REGULAR MONTHLY COUNCIL MEETING
September 11, 2013
Aproved Minutes

DATE: September 11, 2013
TIME: 4:30 p.m. – 5:40 p.m.
PLACE: Stratford Town Centre, 234 Shakespeare Drive

PRESENT: Deputy Mayor Clow; Councillors Steve MacDonald; Emile Gallant; Randy Cooper; Steve Ogden; Kim O'Connell, Director of Finance and Technology; Jeremy Crosby, Director of Infrastructure; Vahid Ghomoshchi, Director of Planning, Development and Heritage; Joanne Weir, Assistant Recreation Director; and Mary McAskill, Recording Clerk

REGRETS: Councillor Diane Griffin and Robert Hughes, CAO

CHAIR: Mayor David Dunphy

1. **CALL TO ORDER**
   Mayor Dunphy called the Regular Monthly Council Meeting to order at 4:30 p.m. and welcomed those in attendance.

2. **APPROVAL OF THE AGENDA**
   It was moved by Councillor Randy Cooper and seconded by Councillor Steve MacDonald that the agenda be approved as presented. Motion Carried.

3. **MINUTES**
   It was moved by Deputy Mayor Gary Clow and seconded by Councillor Emile Gallant that the Regular Monthly Meeting Minutes of August 14, 2013 be approved as circulated. Motion Carried.

4. **BUSINESS ARISING FROM MINUTES**
   Nil

5. **PRESENTATIONS FROM THE FLOOR**
   Nil

6. **CARI REPORT**
   No Report

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

8. MAYOR'S REPORT

Mayor Dunphy thanked staff members Joanne Weir, Kelley Arnold and Billy Ramsay, as well as any other staff members who were involved in the community garden. He stated that things are growing well, and noted that the Town planted two plots of vegetables for the soup kitchen.

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

- Attended COW meeting.
- Interviewed by Ryan Ross of the Guardian regarding the new Trans Canada Trail, and there was a good article in the Guardian last week.
- Interviewed by Bo Ford of the Guardian and Julia Cook of CBC Radio regarding the new Stratford Community Gardens on Bunbury Road (the grand opening was held on August 27). Mayor Dunphy noted that we received a lot of good press on this initiative.
- Congratulations and thank you to all the staff particularly Joanne Weir, Billy Ramsay, Kelley Arnold of the Water Shed Group, and any other staff members who participated in the creation of the Community Gardens. Thanks also go out to all the volunteers for making the gardens such a great success. Mayor Dunphy noted that the Town planted two plots of vegetables that will be donated to the local food bank soup kitchen.
- Attended the Press Conference at the "Storm Kids" Dream Home in Stratford where the new name of the Storm was revealed – 'The Island Storm.'
- Attended the Grand Opening of the new PEI Convention Centre in Charlottetown.
- Participated in the "Bob Bateman Memorial Mayor's Cup" Golf Tournament on September 6 in support of the Stars for Life Foundation (Autism).
- Along with the CAO, met with residents Maureen Kerr and Roger Gordon on the issue of Cosmetic Pesticides.
- Attended the Sustainability Committee Meeting.

9. CHIEF ADMINISTRATIVE OFFICER

Report included in the package

10. INFRASTRUCTURE

a) Report

The report was included in the package for Council to review. Councillor Gallant noted that things are moving forward and we are still doing some work in regards to the treatment plant. Staff is looking at short term aspects to make sure the plant is operational so we don't have any problems regarding any new developments happening in the Town. Staff is also preparing a report for the province and things are looking good going forward.

b) Resolution INC008-2013 – Trans Canada Trail Extension 2013 – Section 6A

Moved by Councillor Emile Gallant
Seconded by Councillor Randy Cooper

WHEREAS the Trans Canada Trail Extension 2013, Section 6A (Wellfield Property) tender closed on Monday, August 19, 2013, and

WHEREAS the following tenders were received (HST included):

Contractor/Company	Tender Price (HST Included)
M&M Resources Ltd.	$76,740.24
Birt and MacKay Backhoe Services Ltd.	$88,211.66
Duffy Construction Ltd.	$100,918.50
Island Coastal Services Ltd.	$105,466.96

AND WHEREAS the estimated cost for this project including engineering is $83,000; and

WHEREAS a capital budget of $94,000 was approved for the construction of this section of trail.

BE IT RESOLVED that the award of the tender by M&M Resources Ltd. in the amount of $76,740.24 (HST included) be confirmed.

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

Question: **CARRIED**

c) <u>Resolution INC009-2013 – Clearview Estates Subdivision Phase 1</u>

Moved by Councillor Emile Gallant
Seconded by Councillor Randy Cooper

WHEREAS the Developer is responsible for the cost of water and sewer systems sized to service the subdivision. The Utility will pay the cost of over-sizing systems to serve adjacent areas where the Utility deems the over-sizing necessary and upon submission of acceptable information showing the cost to be reasonable and in line with the Utility's estimates based on similar works; and

WHEREAS the Utility has requested that the section of watermain located on Road A and B of the subdivision be increased in size from 150 mm to 200 mm to accommodate future development in the area. In addition, the developer has requested that a section of line, which is 78 meters in length, be cost shared for the construction by the Utility. This request is being made because this section of line is of no use to the developer, and the

Department of Transportation and Infrastructural Renewal (DOTIR) has agreed to pay half the cost of this additional road development. Normally the developer is required to extend the line to the boundary of the subdivision. However, as a result of DOTIR agreeing to cost share the construction of the road, the Utility felt the only option that should be considered is a 1/3 cost share of the cost as the Utility usually receives funding on a 2/3 basis for this type of construction.

BE IT RESOLVED that the Stratford Utility Corporation agrees to pay $26,760 for the oversizing of the lines, from 150mm water main to a 200mm water main on road A and B. The above cost also includes paying 1/3 of the cost of the extension of the water main on road A to Prospect Drive. This 1/3 cost sharing is contingent on the developer producing a document from DOTIR indicating they are paying 50% of the cost for the construction of this road.

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

Councillor Gallant stated that the cost of the extension for the water main for road A to Prospect Drive is approximately $5,500 of the $26,000.

Mayor Dunphy stated that we are paying a third of the cost of the water main, and asked what portion of the increase from the 150 mm to the 200 mm watermain are we paying, and Councillor Gallant replied that we are paying 100%. This will make the line usable for other areas, so we don't have to come back later and replace those lines to accommodate future development.

Question: **CARRIED**

11. <u>RECREATION, CULTURE AND EVENTS</u>

a) Report

The report was included in the package for Council to review. Councillor MacDonald reviewed some of the items/events that took place during the month of August. He noted that staff was busy hosting special events, tournaments, maintenance requirements and the windup of festivities for several of the summer program activities.

The summer camp for youth aged 8 – 12 years has seen registration totals continue to increase. The program averaged 22-23 participants each week over a 10 week period. The summer staff offered tremendous support under the guidance of camp supervisor Rod Reddin and assistant supervisor Meaghan Ferguson. We feel confident that this program will become a fixture for years to come. Councillor MacDonald noted that a questionnaire has been distributed to parents which will give staff a great opportunity for further evaluation.

The Intro to Sport Program for children between the ages of 3-5 years was a great hit again this summer with a total of 40 youth participating.

A great highlight for the Stratford Recreation, Culture and Events, and Stratford Youth Can Do was this year's edition to the Gold Cup and Saucer Parade. The summer camp youth designed and created the Town's float and the theme was 'We Can All Be Heroes.'

The Recreation Event's Committee continues to plan for the hosting of additional special events. The Annual Community Expo will take place on September 28 with our local Lions Club serving a pancake breakfast. The Expo continues to grow each year, and this year 37 local organizations will be setting up booths.

The 2013-2014 fall/winter program flyer will be delivered to household by the second week in September. The recreation staff is very excited to be presenting to residents our largest and most diverse range of programs to date.

Mayor Dunphy thanked Councillor MacDonald for attending the grand opening of the Community Gardens which was a very successful initiative. It was a great event and very well attended.

12. <u>FINANCE AND TECHNOLOGY</u>

a) No Report

Councillor Cooper noted that because things are in great shape and being managed well within the departments, the committee could enjoy a bit of time off during the summer months. The next meeting will be held later in September.

b) Financial Statements

Included in the package. Councillor Cooper briefly reviewed the financial statements.

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

a) Report

Included in the package for Council to review. Deputy Mayor Clow stated that the committee met on September 9 and one of the things that came out of the meeting was the second phase of the Official Plan Review (OP) was a Citizen's Reference Panel. Letters were mailed to all residents and businesses inviting anyone interested in participating in sitting on the panel to submit their names. Due to the complexity and the vast amount of material the Official Plan covers there will be four committees to advise the panel on the following topics: land use planning and housing; transportation and infrastructure; natural environment and economic development; and arts, culture and heritage and recreation.

The committees will be made up of members of the panel who have expressed interest and/or expertise in the topics. The panel and committees will review the current OP background information and the results from the OP review online. The committees will make recommendations for their specific topic to the panel and the panel will take their recommendations to create a cohesive and comprehensive draft OP. The draft OP will be presented at a public meeting before the panel presents the final plan to Council to view. Deputy Mayor Clow noted that to date we have received 32 letters from people interested in sitting on one of these committees. It was noted that the first meeting will be held on Monday, September 16 at 6:00 p.m. and all Councillors are invited to attend.

Permit Summary
The permit summary was included in the package for Council to review. Deputy Mayor Clow noted that we are down from last year. This time last year we had 59 single family dwellings, and so far this year we have 32.

b) Resolution PH014-2013 – Dave Morley – Home Occupation (Oyster Cleaning Facility) 17 Wren Drive

Moved by Deputy Mayor Gary Clow
Seconded by Councillor Randy Cooper

WHEREAS an application has been received from Dave Morley to operate a Home Occupation (Oyster cleaning facility) out of his existing garage on parcel number 531418 located at 17 Wren Drive; and

WHEREAS at the last Planning Committee meeting in August the planning staff was required to send notification letters to the neighboring property owners and request their inputs regarding the proposed Home Occupation;

WHEREAS on August 14, 2013 twenty four (24) letters were sent to property owners located within 200 feet of the subject property and 3 responses were received all objecting to the proposed oyster cleaning facility. Residents were concerned about odor, outside storage, and possibly increased traffic.

BE IT RESOLVED that approval is granted to an application from Dave Morley to operate a Home Occupation (Oyster cleaning facility) out of his existing property on parcel number 531418 located at 17 Wren Drive.

Discussion: It was noted that this resolution **does not** bear the recommendation of the Planning, Development and Heritage Committee.

Deputy Mayor Clow noted that residents had concerns regarding the odour and storage, and possibly the increased traffic. It was suggested that perhaps Mr. Morley could find a location in the Town that is more suitable to this type of business, as this is somewhat different than the regular home occupation business.

Mayor Dunphy stated that a home based business is usually a passive business and this type of business is not.

Councillor Cooper stated that we would like to see this business stay within the Town limits whether it be in the business park or some other commercial centre, and he hoped that Mr. Morley would be encouraged to do so when we reply to him. However, he agreed that this is not an appropriate type of business for a home based business.

Question: **DENIED**

c) <u>Resolution PH015-2013 Greenway Realty SD014-13 – Kinlock Road</u>

Moved by Councillor Gary Clow
Seconded by Councillor Steve Ogden

WHEREAS an application has been received from Greenway Realty to subdivide parcel no. 588665 to create 75 Townhouses, 24 Apartment Units and 48 Community Care Units;147 units in total.

WHEREAS at a regular Council Meeting was held on Wednesday June 12th 2013, Council approved the developer's request for a special permit use of one 24 unit apartment building in their proposal subject to the developer's collaboration with the Town, DOTIR and residents and other stakeholders to perform a study and provide appropriate solution(s) to stormwater issues in the area; and

WHEREAS the CBCL, a private Engineering Consultant hired by the developer, performed the required studies and prepared an alternative solution to the stormwater issue in the proposed area; and

BE IT RESOLVED that preliminary approval is granted to Greenway Realty's proposal to subdivide parcel no. 588665 to create 75 Townhouses, 24 Apartment Units and 48 Community Care Units, 147 units in total, subject to the following conditions:

1. Conformance with the Preliminary Concept Plan showing Lots 1-6 and the proposed green space prepared by CBCL, Drawing No 1, dated August 5, 2013.

2. That a stormwater management plan be designed by a licensed engineer using Low Impact Development guidelines approved by both DOTIR and the Town of Stratford.

3. That the proposed 1.7 acres parkland area, as shown on the concept plan, be deeded to the Town of Stratford as parkland dedication. The area of the proposed parkland shall be at least 10% of the subdivision area.

4. That the concept design meets all the Provincial Government requirements and is approved by the Department of Environment.

5. That the sewer and water systems be designed in accordance with the Stratford Utility Corporation Servicing Standards and that a Utility Agreement be executed between the Developer and the Stratford Utility Corporation. The developer shall also pay the water supply contribution fees as required by Stratford's Utility Corporation.

6. That the developer makes an agreement with Canada Post and meet Canada Post's requirements for establishing Community Mail Box(es) in the new subdivision.

7. That all other relative provisions of the Town of Stratford Zoning and Subdivision Control (Development) Bylaw are met.

8. Preliminary approval shall be valid for a period of three (3) years.

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

Using the overhead projector Vahid gave an explanation of the subdivision application request. He noted that CBCL representatives attended the planning meeting in August and presented their plan and answered questions on their proposal. Two meetings have already been held with the residents of Dale drive regarding the stormwater issue. It was also noted that Council reviewed and approved the concept plan at the Committee of the whole meeting on August 19.

Deputy Mayor Clow added that there is an on-going discussion with all parties involved regarding the stormwater management.

Question: **CARRIED**

Mayor Dunphy acknowledged Kevin Green and thanked him for his cooperation with the Town and the residents. He noted that it is important that we have as much information, and as many people involved in the process as possible so in the end we can make the best decision. He thanked Mr. Green for his patience and for taking the time to meet with our residents at the public meetings.

d) **Resolution PH016-2013 Kelly's Pond Interpretive Sign**

Moved by Councillor Gary Clow
Seconded by Councillor Randy Cooper

WHEREAS the Heritage Sub-Committee has been proposing to create an interpretive sign on the existing pond located in the Pondside Park; and

WHEREAS Council agreed the Heritage Committee's proposal, in general, and allocated a budget in the Town's 2013 budget; and

WHEREAS the Heritage Sub-Committee reviewed the background and history of the proposed pond and discovered that in 1886, the mill pond was purchased by Edward Kelly from Lake Verde. Kelly acquired the entire 187 acre estate known as *Mill Brook Farm* and under Kelly's ownership the mill pond became known as Kelly's Pond; and

WHEREAS the Heritage sub-committee developed and recommended the attached text to be created and installed as the Kelly's Pond Interpretive Sign.

BE IT RESOLVED that approval is granted to the Heritage Sub-Committee's proposal to print and place the attached text on the Kelly's Pond Interpretive Sign.

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

14. <u>COMMITTEE OF THE WHOLE</u>
No Report

15. <u>SAFETY SERVICES</u>

a) No Report
Councillor Ogden noted that the committee did not hold a meeting in August.

b) Street Light Report
No Report
Councillor Cooper stated that there have been various reports for street lights along the sidewalk on Keppoch Road. However, he acknowledged that there has been a bit of a hold up with Maritime Electric and he asked if there has been any progress made and Councillor Ogden replied that he has asked that question several times and the holdup is because we want to go with the LED type light because it is more energy efficient and night sky compliant. Unfortunately there has not been a lot of progress. Councillor Ogden asked Jeremy if he would like to comment on it and Jeremy noted that the CAO has contacted Maritime Electric and he is supposed to be meeting with a representative in the very near future. However, with summer and vacations, the meeting has not yet taken place, but we are still working on it. Councillor Gallant noted that two years ago Maritime Electric was doing a study and it may be time to move things along.

c) RCMP Report
The RCMP Report for the month of August was included in the meeting package for Council to review.

Deputy Mayor Clow stated that there are no numbers noted for check stops, and he is aware of at least two or three. Councillor Ogden agreed that there was a problem with the numbers, but noted that there is now a new Staff Sgt. in place and he plans to improve the reporting of the statistics.

d) Humane Society Report

The Humane Society Report for the month of August was included in the meeting package for Council to review.

e) Transit Report

The Transit Report was included in the package for Council to review. It is interesting to note that there has been an increase in ridership in August. In a letter from the transit company it was noted that there were a number of day camps and day cares who were users of the transit system.

f) Fire Company

There was a meeting Monday night and one of the key items discussed was false alarms and the fire company is looking at what is being done in different jurisdictions, as it is becoming a problem and costing the fire company quite a bit of money.

g) <u>Resolution SS003-2013 – RCMP Office Upgrade</u>

Moved by Councillor Steve Ogden
Seconded by Councillor Steve MacDonald

WHEREAS there are funds in the 2013 budget to hire a civilian clerk to be located in the Stratford RCMP Office to provide access for residents to the RCMP and to assist the members with clerical duties to allow them to spend more time on policing; and

WHEREAS the existing office must be upgraded to accommodate the civilian clerk; and

WHEREAS the RCMP Accommodations section have identified a range of options from a simple upgrade of the existing office to accommodate the civilian clerk to the development of a full service office for the Stratford members to allow them to perform most of their duties in Stratford and not have to travel to the Maypoint detachment; and

WHEREAS the Safety Services Committee recommended that a full service office be developed but, due to concerns about the uncertainty around the Mason/TCH intersection and consequently the fire hall and the uncertainty over the impact of a full service office, the Committee of the Whole Council is recommending that we proceed with the renovation of the current office to accommodate the civilian clerk as an interim solution.

BE IT RESOLVED that a supplementary budget of $75,000 be approved for an upgrade to the existing RCMP office to accommodate the civilian clerk.

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

Councillor Ogden stated that although he understands the reasoning of the Committee of the Whole and was part of the discussion, he will be voting against this resolution for two reasons. He is supporting his committee who felt that a long term solution should be pursued at this time and he agrees with their recommendation. Councillor Ogden stated that he feels a long term solution is affordable and something that should be pursued now, because it would improve the policing service in Stratford and it would be something we would have accomplished during this term of Council.

Councillor Ogden stated that he understands that this is an interim solution until the intersection issue is decided by the province and the future of the fire hall is determined. However, he feels that sometimes decisions are required in spite of uncertainty and we do this in other areas, so for those reasons he will be voting against the motion.

Councillor Gallant stated that he will be voting for this resolution and he does understand why the Safety Services Committee feels a long term solution would be the best option; however he doesn't feel we ready for that yet. He noted that since we are going for a short term solution, he asked Councillor Ogden if his committee would be open to a regional police force. Councillor Ogden replied that would be one thing that would be seriously considered, but whichever way we go we will still need a full service police station. He also noted that he isn't proposing we move away from the RCMP as they do a good job and with the proper building they could do an even better job.

Councillor Clow stated that he would like to try this on a one year term to see if the clerk is the solution to having the officers stay in Stratford. He noted that being in the business for quite a number of years he is convinced the update will be quite adequate for what they need for now, but he also added that he does agree down the road a larger building will be needed.

Question: **CARRIED (1 against – Councillor Steve Ogden)**

Mayor Dunphy thanked all Councillors for their patience in dealing with this issue. He noted that although everyone agrees that this is not the final solution, he believes that the reason why this resolution is before us now is because we believe at this point in time it is the best solution, and when a few more variables are made known we will be in a better position to make a long term decision.

Councillor Ogden stated that he appreciates the input from all the Councillors and he feels that everyone wants the best policing service for the most affordable cost for Stratford, but he has a fundamental disagreement with the decision.

Councillor Gallant stated that there was a study done a few years ago and there is a large section in the study on accessing the needs for policing. He noted that he will get a copy and forward it to Councillor Ogden to review.

16. SUSTAINABILITY

a) No Report

Mayor Dunphy gave a brief verbal report of the meeting held on September 10 noting that there was some discussion on phase II of the business park and some discussion on the pesticide issue. Also discussed was the final report of the Buy Local Citizen's Panel. That report will come to Council with some recommendations to improve and help 'support local.'

17. ACCOUNTABILITY AND ENGAGEMENT

a) No Report

The committee did not hold a meeting in August.

18. HUMAN RESOURCES

a) No Report

19. OTHER COMMITTEES

a) Stratford Seniors Complex

Included in the package for Council to review. Councillor MacDonald noted that unit 11 at the complex is now vacant and repairs to the unit should be complete this week. People who are on the waiting list will then be contacted for a viewing of the unit.

Another resident has given her notice and her unit will be vacant on September 30. There will be some necessary repairs to the unit before it is rented again.

Disabled parking spaces – Councillor MacDonald noted that a tenant has requesting a parking spot closer to the building and his request will be granted, as the person who had the number one spot no longer resides at the complex. The tenant who made this request will also be advised that he can no longer park on the grass at the end of the building.

New fridges, stoves, laminate flooring, and vinyl flooring have been installed in some units in accordance with the capital replacement plan.

Councillor MacDonald noted that there has been some discussion regarding the two bedroom apartments and whether they should go to couples and the committee decided to carry this item over to the October meeting for further discussion.

Kim noted that St. John House contacted her to let her know they have two vacancies.

20. PROCLAMATIONS

Nil

21. OTHER BUSINESS

Councillor Ogden noted that two Stratford residents, John Walker and Faith MacIntyre, both employees of Veterans Affairs Canada each won a National Public Service Award recognizing excellence in management. He added that there were only 19 given out this year (out of 200,000 public service employees in the country) and two being presented to two Stratford residents is impressive.

22. ADJOURNMENT

There being no further business, the meeting adjourned at 5:40 p.m.

Mayor David Dunphy	**Jeremy Crosby, Acting CAO**