised by affected residents. We wish to state that we are not opposed to a subdivision. However, we would hope that you as Councillors would consider your responsibilities to those of us who have been living here for years. The first presentation would lead us to believe the proposed homes would be executive style; however, that changed at the second meeting when we heard about semi-detached units and townhouses. The size of lots is smaller – for example there are presently four lots from the boundary line to Mac's Lane - the proposed main entry. The developer's proposal shows six lots behind our four lots. We were pleased to hear Randall Arendt, the landscape planner and site designer, emphasis the importance of trees, green spaces etc. He also said there would be a swale and trees planted to separate our properties from the subdivision, and to maintain some privacy. We were very disappointed when we attended the third meeting that this was no longer being included. We raised our concerns at that time. This should not have been changed and you as Councillors have an obligation to require the developers to honour the original presentation. This proposal is setting a precedent for further development. As Councillors, we would hope that you would respect our opinions as longtime residents and not just support developers. If the Town of Stratford wants single family homes to continue to be built, along with the development of other forms of housing, then you as Councillors need to show that you are prepared to listen to resident concerns and to act upon them. Thank you for listening.*

Mayor Dunphy thanked Ms. Altass for her presentation.

David Young – *Hi, I am David Young and I live at 191 Kinlock Road with my wife Heather. I just want to state that I echo Janet's concerns about this development. I am totally for development; I see it as a way for the Town to progress. But as a taxpayer and long-time citizen there are certain issues that have come up that we hope you would consider and honour when dealing with the developer for the subdivision. I echo Janet's comments about some sort of tree barrier, berm or swale between the back of our houses and the new development to give some privacy, especially during the construction phase. It pretty much impacts your backyard during the nice weather. I am in a unique situation where I am on the corner of the Kinlock Road and the main land that is proposed going into the subdivision. Obviously I have some concerns about noise and dust, but realize that this is something that can't be totally mitigated, but I hope the developers and contractors will do everything they can to mitigate the dust and debris that comes from such a development. Where our properties are on the downward slope, we expect a certain amount of runoff, so we hope there will be barriers put in place to avoid having a mud pool going down between our houses and into our front lawns and backyards. That's a big concern. The last concern I*

have is the noise and the hours of operation of the tractors. I hope there is a bylaw as well as guidance and monitoring in place, to control the noise outside of normal operating hours. And again I am totally in favour of development and I don't want to go on record as saying I am against the subdivision, because I am not. I just wanted to make sure our concerns are dealt with and due thought given to them when you make your decision. Thank you.

Mayor Dunphy thanked Mr. Young for his presentation.

Hi, my name is Don Currie and I am a resident at 199 Kinlock Road. I am on the other corner to David, so I have similar concerns. I just wanted to say that we are not objecting to the development as such, but we do have similar concerns as our neighbours. I just wanted to reiterate that I have the same concerns as they do, as well as a couple of other ones. Privacy is going to be a big issue for us. We have a main road going through David's home and our home, and Sherry and I have been residents for a long time too. We have the same concerns as everyone else and we presented those in the other meeting, so we want to make sure you consider things like the barriers and trees. There is a reason for this and in the long run I think this will make things even better, so please consider this when considering your approvals. Thank you very much.

Mayor Dunphy thanked Mr. Currie for his presentation. He noted that there was much discussion and consultation on this development, and as we go through the resolution later in the meeting, it will be debated on the floor.

Hello your Worship, Mr. Mayor Dunphy, elected Councillors, ladies and gentlemen, good evening everyone. I am Serge Bernard, I am a land survey engineer, and on behalf of Z & C Flourish International, I want to state that we appreciate the concerns that have been brought before you this evening. They were concerns that were brought to us previously as well. For example – particularly on the hedge – we committed to your staff just a few days ago, and along with Rosemary Curley, to plant a line of trees along the boundary to try to control the dust issues and that sort of thing. It was an evolving process. In general terms, you might know the proponent – they are people from away as we say, and the process gave them a wonderful opportunity to meet their neighbours. It had a dual purpose. I think it was very important for us to find out what residents wanted and what legacy Mac MacDonald wanted to leave behind. Z & C International, Mr. Chang, accorded Mr. MacDonald the greatest honour by having him speak first at the very first meeting. Mr. MacDonald addressed the residents and told them he was ready to move on and open up a new chapter with his family, but he didn't want to leave a mess behind. He's been a resident, but foremost he has been a great neighbour. This was a great opportunity to meet his neighbours and they got to know him too. Now, we have new neighbours coming in and it was important to get to meet them too. But we are committed, we have listened and we

have saved 29% - more than 32 acres of this property from development, and returned it to its residents who are already enjoying it. It was a tremendous effort and a great opportunity to get to meet our neighbours and we hope it continues. Thank you.

Mayor Dunphy thanked Mr. Bernard for his presentation.

6. CARI REPORT

Included in the package for Council to review.

7. CORRESPONDENCE

A list of all correspondence sent and received since the last Council meeting was included in the meeting package.

Councillor MacLean believes that the Stratford water school is one of the Town's great initiatives and he asked if we are able to accommodate the request from the City of Charlottetown to utilize our water school program. Robert replied that there are a number of issues to work through, but we are going to try to accommodate them if we can. For clarification, Robert noted that they are asking for May of 2018.

8. MAYOR'S REPORT

Mayor Dunphy stated that it has been a difficult day for the Town of Stratford. He noted that one of our employees, Joe Driscoll, lost his 21 year old son last night, and we wish to extend our sincere condolences to the family. Mayor Dunphy stated that we will do anything we can to help the family, and whatever we can do to support Town staff.

Following is a list of meetings and events attended by the Mayor since the last Council meeting:

- attended a joint federal/provincial/municipal transit funding announcement - The Town will add five new transit shelters in the Town, and wifi will be added to the busses
- attended the Federation of Prince Edward Island Municipalities (FPEIM) Annual General Meeting
- along with Councillor Clow and the CAO – met with the chair of the Cross Roads and Area Fire Company to discuss the potential facility in the Town
- along with Councillor MacLean - attended the 100th Anniversary of the Town of Montague
- along with Councillor Clow and the CAO – met with Superintendent Mac Richards of the RCMP

- attend the municipal election social and congratulations go out to Jody Jackson - new Councillor for ward 2
- attended a flag raising to recognize MS Month on PEI
- participated in a junior achievement event at Stonepark School for the economics for success program
- had a picture taken with Ann McKenna at the Dr. David McKenna Trail (named last August for everything Dr. McKenna had done for the Town)
- Battle of the Atlantic Ceremony hosted by the Town of Cornwall – Stratford resident Blanche MacAleer who is 98 years old was also recognized in the morning with a flag raising at her residence
- Interviewed by Krystalle Ramlakhan of CBC Radio regarding our water meter project
- Met with two local 16 year old entrepreneurs Noah Daley and Matthew Sampson, who are starting a lawn cutting business in Stratford
- Attended the Chamber of Commerce President's Luncheon and the guest speaker was Brendan Paddick

Deputy Mayor Cooper took a moment to congratulate Bradly Jenkins. Bradly is the owner of Lawn Boys Lawn Care and Snow Removal, and he received the Entrepreneur of the Year Award that was presented by Air Canada at the Chamber of Commerce President's Luncheon.

9. CHIEF ADMINISTRATIVE OFFICER (CAO)

Included in the package. Robert welcomed new Councillor Jody Jackson on board and added that he looks forward to working with him.

Robert gave an overview of his report noting that it has been a very busy month. He attended a provincial briefing on the new Water Act, the Building Code Act, and a workshop on the new Municipal Government Act.

It was noted that the Town has engaged a consultant to develop an analytics strategy and strategic web plan that will be the basis for the RFP for the renewal of the Town's website.

Robert stated that he was asked by the Federation of PEI Municipalities (FPEIM) to serve on the Federation of Canadian Municipalities (FCM) Municipal Asset Management Technical Support Committee, and after consulting with Mayor Dunphy he has agreed to serve. He noted that the timing was good because we plan to implement our own Asset Management Strategy.

10. PLANNING, DEVELOPMENT AND HERITAGE

a) Report

Included in the package for Council to review.

b) Permit Summary

The permit summary was included in the package for Council to review.

c) Resolution PH004-2017 – Fred Chan – Lot Coverage Ratio Adjustment – 30 Harvest Drive Plan

Moved by Councillor Keith MacLean

Seconded by Councillor Gail MacDonald

WHEREAS an application has been received from Fred Chan for a Lot Coverage Ratio Adjustment of 4.12% to parcel number 1040567, located at 30 Harvest Drive. The applicant therefore is requesting a Lot Coverage Ratio adjustment from 20% to 24.12%; and

WHEREAS In accordance with section 8.6 (5) of the Town of Stratford Zoning and Subdivision Control (Development) Bylaw:

(5) Maximum Lot coverage for a Dwelling of more than one-storey shall be 20%, provided however, that Council may permit a coverage of up to 25% where it deems there would not be an adverse impact on adjoining properties, subject to such terms and conditions as may be established by Council.

AND WHEREAS this application has been reviewed by the Planning Department staff and it is not felt that by increasing the lot coverage to 24.12% from 20% would cause any adverse impacts on the neighborhood.

BE IT RESOLVED that approval be granted to a request from Fred Chan for a Lot Coverage Ratio Adjustment of 4.12% to parcel number 1040567, located at 30 Harvest Drive. The applicant therefore is requesting a Lot Coverage Ratio adjustment from 20% to 24.12%.

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

Using the overhead Kevin demonstrated what the addition would look like and where it will be located on the existing house.

Question: **CARRIED**

d) Resolution PH005 – 2017 Forest Trail Subdivision – Revised Concept Plan

Moved by Councillor Keith MacLean

Seconded by Deputy Mayor Randy Cooper

WHEREAS Council granted preliminary approval to the concept plan of the Forest Trail Sustainable Subdivision on December 11, 2013. The original concept plan consisted of 111 units including 77 Townhouses; 24 Semi-detached and 10 Single Family dwellings; and

WHEREAS Council further granted approval to revise the Development Scheme of the Forest Trail Sustainable Subdivision on January 14, 2015. The revised concept plan consisted of 113 units including 67 Townhouses; 24 Semi-detached and 22 Single Family dwellings; and

WHEREAS in accordance with Section 18.5 Lot Requirements of the Sustainable Subdivision Overlay Zone:

- (3) *The lot requirements approved for the Sustainable Subdivision under Section 18.5(2) shall not be altered without Council's approval.*

AND WHEREAS the Town has received an application to revise the approved Development Scheme from Nevin Jay Construction by removing Lot 19 from Phase 3 and revising the housing type of Lot 36 in Phase 3 from Semi-Detached to Single Family Dwelling, and, by adding a new Single Family Lot to Phase 2 (refer to Lot 9B) as well as changing the housing type of Lot 9A from Single Family Dwelling to Semi-Detached; and

WHEREAS the revised Development Scheme has been reviewed by planning staff to ensure the proposed revision does not infringe on the primary conservation area that was approved by Council and shall not be altered; and

WHEREAS the revised Development Scheme does not propose a change to the total number of units for the entire development and there is no negative impact on the density or development character in Phase 1.

BE IT RESOLVED that approval be granted to Nevin Jay Construction to revise the Development Scheme by removing Lot 19 from Phase 3 and revising the housing type of Lot 36 in Phase 3 from Semi-Detached to Single Family Dwelling, and by adding a new Single Family Dwelling Lot to Phase 2 (refer to Lot 9B) as well as

changing the housing type of Lot 9A from Single Family to Semi-Detached, subject to the following conditions:

- a. Conformance with the Development Scheme (Forest Trails Subdivision Proposed Lot Plan) drawing prepared by Harland Engineering Services Rev No. 3, dated April 24, 2017.
- b. All developments within the subdivision must meet the requirements set forth in the Development Scheme for Lot Areas, types and numbers of Dwellings, Frontages, Setbacks, Lot Coverages and Building Heights. The lot requirements approved for the Sustainable Subdivision shall not be altered without Council's approval.
- c. That all other relative provisions of the Town of Stratford Zoning and Subdivision Control (Development) Bylaw is met.

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

Kevin explained that three units in total are coming out of phase 3 and going into phase 2. He noted that there are no additional units overall.

Question: **CARRIED**

e) Resolution PH006-2017 Z & C Flourish International – PID #398552 – 154 Lots – Foxwoods – Sustainable Subdivision

Moved by Councillor Keith MacLean

Seconded by Councillor Gary Clow

WHEREAS the Town has received a Sustainable Subdivision application from Z&C Flourish International Inc., proposing a Development Scheme for Parcel Number 398552 that would create 154 lots including 129 Single Family Dwelling Lots and 25 Semi-Detached Lots, for a total of 179 Units being proposed for the 70.4 acre site; and

WHEREAS the applicant has organized three open design sessions facilitated by the Town, which led to the proposal of a Development Scheme showing proposed lots, open spaces, streets, trails, housing types and building footprints, as well as preliminary servicing and stormwater management plans; and

WHEREAS the revised subdivision plan was reviewed and evaluated by planning staff against the sustainable subdivision criteria and the scoring table; as a result, the proposed plan has met the minimum requirements for a “Gold” Sustainable Subdivision.

BE IT RESOLVED that preliminary subdivision approval be granted to an application from Z&C Flourish International Inc. to subdivide parcel number 398552 that would create 154 lots including 129 Single Family Dwelling lots and 25 Semi-Detached lots, for a total of 179 Units to be approved as a Sustainable Subdivision including a Development Scheme and Preliminary Evaluation Table, subject to the following conditions:

- A. Conformance with the Development Scheme showing 154 Lots prepared by CBCL Limited, Drawing 01 (CBCL File Number 172674), issued for Approval dated May 8, 2017, including the lot requirements for this development.
- B. The Development Scheme shall be approved by the Department of Communities, Land and Environment.
- C. That a stormwater management plan be designed by a registered engineer using Low Impact Development Guidelines that is approved by both Transportation, Infrastructure and Energy, as well as the Town of Stratford.
- D. That the proposed parkland areas, as shown on the Development Scheme, be deeded to the Town of Stratford as parkland dedication.
- E. That the proposed subdivision meets all other requirements of relevant Town of Stratford Bylaws and Policies with the exception of the lot standards which are being approved as part of the development scheme (See condition “A” above).

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

Councillor MacLean stated that he feels everyone has been educated on the project. He noted that most of Council attended the public meetings and there has been a lot of discussion by residents; the developers are willing to try and accommodate the resident’s concerns as much as possible. It was noted that most of the concerns were about transportation, and some of the things are just not changeable. Some of the residents wanted the new subdivision to be self-contained, but is a requirement of the province that the road must connect to the

existing subdivision. This means that some of the things requested by residents were not able to be done. But they did make an honest effort with things they could control. Councillor MacLean stated that the hedgerow is not on the drawing, but it will be built.

Councillor MacLean explained that if this was a regular subdivision, the plan would be presented and voted on by Council. In the case of a sustainable subdivision there were three public meetings and all the information was documented and everything was looked at, and what could be changed he believes was done. The developers did the best they could to accommodate the concerns.

Councillor MacLean stated that a regular parkland dedication requirement is 10% or a payment in lieu. In this case, the developers dedicated 29% to the Town. When this proposal went to the Planning Committee, which is a very devoted committee and consists of Town residents with experience in real estate, building, and surveying, they looked at the file very close, and it received unanimous support.

Mayor Dunphy noted that he attended the first public meeting and one of the first things the developers asked was about green space. He believes it was important to the previous owner of the land, the residents, and the developer that as much green space as possible be maintained, and the residents had an opportunity to give their input on the areas they wanted to maintain and protect. It was noted that there are walking trails and a lot of green space for people to enjoy.

Councillor MacLean stated that with the sustainable subdivisions they are allowed to do townhouses. However, this development doesn't have any because residents didn't want them in this particular development. There are single family homes and semi-detached homes. There are smaller lots, but not more lots. He noted that these homes will not lower the land value.

Mayor Dunphy thanked the residents for coming out and voicing their concerns and added that the Town will work with the construction people to minimize the dust and disruption.

Kevin noted that there was a slight revision and he outlined it on the overhead. He noted that in the original design there was a crescent with a green space design, with no connection to Beaconhill. It was something that everyone felt that they liked, but when it was discussed with the Provincial Department of Transportation they said there needs to be a turn-around put in or there has to be a connection through to

the new subdivision. The engineers reviewed it and they didn't find room for a cul-de-sac on Beaconhill Drive, so they proposed the connection. When it went to the third open house meeting, it was presented as a through street. What has changed since that time is the original designer got involved again and asked if there was a way we could do the crescent and have the connection. So that is drawn on the sketch. The crescent is there with a bit of a green space in the centre of it. It is a one-way crescent going around and there is a two way street coming off Beaconhill, but there is a splitter Island design where the two streets connect.

Kevin noted that the development scheme has been simplified. The green colours are for the proposed green spaces, light orange for single family dwellings, dark orange for semi-detached dwellings, and the grayish blue is where all the public streets and private lane are proposed to be.

Kevin noted that there is a table attached that gives all the setbacks, and lot coverage ratios. He added that townhouses were shown at the second meeting, but they were not included in this plan and the notation has been removed from the table. Kevin stated that there were questions about the tree buffer that was shown in the original design along the rear yard of the homes that front on the Kinlock Road. Clarification was requested on this issue and it was provided to Councillors via email, and it is also referenced in the actual document that there will be a tree buffer along the rear yards of the existing homes that front on Kinlock Road. There are also specifications on what type of trees and the spacing of the trees. This is something the developers are proposing to do. It is not showing on the development scheme simply because all detail can't be shown on one drawing.

Kevin stated that there were binders with very extensive background information given to all Council members. A scoring table was also included with the documents which show the results of the 24 different categories for scoring. This development received a gold rating which is the middle rating for a sustainable subdivision. Based on that rating, the recommendation was provided to the Planning Committee and they discussed it in great detail, and forwarded their recommendation to Council for consideration.

Councillor Clow asked about the shale pit and Kevin replied that the original intent is to turn it over to the Town. He added that a request was made for the developers to have a risk assessment done on the safety of the actual component of the pit, and they have committed to

doing one. For clarification, Mayor Dunphy stated that the Town has not decided to take it over at this point; it is something that will be discussed at a later date.

Councillor Ogden stated that he would like to compliment the developer and the residents on the respectful dialogue that has taken place during the consultations – which up to this point has been between the developers and the residents. However, he has a bit of an issue with the fact that Council has not had an opportunity to discuss, in a public forum, the issues associated around the design.

Councillor Ogden stated that when this proposal first came to the Committee of the Whole meeting on April 26, he requested that a public meeting be held prior to the actual vote. He made this request so residents could present their ideas and issues and provide a good dialogue. He feels it is disrespectful to the residents to not allow a public forum with Council and provincial officials to address the traffic concerns. If something can be changed to address some of the traffic safety issues - now is the time to do it.

Motion to Defer

Councillor Ogden proposed a motion to defer the resolution until after the public meeting which is scheduled for May 25. He added that a Council meeting could be held immediately following the public meeting, if it looked like the issues discussed were given full airing.

Councillor Ogden feels that to vote tonight to approve it without full consultation would not allow a chance for closure of addressing all the concerns - as much as possible.

Motion

It was moved by Council Steve Ogden and seconded by Deputy Mayor Randy Cooper that Council defer the resolution until after the public meeting which is scheduled for May 25, 2017.

Councillor MacLean stated that the concerns are not within the subdivision, and it is not the requirement of the developer to make changes outside of their land. The developer can only be asked to work within their development. Councillor MacLean stated that there were three public meetings, and to defer the vote there must be a legitimate reason, because it sets back the development. He added that the process has been going on for some time, and anything that can be done is being done.

Deputy Mayor Cooper asked how many comments were received on the development and Kevin replied 40 or 50 noting that it was feedback that had been requested at the open house sessions. It is also important to note that some individuals had submitted comments more than once.

Deputy Mayor Cooper asked if this had been a traditional subdivision how many lots could be put in, and Kevin replied that is not easy to answer, but it would be somewhere between 210 to 230, and the lots proposed for this subdivision are 154 lots and 179 units in total.

Deputy Mayor Cooper stated that a lot of the issues are around traffic. There was a traffic study done, but people don't believe the results of the study. He stated that he expected the room would be full tonight, as it had been many times over in regards to this subdivision. Deputy Mayor Cooper stated that recently, we agreed as a Council to meet with residents who have the concerns – particularly around traffic. He feels the residents support the development, but expect courtesy.

It was noted that everyone who received a letter for all the open house sessions also received a letter to let them know that this subdivision development was being voted on by Council tonight. There was also an email sent to anyone who left their email address when they attended an open house session.

Deputy Mayor Cooper stated that he feels the developer has done some tremendous work, and he has not heard anyone say they are against the subdivision. If we afford the residents common courtesy, he doesn't see how we would be able to defer the proposal.

Councillor Ogden stated that in the interest of full disclosure, he lives on MacLauchlan Drive and he spoke to a lot of residents. There were some ideas around some of the design elements that haven't come forward. He understood one of them had come through, but was not received by the developer. He feels that two weeks is not a lot of time, and residents might agree with the proposal if they understood it. Councillor Ogden noted that he does understand it is a delay, but to be fair he noted that the proposal went to Planning Board, then on to Committee of the Whole for the first time last week. He does appreciate the comments about the consultation that has gone on and the issues that have been raised, but added that a lot more than 40 or 50 issues have been raised with him. He feels that if we could delay the vote for two weeks to allow residents the opportunity to have a discussion, it would provide them with a sense of closure.

Mayor Dunphy stated it is a sustainable subdivision versus a traditional subdivision, so it afforded residents an opportunity to provide input that they would not have with a traditional subdivision. I think the issue Councillor Ogden was referring to was traffic and asked if that was his main reason for asking for a deferral. Councillor Ogden replied that there is also street design and he believes there is a misunderstanding about some of the design issues within the subdivision. He feels a meeting would provide the opportunity for clarification. Mayor Dunphy asked what design issues are being misunderstood and Councillor Ogden replied that the idea of townhouses and condos and a meeting would provide the opportunity to make the information very clear.

Mayor Dunphy stated that he has followed this process from the beginning although he didn't attend all the meetings. He added that he wished there had been a meeting with the residents in Eastern Realities as well, but he doesn't feel that it would have impacted the final decision. He noted that there are traffic issues everywhere in Stratford. Mayor Dunphy noted that the residents in attendance from the Kinlock Road have raised some legitimate issues, such as noise, dust, and garbage from construction. These issues are on the record and are issues that can be addressed going forward. The developer has done a very good job in coming up with a solution to maintain green space. When it comes to traffic issues between the existing and new subdivision – they have to connect together so there is a good flow of traffic. The new subdivision may even reduce the traffic in the existing subdivision, as people will use the new subdivision to get to the Kinlock Road. He stated that those are his thoughts on deferral.

Councillor Ogden stated that a few young families who live on Falcon and on Bonivista have indicated that their traffic issues will be exacerbated by the new development. There are some things within the design that could be changed – they have ideas that could be brought forward and if that design change was made, it would be safer. Councillor Ogden feels they need the opportunity to discuss it and that is why he proposed a deferral.

Question on Deferral

DEFEATED (1 Yea – Councillor Ogden)

Question on Original Motion

Councillor Ogden stated that he will not be able to support the resolution due to the fact that we have not had full consultation.

CARRIED (1 Nay Councillor Ogden)

Mayor Dunphy thanked staff, residents and everyone for their involvement.

11. RECREATION, CULTURE AND EVENTS

a) Report

The report was included in the package for Council to review. Councillor MacDonald highlighted a number of items from the report as follows:

Registration for soccer and baseball is underway. There is a new under five soccer program being offered at the Town Centre gymnasium for children born in 2012 and 2013. The program will run for eight weeks.

Brian Hall approached the recreation department to offer tennis for youth and adults at Pondside Park tennis courts. The recreation department accepted his offer and there will be programs offered from June to August.

Applications to hire students during the summer months were forwarded to the Provincial Employment Development Branch. The recreation department is seeking approval of several support positions for program, maintenance support, and day camp staff.

Indoor recreational program activities such as adult volleyball, adult badminton and fitness classes will run until the end of May. GOPEI and the Town of Stratford continue to partner to offer a variety of wellness programs.

Preparations for the Canada Day celebrations continue to be a priority for the Events Committee, and the National Canada Day Committee confirmed our funding in the amount of \$4,000 to support the celebrations.

The Dandelion Festival Committee, in partnership with the Town, is making plans to host the festival on May 22 at the Stratford Town Centre.

The youth centre continues to host day programs for youth during school professional development days such as babysitting courses and home alone courses. The courses are provided by Island First Aid Services and are very popular.

The Stratford youth centre fishing club for youth started on April 25. The club runs on Tuesdays for 10 weeks and is open to youth centre members and their families.

Round two of Chase the Ace has ended with Lindsey Fisher winning the \$55,064 on week 17. The Stratford Skate Park Committee was helping with the Chase the Ace and received a portion of the proceeds. It was noted that Round three will start on May 13.

National Volunteer Appreciation Week was April 23 – 29. The Town of Stratford had a special volunteer thank you card printed using Stratford artist Erin Cudmore's art work.

The cards were signed by the Mayor and Council with a special personal note from staff members to each volunteer, to thank them for their time for various activities and more than 100 cards were delivered or mailed out.

Tricia Baldwin continues to offer her pre-school story every Tuesday at the library. An average of 15 families participates each week.

The RFP's for the 2017 Artist in Residence Programs will be made public and the deadline for submissions will be June 1.

The Canada 150 Mosaic program will take place June 27 and 28 and residents will be provided with some information as early as next week. This is a program where residents will have an opportunity to paint a tile (4"x4") that will result in a collaborative mosaic 8'x8' once completed.

Councillor MacDonald noted that the dog park is open for the season.

12. FINANCE AND TECHNOLOGY

a) Report

Deputy Mayor Cooper noted that the Finance and Technology Committee did not meet in April. However, there was a meeting held with the auditors and they felt that everything was great with our finances. Deputy Mayor Cooper thanked the staff for keeping everything in order.

Deputy Mayor Cooper noted that unfortunately there are times of the year when we have to do Utility disconnects. There were 23 disconnect letters sent to residents on May 1, and unfortunately we had to go ahead and disconnect four properties and three of them are still disconnected. We hope arrangements will be made to get the properties connected again.

It was noted that there was an audit done within the Town of our gas tax dollars. There will be some consultation regarding that money for 2017, and that is now with the managers. A report will come back to the Finance Committee that can be brought to Council in the next few months.

Deputy Mayor Cooper noted that there is a new court services manager at the Provincial Court and we look forward to working with her on obtaining information on fines for Stratford.

b) Financial Statements

Included in the package.

Deputy Mayor Cooper stated that the Town is running a healthy surplus; we are progressing quite well and the Town is in good shape.

Summer Meeting Times

RESOLUTION

It was moved by Deputy Mayor Randy Cooper and seconded by Councillor Gail MacDonald that the Town Council meetings will be held at 4:30 p.m. for the months of June, July, August and September.

Discussion: None

Question: **CARRIED**

13. INFRASTRUCTURE

- a) The report was included in the package for Council to review. Mayor Dunphy noted that some of the items being worked on by the infrastructure department are as follows:

Waste Water Treatment Plant Update – the facility is starting to experience the annual spring turnover that occurs every year. There has been some change in the effluent quality – specifically an increase in the total suspended solids. We are also experiencing some odours, but staff has been making adjustments to minimize the disturbance. On a positive note, the faecal numbers remain good and we are having no issues that would trigger the conditional management plan.

Inflow and Infiltration Study – we are still waiting for the final report from the consultant.

Sidewalk Construction – the design is complete for the section of the Georgetown Road to Upper Tea Hill Crescent and we are waiting on funding.

Mason Road Trans Canada Trail (TCT) Extension – this project was put out to tender and will close on May 12. Construction should be complete by the end of July.

Hopeton Road Horton Park Water Extension – the tender is closed and there is a resolution coming forward to recommend that the work be awarded. Construction will start this month and should be completed by the end of August.

Eastern Realities Phase I and Phase II Water Extension – the RFP for engineering services has been reviewed and awarded to Stantec Consulting Limited. There is a start-up meeting scheduled for May 11.

With the change in weather, the outdoor staff has been busy getting Town properties cleaned and landscaped after the winter season. There are also busy getting the grass cutting and gardening equipment ready for the summer season.

During the month of April there were no major issues with the sanitary sewer collection system or water distribution system.

b) Resolution INC001-2017 Hopeton Road and Hopeton Park Water Extension 2017

Moved by Deputy Mayor Randy Cooper

Seconded by Councillor Gary Clow

WHEREAS the Hopeton Road and Horton Park Water Extension tender closed on Friday, May 5, 2017, and

WHEREAS the following tenders were received (HST included):

Contractor/Company	Tender Price (HST Included)
Birt and MacKay Backhoe Services Ltd.	\$622,780.87
Island Coastal Services Ltd.	\$668,891.75

AND WHEREAS, when the cost for engineering (\$36,800 HST included) is added to the project, the total project cost is \$659,810.87 HST included. In addition, the GST portion of the project is returned to the municipality as a rebate of \$28,687.43, therefore the total project cost is **\$631,123.44**; and

WHEREAS a capital budget of \$635,500.00 was approved for the engineering and construction of this project.

BE IT RESOLVED that the project be awarded to Birt and MacKay Backhoe Services Ltd. in the amount of \$622,780.87.

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

It was noted that this project will complete the portion of the project that was not completed last year.

Question: **CARRIED**

Councillor Ogden asked for an update on the status of the wastewater treatment plant and Mayor Dunphy replied that he and the Deputy Mayor met with representatives of the province and our request has always been to have cost certainty going forward. He also noted that we don't have an agreement in place yet on a cost structure, but he understands that they are working on it.

Deputy Mayor Cooper added that we have secured the funding for the capital portion of the plant. Mayor Dunphy stated that when we started this process, we had decided to pursue our own plant, but unfortunately that option is not available to us, so we are pursuing a partnership with the City of Charlottetown.

14. COMMITTEE OF THE WHOLE

a) **Resolution CW005-2017 Approval of the Potential Election of Councillor MacLean to the Board of the Federation of Canadian Municipalities**

Moved by Councillor Steve Ogden

Seconded by Councillor Gail MacDonald

WHEREAS Councillor Keith MacLean has agreed to let his name stand for election to the Board of the Federation of Canadian Municipalities.

BE IT RESOLVED that the Stratford Town Council approves the potential election of Councillor MacLean to the Board of the Federation of Canadian Municipalities.

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

Question: **CARRIED**

15. SAFETY SERVICES

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

b) **Street Light Report**

No Report

c) **RCMP Report**

The report for the month of April was included in the agenda package. Councillor Clow noted that along with Mayor Dunphy and CAO Robert Hughes, a meeting was held with Superintendent Mac Richards who was transferred in from western Canada and is new

to PEI. There was a discussion on the goals and objectives for the Town and Superintendent Richards was very open, and looking to meet the needs of the Town. He did advise that Stratford doesn't currently have a sergeant in charge, but he hopes that will be rectified very soon.

Councillor Clow stated that he has a request in with Sergeant Leanne Butler and Corporal Denis D'amour to meet with Council just to discuss what is going on in Stratford.

Councillor Clow noted that each month the Guardian lists the tickets (fines) that were given out in Charlottetown, as well as the location, and this helps identify where there are issues. He stated that he would like to have something similar in Stratford and has requested that the RCMP provides this information in their report each month.

The committee also discussed the speed bumps and the fact that they are working in the Town of Stratford. There was also some discussion about getting another speed radar sometime in the future. He noted that we do have one, but it would be good to have one that allows us to extract data.

d) Humane Society Report

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

e) Transit Report

The report for the month of April was included in the agenda package. Ridership in April 2017 surpassed April 2016, and this was with transit operating fewer days in 2017. It was noted that the system continues the trend of increases year over year. For the first four months of 2017 the total ridership was 8,190 compared to the first quarter of 2016 when ridership was 7,525. This is a cumulative increase of 9% for the year.

Councillor Clow noted that there was funding designated for bus shelters and the bus drivers were asked to identify areas they felt shelters should be placed. Their suggestions were Bonivista Avenue and Gordon Gay Drive, Ducks Landing, Stratford Road (by Our Lady of Assumption Church), the library by Park and Ride, and the intersection of Stratford Road and Kinlock Road. The committee will discuss the suggestions and make a recommendation.

Councillor Clow noted that there are solar lights in the bus shelters in St. John, New Brunswick, and he asked the infrastructure director to check into it.

Mayor Dunphy asked Councillor Clow to speak to Trius to find out what we can be done to increase ridership over the summer months.

Speed Bumps

Deputy Mayor Cooper stated that he had a call from a resident in Rosebank who has a service dog. She feels the speed bumps do work, but she believes that they are placed

in the wrong area. He noted that he forward the information on to Councillor Clow so he can check to see if there is a legitimate complaint.

Councillor Clow stated that before we place a speed bump in the Town, a letter goes out to the residents to inform them, and they can voice any concerns they have. He added that there were no concerns brought forward in the area mentioned, but if there is a problem it can be moved. He added that it does address the speeding by slowing people down.

Councillor Jackson suggested that if Councillor Clow does move the speed bump from Rosebank, he could put it on Celtic Lane.

Deputy Mayor Cooper asked if it would be possible for the Town of Stratford to align with the RCMP in regards to photo radar, and Robert replied that it would require a Provincial Act, as it is not currently enabled.

Councillor MacLean stated that if the next speed radar the Town purchased had software that allowed us to display the cost of fines for speeding, it would make a big impact.

Councillor Ogden noted that there is research being done in the City of Ottawa, and the only way to address speeding is not through enforcement, but with actual physical impediments such as photo radar. These are the only things that have been proven to work.

Mayor Dunphy stated that in terms of a meeting with the RCMP, he would like to have a few things prepared for the meeting and we would like as many Councillors as possible to attend. Councillor Clow suggested that we could wait until the new sergeant is in place before we set up a meeting and Mayor Dunphy agreed, but it would also depend on how long it takes to get someone in place, because we have a few pressing issues such as the revenue from fines. If we don't meet with the RCMP before the next Council meeting, he asked Councillor Clow to find out from the RCMP why fines are down overall.

f) Fire Company
No Report

16. SUSTAINABILITY

a) Report

The report was included in the agenda package for Council to review. Councillor Jackson gave an overview of the report noting that the committee discussed the Elimination of Racial Discrimination Event that was held in March. It was a well-attended and well received event. He noted that he was in attendance and it was great to see what a diverse community there is in Stratford.

There was an update provided on the support local initiative. Councillor Jackson noted that June is the 'Think Stratford' month, and there will be some promotion of local businesses during the month.

The Diversity and Inclusion Committee are working on the Canada Day celebrations and they plan to set up international display booths.

The Community Energy Plan Report – Ben Grieder, Community Energy Plan Coordinator, provided an update on the community energy plan. He noted that there was an information booth set up at the Penal Rink in March and more than 30 people engaged in discussions.

Councillor Jackson stated that he took part in the Pondside Park cleanup on Saturday, May 6 with the watershed group. He also noted that he attended the Community Energy Plan meeting on May 9, and he looks forward to his new position as chair of the Sustainability Committee.

Councillor Jackson noted that the watershed group asked him to bring forward a request for more lighting, especially around the mailbox areas. There was some concern expressed about the lights at the tennis court – some felt that they didn't need to be on all the time. Councillor Clow noted that this is something that is already on their agenda and a meeting will be held later in the week.

Councillor Jackson noted that the lights inside the shelter are burned out and he suggested that they could now be upgraded to LED lights. He also took a moment to thank Council for their warm welcome.

17. ACCOUNTABILITY AND ENGAGEMENT

Included in the package for Council to review. Councillor Ogden reviewed the report noting that there was a meeting held on April 20. He noted that there was some discussion on the resident survey and there will be a full report coming from the consultants for all staff and Council in early June.

Jeremy attended the meeting to give a presentation on staff efficiency. There was also some discussion on the best way to look at program accountability and Councillor Ogden stated that he hopes to have some information to share on this issue in the near future.

There was a lot of discussion regarding the new open government bylaw, and the need for the protection of personal information, and a recommendation on this issue will come from the committee.

It was noted that the Town's statistics are down on our social media engagement, so our sustainability engagement coordinator will be reviewing our approach. It was suggested that we might need a more targeted engagement.

A consultant has been engaged to do an analytical plan for our website and social media; we will then prepare a tender from the review.

Councillor Ogden stated that the CAO Robert Hughes provided an update on the Governance Project and noted that the application for funding has been submitted to ACOA.

18. HUMAN RESOURCES

a) No Report

b) Resolution HR002-2017 – Council Compensation Review

Moved by Deputy Mayor Cooper

Seconded by Councillor Gail MacDonald

WHEREAS a review of Council compensation was commissioned via a request for proposal process; and

WHEREAS the attached Council Compensation Review Report was received and reviewed by Council; and

WHEREAS Council accepts the recommendations in the report except that the proposed rates will be phased in over two years, including adjusting for inflation in the second year, in order to mitigate the budget impact of the changes.

BE IT RESOLVED that the attached Bylaw, the Council Remuneration Bylaw, Bylaw # 36, be hereby read and approved a first time.

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

Referring to the third Whereas, *including adjusting for inflation in the second year* Mayor Dunphy asked if it should state the third year and Robert replied that when he calculated the rate for 2018 he added an inflation factor. He noted that it puts the second year rate a little different than what the consultant recommended. Mayor Dunphy

stated that the inflationary rate will start in 2018 and Robert replied that is correct.

Councillor Ogden stated that his original suggestion was to apply inflation to the 2001 figure and to bring it up to what would be fair today and then continue to adjust it for inflation and we would never have to look at it again. However, the consultant came back and said they compared us to Amherst, Riverview and a couple of other places and it seems like we are below the amount. However, if we had adjusted for inflation we would be closer to where we should be and eventually we would catch up. I think the consultant's report is great to use as a guide to show us we are behind other municipalities in the Atlantic region, but he thinks that we should be thinking about the original intention. Councillor Ogden stated that he thinks the per resident is a good system if we adjust it for inflation. For that reason he can't support the resolution the way it is presented. He would support the per capita being adjusted for inflation, and the other aspect is that inflation should be applied to all aspects of Council's compensation, including the discretionary amount. Mayor Dunphy noted that the discretionary fund is not part of Council's compensation.

Mayor Dunphy asked Councillor Ogden if he thought the numbers were too high and Councillor Ogden replied that he is suggesting that the people who originally drafted the compensation were absolutely accurate; it was scientific and based on the amount of residents in the Town, and if inflation was applied to it – it would be fair.

Robert noted that Councillor Ogden stated that the per diem and the meeting stipend should also be increased, and the bylaw is written to increase those items with inflation.

Mayor Dunphy stated that it is his understanding that we have taken the report from the consultant and converted the number to a per resident number and phased in the increase over a two year period (2017 and 2018). Once we vote on it tonight, it will automatically change year after year by population and indexed for inflation, and for this reason he feels it is a good solution.

Councillor MacLean stated that when the calculation from the history of taking it forward was done, it was very close for Councillors, and it was only different for the Mayor and Deputy Mayor. The reason it was changed back to what was recommended was because they felt the initial difference between the two should be saved and he agreed with that. He stated that he sees the work that the Mayor does and

although everyone works hard, he believes that the Mayor puts in a lot of time. So the only change that was made was to the Mayor and Deputy Mayor's remuneration and he supports that change. Councillor Jackson agreed with Councillor MacLean noting that as a lay person he saw how much work the mayor did and he too feels that there should be a difference in the compensation. When canvassing from door to door no one made any comments about Council being overpaid. He actually heard a comment where someone felt that the compensation wasn't enough to attract good people, and for that reason he is voting in favour of the resolution.

Question: **CARRIED (1 Against – Councillor Ogden)**

19. OTHER COMMITTEES

a) Stratford Seniors Complex

The report was included in the package for Council to review. Councillor MacDonald stated that everything is going fine at the complex and it is fully rented. She also noted that unfortunately we did not get the funding applied for from CMHC for renovations and retrofit programs. However, she noted that they are still working on it.

20. PROCLAMATIONS

Nil

21. OTHER BUSINESS

Councillor Ogden took a moment to pay tribute to Alan Forbes, who was a former Keppoch-Kinlock Councillor and passed away recently. Mr. Forbes did a lot for the community and Councillor Ogden wanted to publicly acknowledge his contribution.

Mayor Dunphy again expressed condolences to Joe Driscoll and his family on the loss of his son. He added that our thoughts and prayers are with the family and with staff.

22. ADJOURNMENT

There being no further business, the meeting adjourned at 9:50 p.m.

Mayor David Dunphy

Robert Hughes, CAO