

REGULAR COUNCIL MEETING
Approved Minutes

DATE: June 11, 2025
TIME: 4:30 p.m. – 7:45 p.m.
PLACE: Council Chambers

ATTENDANCE: Deputy Mayor Steve Gallant; Councillors Jody Jackson, Jill Chandler, Jeff MacDonald, Jeremy Crosby, CAO; Jeremy Pierce, Deputy CAO, and Recreation Director; Dale McKeigan, Director of Planning; Phil Rough, Town Planner; Sarah Kennedy, Development Officer; Kim O’Connell, Director of Finance and Technology; Jeannie Woodard, Director of Infrastructure; Wendy Watts, Community and Business Engagement Manager; and transcribed by Neala Smallman

REGRETS: Councillor Gordie Cox and Councillor Ron Dowling

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 Deputy Mayor Steve Gallant that the agenda be approved as presented.

4. ADOPTION OF THE MINUTES

It was moved by Councillor Jill Chandler and seconded by Deputy Mayor Steve Gallant that the regular monthly meeting of May 14, 2025, be approved as circulated.

5. BUSINESS ARISING

Nil

6. PRESENTATIONS FROM THE FLOOR

Nil

7. MAYOR'S REPORT

- Celebrated the 30th Anniversary of the Town of Stratford;
- Attended the Federation of PEI Municipalities (FPEIM) regular board meeting;
- Attended the Chamber of Commerce President's Luncheon;
- Met with Glenn Trueman of the Rotary Club of Charlottetown Rotary about the possibility of some joint projects in the Town;
- Met with visitor Alison Balind of New South Wales Australia who was interested in how we do things in Stratford, and we also learned a few things from Ms. Balind about how they do things in New South Wales;
- Attended the Intergovernmental Affairs and Accountability Committee;
- We had a great meeting with the new MP Kent MacDonald, and we focused the discussion on the wellness centre, and we hope to receive federal support for the centre;
- Attended the Federation of Canadian Municipalities (FCM) AGM in Ottawa;
- Met with fire chief Greg McCormick and other representatives of the fire company to discuss acquiring a new ladder truck and we have a good plan moving forward;
- Attended the Committee of the Whole meeting;
- Attended the May Town Council meeting;
- Attended meetings on certain issues with residents and staff members; and
- Looked after the day to day business and internal 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 his report as follows:

- Along with the Deputy CAO, we met with the transit operator to discuss some new transit routes within the core area of the Town;
- Along with the Deputy CAO, we met with the Atlantic Pickleball Group to discuss the construction of their new facility on the community campus land;
- Attended the monthly planning board meeting;
- Along with the Deputy CAO, we met with our provincial MLAs to discuss the Town's projects and initiatives;
- Chaired the monthly department head meeting;
- Attended the presentation from FAAS Architecture regarding the permit ready plans being developed for the Town;
- Along with the community and business engagement manager, we attended the Eastern PEI Chamber of Commerce awards ceremony where a business that worked on our 'Shape Stratford' project was being recognized;

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- Attended a meeting with staff and Councillors regarding profiling our emergency services teams on our social media and newsletters;
- Attended a meeting with staff to discuss and respond to a Freedom of Information and Protection of Privacy (FOIPP) requested we received;
- Had a meeting with our environmental sustainability coordinator regarding her return to work after maternity leave;
- Attended and participated in the monthly Town Council meeting;
- Attend the Town's 30th Anniversary celebration and Legacy Book launch. It was a great afternoon with so many past mayors, council, staff, and resident in attendance;
- Participated in an interview and completed a questionnaire with the consultant conducting the review of the Municipal Government Act. Additionally, I submitted a brief with several requested changes;
- Attended the Charlottetown and Area Chamber of Commerce Annual General Meeting and the Premier of PEI's address and luncheon;
- I had a meeting with Parkdale Holdings regarding the renewal of the library lease;
- Attended and participated in the monthly Finance Committee meeting;
- Along with the Mayor and Deputy CAO, we attended a meeting with the Stratford Rotary Club to discuss projects and initiatives they could get involved with in Stratford;
- Along with the Deputy CAO, attended a Charlottetown and Area Transit Coordinating Committee (CATCC) meeting to go over progress in the transit contract negotiations;
- Attended a meeting with senior staff to discuss the completions of sports fields and outdoor amenities on the community campus lands;
- Attended and participated in the bi-monthly meeting of the Intergovernmental Affairs and Accountability meeting;
- Met with senior staff from the Gray Group to discuss current and upcoming projects within the Town;
- Along with planning staff, attended a meeting with Bell Mobility staff regarding the installation of a proposed communications tower in Stratford;
- Along with the Mayor and Deputy CAO, we attended a meeting with our newly elected Member of Parliament Kent MacDonald to discuss Stratford projects and initiatives; and
- Attended the annual conference of the Canadian Association of Municipal Administrators (CAMA) in Quebec. The event was very engaging and featured discussions on Artificial Intelligence and presentations by Michael Landsberg, who addressed depression in the workplace and offered solutions and techniques to support employees. Chantel Hebert provided a thought provoking analysis of Canada's current and future political landscape. Additionally, Sarah McVanel, a leading expert in recognition culture, talked about the importance of recognizing the greatness in others and how fostering a culture of appreciation can transform workplaces, boost morale, and drive success. Additionally, I was honoured to receive a long service award

recognizing 20 years of dedication to public service and municipal management. The awards were presented during the awards luncheon at the conference. In addition, I have organized and led meetings with staff, developing detailed agendas and providing relevant materials for various committee discussions to ensure everyone stays informed. I have also assessed infrastructure projects, reviewed planning related issues, and efficiently managed various HR files. I have handled correspondence, responding to emails and letters from residents, stakeholders, government officials and other relevant parties. Currently, I am focused on securing funding for the community campus health and wellness facility among other Important projects.

9. SAFETY SERVICES

a) Report

The report for the month of May was included in the agenda package. In Councillor Dowling's absence, Deputy Mayor Steve Gallant gave an overview of the report. He stated that the committee was updated on 11 Barkley Avenue and the clean-up of the property was completed on April 29, 2025. There was also an update on the review of the intersection at Hopeton Road/Stratford Road/Trans Canada Highway.

Deputy Mayor Gallant noted that the emergency services profiling will be rolled out to the public, so they are aware of the services that are available in the event of an emergency.

It was noted that the speed humps are being installed in various areas of the Town to help with traffic calming.

b) Street Lights

No report

c) RCMP

Corporal Paynter stated that there were 353 occurrences in the month of May with 340 of those occurrences still under investigation. He noted that the numbers are higher than last month and slightly higher than May of 2024.

Corporal Paynter stated that we saw a rise in traffic enforcement with 201 occurrences. There were five driving impaired occurrences and charges were laid for 'impaired while driving' on two of those files, and one charge for refusing to provide a breath sample. For the two people who provided breath samples – one was 2.9 times over the legal limit, and one was three times over the legal limit. Corporal Paynter stated that there were three charges laid for driving while disqualified or suspended. He noted that there were seven motor vehicle collisions, and 66 summary offence tickets were issued, and 41 warnings were issued.

Corporal Paynter stated that 36 step files were conducted around the Town in addition to two check stops.

Corporal Paynter noted that the number that stands out is the 24 mischief occurrences. Six were noise related, and a few were causing a disturbance (alcohol related).

Corporal Paynter stated that he was contacted by the Town regarding unhoused encampments under the Hillsborough Bridge and we had member conduct regular patrols to ensure no one was camping under the bridge. He added that we documented 29 patrols at various times of the day and night throughout a four-week time period, and no one was camping under the bridge. Corporal Paynter stated that the Provincial Department of Transportation put locks on the gates last week, and our hope is that it will deter people from going under the bridge. Mayor Ogden stated that we need to reach out to the owner of the unsecured home to make sure that the property is secured.

Constable McGrath attended the Safety Services Committee meeting on behalf of the RCMP. Corporal Paynter noted that he, Constable Bonus, and Constable MacDonald attended the Glen Stewart School and met with six grade 1 classes and did a small presentation for them on safety. They were also given a tour of the police cars.

Councillor Jackson stated that he was advised that the home by the bridge that was unsecured previously is unsecured again, and Corporal Paynter replied that he would look into it.

Councillor Jackson added that he would like to see the Charlottetown Police Department work with the RCMP. Corporal Paynter agreed and if it can be worked out, it would benefit everyone. Mayor Ogden stated that he did have an opportunity to speak with the Mayor of Charlottetown at the Federation of Municipalities Conference in Ottawa, and he felt that there was some support for it. He also discussed the whole idea of shared services, and this would be an opportunity for shared services.

d) Humane Society Report

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

e) Cross Roads Fire Department

The report for the month of May was included in the agenda package. Mayor Ogden noted that we met with the fire department to discuss the new ladder truck, and he understands

that the province is also involved. Hopefully, going forward we will be able to help the fire company acquire a ladder truck.

10. RECREATION, CULTURE AND EVENTS

In Councillor Gordie Cox's absence, Councillor Jill Chandler gave an overview of the Recreation, Culture and Events report as follows:

Recreation, Culture, and Events – the committee did not hold a meeting in May.

Canada Day, July 1, 2025 – Michael Thomas Waterfront Park – Canada Day 2025 is set to be a vibrant and unforgettable celebration at the Michael Thomas Waterfront Park on Tuesday, July 1, 2025. With its scenic waterfront setting, the park will host a full day of activities for all ages, including live entertainment, family friendly games, and a spectacular fireworks display to close out the evening. This annual event brings the community together to celebrate Canada's history, culture, and diversity, and it is expected to be one of Stratford's most well attended events of the summer.

The youth centre leadership group will operate the 'snack shack' canteen during the Canada Day celebrations. Youth members gain valuable customer service and workplace skills through their volunteer experience.

Stratford Community Campus – As construction progresses on the new Stratford high school, the Town is equally excited to move forward with the next phase of development on the Stratford community campus. This includes the expansion of the active transportation network, with new multi-use trails and pathways being developed to connect key areas of the campus and surrounding neighbourhoods. These enhancements will support safe, accessible options for walking, cycling, and other non-motorized forms of transportation, promoting healthy lifestyles and sustainable mobility for residents of all ages.

In addition to the trail development work will also begin on the sport fields that will serve both the new high school and the wider community. These fields will provide high quality space for organized sports, recreational programming, and casual play, making them an asset to Stratford's growing population. Residents can also look forward to the construction of the Atlantic Pickleball facility on the campus which is set to begin in the coming months. This dedicated space will support the rapidly growing popularity of pickleball in the region and offer year-round opportunities for play, competition, and community engagement.

Stratford Youth Centre and Youth Council – The Stratford community yard sale and flea market was held on June 7 from 8:00 a.m. until 12:00 p.m. There were more than 40 tables reserved for the event and 35 properties across Stratford also participated in the community wide yard

sale. In addition to the yard sale and flea market, the youth centre had an online auction which ran from June 2 to June 8, 2025. The youth centre is also selling tickets for its annual 'Kick off the Summer' raffle with a grand prize of a \$500 Sobey's gift card and the draw will take place at the end of June.

Summer Camp Coordinator – Karsyn MacLeod has begun her 14-week term as summer camp coordinator. Karsyn was also camp coordinator last summer and she has worked at the youth centre during the past nine months. Additional camp staff will begin later in June. The summer day camp will run for nine weeks operating weekdays from 7:30 a.m. until 5:30 p.m.

Art Projects – The Town of Stratford is pleased to announce several upcoming public art projects as part of its ongoing commitment to enhancing community spaces through art and culture. A series of mural installations will be completed in key locations across the Town during the summer which will contribute to the beautification and cultural enrichment of public spaces.

Fairy Trail – the Fairy Trail project at Cotton Park continues to grow as a unique and enchanting addition to Stratford's cultural and natural landscape. This summer, the trails will see the installation of new willow artwork, including an arched entrance and a structural feature that will enhance the whimsical atmosphere of the space. In addition, a local wood artist will be working on site later in the summer to create custom pieces that complement the trail's magical theme. These additions aim to further engage visitors of all ages and encourage exploration, creativity, and connection with nature.

Poppy Project Tally – The Stratford Remembrance Day Poppy Project continues to gain strong community support as we approach our goal of 8000 handmade poppies. As of June 4, 2025, a total of 7619 poppies have been collected. This initiative honours the sacrifices of veterans and service members by creating a powerful visual display for Remembrance Day. Councillor Chandler stated that people as far away as British Columbia have contributed to this project. She added that this is an arts and culture initiative which creates great pride and engagement, and this is one example of why it is important to focus and invest in the arts.

Deputy Mayor Gallant asked about the Atlantic Pickleball facility, and the Deputy CAO/Recreation Director Jeremy Pierce replied that the actual purchase has just gone through, and they have applied for a foundation permit. He added that they are aiming to get 'shovels in the ground' as soon as possible. Jeremy added that the pre-engineered portion of their structure has been ordered, and it is anticipated to arrive in August – there is a lot of work to be done in the next six weeks before the pre-engineered structure arrives.

Jeremy stated that the facility has nine indoor courts, and it also has a social gathering area with a front desk reception area. They are also projected to have indoor golf simulators in the winter, and two retail spaces up front.

11. FINANCE AND TECHNOLOGY

a) The report was included in the agenda package for Council to review. Councillor Jackson gave an overview of his report as follows:

- Utility disconnect notices were delivered to residents on June 9 with a disconnect date of June 12, 2025. There are 30 disconnects planned;
- The finance department has been short staffed this month with the financial coordinator position vacant. However, the position has been filled and the successful candidate started on Monday, June 9, 2025;
- Staff is working on year-end files for the audit and the auditors will be on site the week of June 23, 2025;
- The staff workplan for the 2025-26 year is currently being developed; and
- Staff is busy with day to day items.

b) Financial Statements

The financial statements were included in the agenda package for Council to review.

12. PLANNING, DEVELOPMENT AND HERITAGE

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

b) The Building Permit Summary was included in the agenda package for Council to review. Councillor MacDonald briefly reviewed the summary.

c) **Resolution PH020-2025 – RZ001-24 – R & D Builders – Zoning Map Amendment – R2 with a SS Overlay to R3 – Forest Trails Phase 4 – PID 289512 – Second Reading**

Moved by Councillor Jeff MacDonald

Seconded by Councillor Jill Chandler

WHEREAS an application has been received from R & D Builders. requesting to rezone PID 289512 located at the end of Hollis Avenue from the Medium Density Residential (R2) Zone with a Sustainable Subdivision (SS) Overlay Zone to the Multiple Unit Residential (R3) Zone; and

WHEREAS the purpose of the zoning amendment is to facilitate the future consideration of Multi-Unit Buildings (Apartments) and Stacked Townhouse Dwellings; and

WHEREAS in accordance with the Stratford Zoning and Development Bylaw #45, fifty four (54) notification letters were sent out to property owners whose parcels were within 150 meters of the subject properties, two advertisements were placed in the Guardian on September 9, 2024, and October 5, 2024, and the proposed zoning amendment was advertised on social media to solicit input and to notify residents of the public meeting; and

WHEREAS a public meeting was held on October 8, 2024, with 35 residents in attendance, and was also live streamed on the Town's Facebook and YouTube. Residents were given until October 20, 2024, to submit their comments; and

WHEREAS Comments from the Town's livestream were read into the record and recorded in the minutes; and

WHEREAS planning staff received 2 response letters from residents before the meeting; and 18 letters were received after the meeting, before the October 20 deadline, providing comments and concerns with the proposed zoning amendment and proposed future development of the subject lands

WHEREAS the Planning Committee at their November 8, 2024, meeting decided to hold off making a recommendation until more information had been obtained, regarding the road capacity of Hollis Avenue, the location and boundaries of a newly delineated wetland and a preliminary grading plan

WHEREAS correspondence was received from the Department of Transportation and Infrastructure, in December 2024 regarding extension of Hollis Avenue which stated that they do not see the need for a traffic study to be conducted for this proposed road extension and future development

WHEREAS a Standard Watercourse and Wetland Delineation report, from Fundy Engineering, was submitted to the Town and the Department of Environment, Energy and Climate Action, from R & D Builders outlining revised boundaries of the wetland on the subject lands in early January 2025;

WHEREAS correspondence was received from the Department of Environment, Energy and Climate Action, in late January 2025, agreeing to work with R & D Builders in the determination of the final boundaries of the wetland and determine if compensation would be required;

WHEREAS a preliminary storm drainage plan completed by SCL Engineering, was submitted by R & D Builders to the Town in March 2025, that showed that the property can be graded properly to direct water away from neighbouring properties and towards Hollis Avenue;

WHEREAS the Planning Committee at their March 31, 2025, and June 2, 2025, meetings reviewed the additional information listed above, which addressed the issues identified at the November 8, 2024, Planning Committee meeting;

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

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

Councillor MacDonald called upon town planner Phil Rough to describe the request.

The town planner stated that this is the second reading coming forward. At the first reading there were a couple of items to do with the traffic, wetlands, and storm water. The applicants have been working with the province on the wetland, and they have been working through a wetland delineation. They are looking to work on the delineation this spring and hope to have something to the planning department this month. The town planner noted that a storm water management plan has been received, which is included in the package. It shows that storm water can be directed towards the road and not onto adjacent properties. Comments were received from the Provincial Department of Transportation on the road connection, and they are in support of it and do not require any further studies. Using the overhead, the town planner displayed the survey plan, which shows the lots being proposed. At this point the specific development is not being considered. Currently, they are only dealing with the rezoning. The specific development on the property is a different project all together and not under consideration at this time.

Mayor Ogden requested that the town planner review the criteria that is used to evaluate a rezoning application.

The town planner indicated that there is a section in the zoning bylaw which covers the things that need to be considered. The general criteria for dealing with the conformity of the proposal is to look at the conformity of the official plan. They then conform with any provincial land use policies, if applicable,

which are currently not in place at the provincial level. They deal with the sustainability of the site for the proposed development, including any preservation of existing site features or earthworks. Dealing with the compatibility of the proposed development with the surrounding land uses, including both existing and projected uses; planning looks at the adequacy of existing infrastructure such as water, sewer, road, storm water, and electrical, as well as the economic and environmental viability of any proposed utility, road extensions, road development, and maintenance of public open spaces. Other factors include the impact on the proposed development on all modes of transportation including access and safety. There are also impacts on town finances and budgets and there are criteria to follow when zoning amendments are reviewed.

For the benefit of the residents, Mayor Ogden requested that the town planner speak about the evaluation that was done by the planning committee for the rezoning request.

The town planner indicated there was a public meeting held in October of 2024. There were a few concerns raised such as increased traffic in the area, the proposed development, and there was a reference to the old forest trail neighbourhood. There were residents who had no concerns and some who were pleased that Macintosh and Hollis were going to get connected. Both positive and negative comments were received. The application went to the planning board in November. They did hold off on making a recommendation because of the traffic impact, storm water, and wetland. Transportation has indicated that they are not requiring a traffic study and planning relies on their expertise. There is a storm water management plan which is included in the package. The wetland delineation is currently underway. As it is a wetland, during the review process, the province did confirm where Hollis would be going. The applicant at the time did have their own assessment done as a wetland delineation and it was submitted. They are working with them on the delineation. One of the lots is in question, indicating that it can't be developed on, as it is a wetland. They are willing to work with the applicants on lots two, three, and four. The bulk of the land south of where Hollis would be going is fully within that wetland. This spring the developers are doing the onsite visits considering their new policies. Planning itself is a delicate balance of the good of the public, and the private interests of landowners. Both are important and neither should be the sole focus of the decision makers. There were some concerns with regards to density. There is an ability for council to grant a higher

density in an area where there's environmental protection occurring. There is a clause in the zoning bylaw that does allow for consideration. (7.4.2) "Where the developer is required to retain environmentally sensitive areas in their natural state, Council may permit the balance of a parcel of land to be developed at a proportionately high density, so that the overall density for the site is the same." There are a couple of components for the setup and the present zoning is not a guarantee of future zoning. However, the zoning bylaw does allow for a landowner or developer to apply to change zoning and change the future development on their property. This is being recognized at the IRAC level and is dealt with on a case-by-case basis. In terms of the planning recommendation, the direction that the official plan is going is for encouraging density, and in particular high-density development. The recommendation from staff and the planning committee is for adoption with the reasoning provided.

Mayor Ogden asked the town planner if there are any kind of rules to follow in regard to putting medium density by low density, or higher density by medium density - are there any kind of planning principles to be considered. The town planner replied that in the zoning bylaw there isn't anything within the current zones that require buffering of that nature. However, there is a requirement that if you are buffering between an apartment building and a single-family dwelling area, you need a buffer zone. Within the current zones there is no buffering required. It is typically suggested that they are offset, but there is nothing indicating that it is necessary. It is encouraged that they are scaled, but the current bylaw does not say that apartments need to go beside a town house.

Mayor Ogden indicated that Director of Planning Dale McKeigan is going to say a few words.

Mr. McKeigan said that council does have the right to impose conditions as they feel necessary on these types of projects and other projects. A condition may be that there is buffering and vegetation there and that may impact the separation between existing and future development. The council can impose a development agreement and/or subdivision agreement if they choose.

Councillor MacDonald asked Mr. McKeigan to clarify that the conditions he mentioned are not necessarily the rezoning stage. Mr. McKeigan stated that you cannot do conditional zoning. The rezoning today is just for the rezoning

itself but for the future. However, it could be a possibility if this goes through to the next level of application.

Councillor MacDonald stated that after reviewing the information that was at planning board and the information before us tonight, one of the items comes from an e-mail from the Department of Environment, Energy, and Climate change. They stated that the proposed areas for rezoning are clearly within a wetland and cannot be developed. They indicated that there are a couple of other areas that they can work on with the developers. Councillor MacDonald stated that it would be within those zones that you would consider stringent conditions to mitigate.

Mayor Ogden called upon Mr. McKeigan to say a few words on the rights between the property owners and the rights of the residents in the area, and the balance that must be struck with the recent IRAC decisions and the requirements by council to follow its policies and bylaws.

Mr. McKeigan stated that Mayor Ogden hit a key point as far as the bylaw and the provisions of the bylaw and what they stipulate and what they must follow. There is a difference between *shall* follow and *may* follow. If it is a shall, we must follow it and if it is a may follow, it will be more subjective, and they will do their best to make the balance work. Going forward, it is important to realize that going from an R2 to an R3 is a natural progression in the zoning scheme of things. It depends on what is being proposed for the site which will have an impact on the zoning or rezoning situation. Things are looked at in isolation as a rezoning application, but there are conditions in the bylaw that look at other aspects in the development, so that they can move forward in making a strong decision on things and in conformance with the bylaw.

Mayor Ogden speaks about respecting the views of the residents and wants to ensure this is understood, but we are obligated to follow the rules and regulations, policies, and bylaws of the town. The provincial government is responsible for delineating wetlands. It is the town's responsibility and mandate to determine if the rezoning meets with the requirements of the planning act.

Deputy Mayor Gallant confirmed with Mr. Rough that the applicant is requesting going from a R2 zone to an R3 zone. Deputy Mayor Gallant advised that this plan does not comply with the existing plan. He added that he did not hear anything in the 'Shape Stratford' meetings of the rezoning change from R2 to R3 although he is aware of the road connecting. Stratford is a community where land is used efficiently and sustainable, while maintaining the character of existing neighbourhoods. This area is surrounded by all R2 zones. The

applicant is looking for density to build multiple apartment buildings. This will increase traffic immensely, cause limited parking, and water issues. Mayor Gallant stated that he will be voting against moving from R2 to R3.

Councilor Jill Chandler asked why a traffic study was not required and she wondered if there was any recourse on this decision. Her concern is that there is already a lot of traffic, and it will only get worse with additional housing.

Mr. Rough advised that a traffic impact assessment would look at the proposed development as to how many vehicles there would be a day and look at the road to ensure it can handle the increased traffic. If the road is unable to handle the increase, they will advise what upgrades must be made.

Councilor Chandler asked was the decision made - keeping in mind that there will be increased traffic due to school, recreation activities, and additional businesses.

Mr. Rough responded that it depends on the scope and the terms of reference of the traffic impact assessment. It may look at the specific development or look at it from both the specific development and the growth. It all depends on how broad of a scope that transportation is going to require for the assessment.

Councillor Chandler asked Councilor MacDonald, if at the planning stage do they factor in the nature of the growth or the nature of the use. She noted that she is unsure if kids can access the soccer fields on foot or bike due to the traffic.

Councillor MacDonald referred to 12C attachment PH2025-5 DTI comments on proposed rezoning. (Displayed on screen) He noted that Mr. Rough e-mailed Mr. Matt Langille (professional engineer in traffic data). Mr. Rough indicated to Mr. Langille that the proposed development includes 36 townhouse units, and two 38-unit three story apartment buildings. Mr. Langille indicated that Hollis Avenue will be capable of accommodating increased traffic.

Councilor Chandler replied that the high school development is not a might, so the movement from John Joe Sark and Hollis would be a factor. Mr. MacDonald stated that we are duty bound to consider the expertise of the experts.

Councilor Chandler noted that she is a driver and generally her user experiences are reflected in the RCMP reports in traffic incidents. She uses the roads regularly and she has concerns.

Deputy Mayor Gallant advised that density and an R3 zone is 25 dwelling units per acre. This is not an overlay zone. The proposed development is sitting at 30-32 units per acre, which is over the density for the R3 zone.

Mayor Ogden asked Mr. Rough what the requirement is on the R2 zone.

Mr. Rough advised that the two zones do not have density requirements or limits on density. The overlay zone has no development standards and no density limits.

Mayor Ogden noted that conceivably with the R2 zone there could be more than 22 units per acre and Mr. Rough replied that it is correct.

Deputy Mayor Gallant noted that we were looking at going to R3 for 25 dwelling units, but you have 31 units here.

Mr. Rough noted that the overlay zone has no limits on it. Mayor Ogden asked if we leave it as is there will be no limits. Mr. Rough replied that under the sustainable overlay zone that is correct.

Councilor Jackson stated that in April he voted in favour of this first reading and he wants the public to know that the road will go through once it has been developed. It would also open public transportation for residents in Reeves Estates. Reflecting on the zoning development bylaw section 3.2.2E as noted by Deputy Mayor Gallant, council spent a lot of time enhancing density in R2, not only as a right, but in a conditional or special permitted use. Density can occur in R2. The sustainable overlay was a conscious decision at that time. It was something that convinced residents in that area to purchase homes, lease homes, rent etc. for that reason I do not think it is compatible. Referring to section 3.2.2F Councilor Jackson noted that he heard concerns about the environment and the compatibility of what the rezoning might bring. He stated that he is fortunate to be one of the counsellors of ward 3, and the comments weigh heavily. A story on CBC stated that the environment department has reviewed the residents' request for an environmental assessment of the site and that it is the town's responsibility to deal with such planning concerns. I believe I have done that by quoting these sections in 3.2.2 E, F and J, and for that reason, I will not be voting for this.

Councilor MacDonald acknowledged the concerns as well as the items that were in favour. He noted that this is a form of potential spot intensification, when considering the R2 nature of Reeves Estates which is to the east. The west is a different story, as it is made up of different zones which is potentially changing soon. The goal of the town is to increase the industrial and commercial areas, which will be the feature of this area. Balancing this is the

comments of the residents who are present this evening. Some residents are consistent in their opposition, but that is balanced by the comments of those who are welcoming the development for densification reasons and connecting the roads. The R2 with the sustainable subdivision overlay, was a well-meaning idea, but when you consider the limited uses of that zone in our current zoning map, the confusing and contradictory nature of that zoning can lead to unlimited densification. The R3 does a few things; it imposes standards in the development, and it imposes a view of the future of the area of the town. Being mindful that the future industrial and commercial area is going to happen to the west of the potential R3 zone. The number one consideration is that the town is partnering with the province to build a high school, Junior high school, and recreational facilities. This will allow families closer access to these facilities. Also considering and in favour is the objective expert evidence of traffic engineers, who suggest that traffic is not a concern despite what people may think. Also, considering this is a form of infilling, this is a desirable goal of planning. When talking about rezoning it will not remove the ability to carefully monitor the development. If they want to build apartments, the town has the final say as to what they look like, what the mitigating features are - in full collaboration with the residents in that area. Councillor MacDonald stated that he will vote in favour of this development.

Mayor Ogden stated that he agreed with Councillor MacDonald. Regarding parking, each residential unit needs two parking spaces as this is the standard. For the environmental assessment whether one is required, this is the province's responsibility. It is in their purview to determine to delineate the wetlands and determine whether an environmental assessment is required. Storm water management is also a provincial responsibility. Regarding R2 and the number of units being unlimited and that R3 does have caps on the number of units, as Councillor MacDonald pointed out, the town will retain the right to make sure that good planning principles are followed. These types of housing units are badly needed and need to look at the precedents that have been set at IRAC. It's important to respect the residents but we are obligated to follow the Zoning and Development Bylaw and the advice of planning experts to decide. We need to carefully consider that if this is appealed what is the likelihood of success. For all the reasons noted the vote needs to be carefully considered and we need to have good reasoning behind everything because it could cost the town quite a bit of money. If the wrong decision is made it could end up being something that is not in the best interest of the town. Mayor Ogden called upon Mr. Rough to discuss what could be built regarding the current zoning.

Mr. Rough advised that you need to look at the two zones - the overlay zones and the underlying R2 zone. The R2 zone allows combinations of single, semis,

and town houses up to six or stacks of 12 - overlay zones allow for a multi-unit dwelling. The overlay zone works by replacing anything in your base zone. The R2 is the base zone, and the overlay zone supersedes anything in that zone. It adds additional uses and can have additional development standards or additional studies required. This overlay zone has specific criteria for the sustainable side. There is a section in the bylaw which indicates what needs to be done. In theory you can have multi-unit dwellings under the overlay zone through the special permit use.

Mayor Ogden stated that he requires further information on the current dwelling on John Knox Way before voting. Can six apartment buildings be developed on that property? Mr. Rough replied that the plan is to have five units wide to two high formations in stack. Approximately 80 units within the internal road network on the same property.

Mayor Ogden asked if aesthetically, would it be preferable or comparable and Mr. Rough advised that from a planning point of view that the buildings are nose to tail. It is building and road and that is about it, and it is a very tight development for open grass and green space.

Mayor Ogden asked if an apartment building would leave more open space and natural area. Mr. Rough confirm that yes, that is correct. Although there is consideration for additional development it may be viewed as the best development for a neighbours property. The province said that such an approach would have the effect of frustrated development, maintaining the status quo, and diminishing the rights of land ownership.

Mayor Ogden asked if there are any additional comments before voting.

Councillor Jackson expressed that he has heard from all sides and clarified with the experts and staff regarding what parameters are to be considered which led him to his decision. He added that appeals can happen on any decision that is made.

Mayor Ogden advised Councillor Jackson that he is not worried about the appeal process; his concerns is what is in the best interest for the town and the residents. For the best development possible and for the resident's quality of life.

Mayor Ogden advised that there are two things that can happen, it can be appealed, or development can take place within the current zoning requirements, which may or may not be in the best interest of the quality of life for the residents and the town. Because there is no cap on the number of

units, there is more freedom under the R2 to put in something that may not meet with the needs of the town and of the residents.

Deputy Mayor Gallant expressed that he doesn't think R3 will meet the expectations of the residents.

Mayor Ogden advised that R3 has a cap.

Question: **DENIED (1 For – Councillor Jeff MacDonald)**

- d) **Resolution PH021-2025 - RZ001-24 - R & D Builders - Zoning Map Amendment - R2 with a SS Overlay to R3 - Forest Trails Phase 4 - PID 289512 - Adoption**
Moved by Councillor Jeff MacDonald
Seconded by Councillor

WHEREAS Bylaw #45T, a bylaw to amend the Town of Stratford Zoning and Development Bylaw, Bylaw #45, was read and approved a first time on April 9, 2025; and

WHEREAS Bylaw #45T, a bylaw to amend the Town of Stratford Zoning and Development Bylaw, Bylaw #45, was read and approved a second time on June 11, 2023.

BE IT RESOLVED Bylaw #45T, a bylaw to amend the Town of Stratford Zoning and Development Bylaw, Bylaw #45, be hereby adopted and that the Mayor and Chief Administrative Officer be authorized to affix their signatures and the corporate seal of the Town thereto and to be formally declared the said Bylaw passed.

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

Question: **WITHDRAWN**

- e) **Resolution PH014-2025 – SD009-25 – R & D Builders – Forest Trails Phase 4 (PID 289512) – 7-Lot Preliminary Subdivision Approval**

Moved by Councillor Jeff MacDonald
Seconded by Councillor Jody Jackson

WHEREAS An application has been received from R & D Builders to revise the fourth phase of the Forest Trails subdivision, located on parcel numbers 289512 (approximately 11.3 acres in total area), located at the end of Hollis Avenue into nine (9) lots within the Medium Density Residential (R2) with a Sustainable Subdivision (SS) Overlay Zone; and

WHEREAS the purpose of this subdivision application is to facilitate the creation of 5 lots for residential development (Lots 1, 2, 3, 4, 10), 2 lots for Greenspace (Lots 0-6 & 0-7), the Hollis Road Extension (R-5) and a small Remnant Land lot (Lot 24-A1); and

WHEREAS each of the proposed lots meet the minimum lot standards, for the future residential developments consisting of Stacked Townhouses and Multi-Unit Dwellings; and

WHEREAS correspondence was received from the Department of Transportation and Infrastructure, in December 2024 regarding extension of Hollis Avenue which stated that they do not see the need for a traffic study to be conducted for this proposed road extension and future development; and

WHEREAS a Standard Watercourse and Wetland Delineation report, from Fundy Engineering, was submitted to the Town and the Department of Environment, Energy and Climate Action, from R & D Builders outlining revised boundaries of the wetland on the subject lands in early January 2025; and

WHEREAS correspondence was received from the Department of Environment, Energy and Climate Action, in late January 2025, agreeing to work with R & D Builders in the determination of the final boundaries of the wetland and determine if compensation would be required; and

WHEREAS a preliminary storm drainage plan completed by SCL Engineering, was submitted by R & D Builders to the Town in March 2025, that showed that the property can be graded properly to direct water away from neighbouring properties and towards Hollis Avenue.

BE IT RESOLVED that preliminary subdivision approval be granted to an application SD004-24, from R & D Builders to revise the Fourth phase of the Forest Trail subdivision, located on parcel number 289512 (approximately 11.3 acres in total area), into 7 lots, in accordance with the following conditions:

1. Conformance with the Overall Site Plan prepared by Mantha Land Surveys Inc., File Number 24-J-3, Drawing Number M-24-46, Dated February 13, 2024.
2. That Lot 1 and Parcel 24-A1 shown on the survey plan identified in Condition #1, be amalgamated with Parcel 0-7.
3. That the applicant works with the Department of Environment, Energy and Climate Action (EECA) to determine the final location of the wetland boundary on Lots 2, 3 & 4.
4. That a stormwater management plan be designed by a licensed engineer using Low Impact Development guidelines to be approved by both the Department of Transportation (DTI) and the Town.

5. That an overall grading plan be designed by a licensed engineer to set the finished floor and pad elevations for each of the lots in coordination with and including the proposed paths of drainage for each lot to be approved by the Town.
6. That an erosion and sedimentation control plan be designed by a licensed engineer using the Town's Erosion and Sedimentation Control Guidelines to be approved by both DTI and the Town.
7. That the extension of Hollis Avenue shall be designed in accordance with the provincial road standards of DTI and that a Subdivision Road Agreement shall be executed.
8. That the sewer and water systems shall be designed in accordance with the Stratford Utility Corporation Servicing Standards and that a Utility Agreement shall be executed along with the payment of all applicable capital contribution fees required by the Stratford Utility Corporation (SUC).
9. That the Developer shall enter into a Subdivision Agreement with the Town to be registered to the property at the cost of the Developer.
10. That the developer makes an agreement with Canada Post and meets Canada Post's requirements for establishing Community Mailbox(s) in new subdivisions.
11. That all other relevant provisions of the Town of Stratford Zoning and Development Bylaw, Bylaw #45 are met.
12. That Preliminary approval shall be valid for a period of 3 years from the date of Council's approval on June 11, 2025.

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

Councillor MacDonald called upon Mr. Rough to review 12E number five PH142025-5 (The wetland delineation map). Looking at lot 1, from both funding engineering and environmental energy and climate action this is clearly in a wetland. The proposal is an amalgamation of lot one with which lot?

Mr. Rough answered that the province dictated that lot 1 can't be developed as it is fully within the wetland. For lots 2,3, & 4, they have agreed to work with the developer and the landowner on developing the land.

Councillor MacDonald asked if part of the proposed subdivision is to provide a way for the extension of the roadway and Mr. Rough replied that is correct.

Councillor MacDonald reported that part of that is within the delineated wetland zone, both from the province as well as funding engineering. Has there been any discussion with the province about what it means in terms of compensation, abatement, or mitigation. Mr. Rough replied that the province has given no

indication, and they are working with R&D on whether compensation is required, or if upgrades are required to a wetland. They are still working with developers. Councillor MacDonald asked Mr. Rough if EECA has concerns about lots 2 & 3 but understands there is no concern with lot 4 and Mr. Rough replied that is correct.

Councillor MacDonald asked, what is the best way that the town can put adequate environmental controls on these, if remediation work needs to be done - are we covered under the wording as the resolution exists. Mr. Rough replied that yes, the developer does have a condition that they must work with environment on the wetland delineation and the boundaries of the lot may dictate where they go. Lot 2 may be readjusted to the back end, so it is fully outside. There may be requirements on the wetland buffer zone permit that is required. Anytime you develop within 15 meters of a wetland or water course, you must get a buffer zone permit from the province. They would dictate specific development standards and what is required at that point. A similar case where there was a subdivision that a wetland was determined on site and the developer had to remove one of their units that they were purposing and relocate it. What we are requiring is that the developer work with department of environment on the boundaries on lots 2, 3, and 4. Lot 1 is out and lots 2, 3, and 4 adjusted as required. This is preliminary approval, so it is not final.

Mr. MacDonald looked to clarify who has the final say as this is preliminary. Mr. Rough replied that you must meet the required conditions (even if it is preliminary). Mr. Rough referred to Mr. McKeigan for further clarification. Mr. McKeigan added that it also depends on the comments that come back from environment, or any government agency that would help make the final decision. We are going to rely on the environmental review to get the comments back on where we stand as far as the viability of certain lots and whether they can be developed. If it can't be developed, then it cannot be approved.

Mr. MacDonald looked to clarify that everything north of the road lot is not to be within anybody's notion of a wetland and Mr. McKeigan replied that is correct.

Mr. MacDonald referred to the map displayed on the overhead and confirmed that there are three coloured areas such as the Fundy Engineering area, the wetland inventory, and a light blue area to the west. Mr. MacDonald asked for a reminder of what this area is, and Mr. Rough confirmed that it is the drainage corridor. All the storm water comes down the highway, crosses under the highway, runs north along the light blue area, goes up to Hollis and then into the areas north of Balderstons.

Councillor Jackson addressed Mr. Rough regarding what impact does this have on lot 10 as far as being the area that is not in the wetland zone. Is lot 10 one of the seven lots being divided and Mr. Rough replied that yes, lot 10 is on the north side of the road.

Councillor Jackson commented that he would like due diligence done on the environmental side of the lots and will respect the experts on that. On lot 10, he would like to see development to the extent possible within the zoning to provide housing.

Councillor MacDonald addressed CAO Crosby asking if this is an all or nothing proposition or can council propose amendments. CAO Crosby replied that you could propose a simple amendment, but if you are going to change the look or configuration it may be outside the realm of the Municipal Government Act (MGA).

Deputy Mayor Gallant asked Councillor MacDonald to look at lots one to five. Councillor MacDonald suggested that council look at the preliminary survey plan, confirming there are 10 lots in total - in different configurations.

Deputy Mayor Gallant requested that Mr. Rough review the lots. Mr. Rough stated that lots 10 and 6 follow closely with the original design for the Forest Trails for phase 4. There are slight adjustments to lots 2, 3, and 4. They are not as deep and closer to the cul de sac. Lot 4 is brand new as initially suggested by the developer. Twenty-Four A-1 (24-A1) is a remnant that will be included with the open space wetland area. The overall subdivision layout follows very closely with the original design for Forest Trails which was originally drafted in 2013.

Councillor Jackson asked if approving the rezoning as presented would allow development in those areas. Could lot 10 be developed while waiting on the approval of the remainder lots? Mr. Rough confirmed that they can't issue development permits on new parcels until the road has been built and handed over to the province. It will be a while before any development can occur on lot 10, as the road needs to be constructed.

Question: **CARRIED (1 Against Deputy Mayor Gallant)**

f) **Resolution PH022-2025 – VA001-25 – Shaun Coady – 10 Ledwell Land (PID 329649) – Variance Requests to Side and Rear yard Setbacks**

Moved by Councillor Jeff MacDonald

Seconded by Deputy Mayor Steve Gallant

WHEREAS an application has been received from Shaun Coady. for Variances to side and rear yard setbacks for a proposed addition (DP019-25 two vehicle garage) to the existing dwelling at 10 Ledwell Lane on PID 329649 within the Low Density Residential Large Lot (R1L) Zone; and

WHEREAS the required minimum side yard setback is 12 feet and the Variance request is to reduce the setback by 4 feet to allow for an 8 foot setback (or 33.33 %); and the required minimum rear yard setback is 25 feet, and the Variance request is to reduce the setback by 8 feet to allow a 17 foot setback (or 32 %), both of which are Major Variances;

WHEREAS the existing lot is legal non-conforming lot (substandard size) and the existing dwelling is a legal non-conforming dwelling (substandard front yard setback);

WHEREAS pursuant to subsection 6.1.2. of the Zoning and Development Bylaw #45, Variance applications shall demonstrate one of several tests for justifying a Variance approval. This application has been considered against the following tests:

- a) *the lot in question has peculiar conditions, including small Lot size, irregular Lot shape, or exceptional topographical conditions, which make it impractical to develop in strict conformity with Bylaw standards;*
- b) *strict application of all Bylaw standards would impose undue hardship on the Applicant by excluding the Applicant from the same rights and privileges for reasonable Use of his/her Lot as enjoyed by other persons in the same zone; and*
- c) *the Variance is consistent with the intent and purpose of the Official Plan;*

WHEREAS, pursuant to Section 8.12.1(d) Council may grant a variance to the rear yard, front yard or side yard setback requirements to an extent that is reasonable and feasible and does not compromise the safety, convenience of the character of the neighbourhood and may issue a permit on a non-conforming lot;

WHEREAS on April 17, 2025, in accordance with subsection 6.1.6. where a Variance in excess of ten percent (10%) is being requested, fifteen (15) notification letters were sent to property owners who own parcels of lands which are located in whole (or in part) within sixty-one metres (61 m) or two hundred feet (200 ft.) from any lot line of the parcel being proposed for the Variance. Two (2) response letters were received before the comment deadline on May 2, 2025; and

BE IT RESOLVED that approval be granted to an application from Shaun Coady for Variances to side yard and rear yard setbacks for a proposed addition to the existing dwelling (DP019-25 two vehicle garage) at 10 Ledwell Lane on PID 329649 within the Low Density Residential Large Lot (R1L) Zone subject to the following conditions:

1. The minimum side yard setback for the proposed addition shown in DP019-25 is granted a variance of 33.33% and must be a minimum of 8 ft.
2. The minimum rear yard setback for the proposed addition shown in DP019-25 is granted a variance of 32% and must be a minimum of 17 ft.
3. That the proposed addition shown on DP019-25 must comply with all other relevant provisions of the Town of Stratford Zoning and Development Bylaw, Bylaw #45 are met.

Discussion: This resolution does not bear the recommendation of the Planning, Development and Heritage Committee.

Councillor MacDonald was looking to clarify with Mr. Rough that the proposed addition is eight feet, 1 inch from the side yard and unable to determine what it would be from the rear set back.

Mr. Rough clarified that when the applicant came in originally it was just a side yard, but upon review it was noted that he needed variance on the back side too. The backside is 17 feet, and the minimum requirement is 25 feet and 12 feet on the sides.

Councillor MacDonald looked to clarify with Mr. Rough that there are some unusual features with this lot as it relates to the R1L lot.

Mr. Rough confirms that this lot is a substandard lot and the building itself is a legal non-conforming building. The building was built in 2017 and at that time was granted variances on its front setback. What was built was closer than what was permitted, but regulations have changed since. Under the current zoning it's deemed legal non-conforming. In this case the minimum lot does not play a factor into these variances, which is one of the considerations or tests which are typically met or need to be considered against. There are no topographical issues with it. It is on a general slope but not impacting the side where they had setbacks. Out of the various tests, it doesn't meet adequately any of the three tests.

Councillor MacDonald confirmed that responses were received from adjacent landowners, one in favour and one opposed.

Mr. Rough confirmed that the opposed had concerns regarding the development of their property as well as site line views from adjacent properties. The zoning bylaw in this neighbourhood does not have site line protection guidelines. There is only one neighbourhood in the town that does, and it is located by the waterfront.

Councillor MacDonald advised that after the Planning Committee met on June 2, 2025, the applicant provided some additional information. The applicant stated that they will be moving back into the home and looking to expand due to their family situation. They are looking to move one of the sheds away from there, which would increase the setback that might exist on the property now. From a planning perspective this did not change the decision of the planning committee and Mr. Rough replied that this is correct.

Mayor Ogden asked if this was to be approved and if a precedent is set – would that be of concern to the planning department. Mr. Rough replied that variances are on a case-by-case basis, and no precedent is set because each site has specific criteria.

Mayor Ogden asked Mr. Rough to confirm the reasoning behind the non-recommendation set by the planning committee.

Mr. Rough advised that they looked at the three tests. The first test deals with lot size. Other than a substandard lot size there isn't anything unusual about the property that would make it difficult to meet the setbacks. The second test looks at imposing non-due hardship on the applicant by excluding them from the same rights as what occurs in the area. This would be a large addition going on. It doesn't exempt them from doing development on the property. A smaller addition would fit on the property within the setback. There is a section that may be applicable and from a planning point of view it states, "No variances shall be granted where the difficulty experienced is the result of intentional or neglect conduct on the applicant in relation to the property." An oversized addition could be seen as an intentional. The applicant could expand on either side and meet the setbacks.

Mayor Ogden clarified that he is under the impression from the planning department that there was to be discussion with the homeowner to determine a solution.

Mr. Rough confirmed that after the meeting they reached out to the homeowner to advise of the recommendations and asked if they would like to pull their application and revisit it. The applicant decided to go ahead and go through the process and revisit it after the fact.

Mayor Ogden confirmed that the applicant is looking for a decision so they can start over. Councillor MacDonald stated that that the proposal was made to them to withdraw at this point and start over.

Question: **DENIED**

g) Resolution PH023-2025 – Concord Properties Ltd. – MacKinnon Drive (PID 328039) – Building Height Exemption

Moved by Councillor Jeff MacDonald

Seconded by Councillor Jody Jackson

WHEREAS an application has been received from Concord Properties Ltd. for a Building Height Exemption in relation to the future Development of two (2) Multiple Attached Dwelling (Apartment or Condominium) Buildings to be located on a portion of PID 328039 on MacKinnon Drive within the Core Mixed Use (CMU) Zone; and

WHEREAS the purpose of the application is to accommodate a low slope pitched roof which is more consistent with the character of the existing adjacent neighbourhood with a solar study being completed to show minimal to no impact on existing developed properties.

WHEREAS pursuant to subsection 8.8.2. of the Zoning and Development Bylaw #45, Building Height Exemption applications shall demonstrate a number of requirements. This application has been considered against the following requirements:

- (a) provision is made for unobstructed access around the Building exterior year round for emergency services access;*
- (b) the Building contains a sprinkler system with adequate fire rated central water pressure or an internal standpipe system with adequate water capacity and pressure;*
- (c) approval is obtained from the Crossroads Rural Community Fire Company; and*

(d) *Building design components such as building material, scale, and form are consistent with surrounding development and will not negatively impact the character of surrounding neighbourhood;*” and

WHEREAS approval has been obtained from the Crossroads Rural Community Fire Company.

BE IT RESOLVED that approval be granted to an application received from Concord Properties Ltd. for a Building Height Exemption in relation to the future Development of a portion of PID 328039 on MacKinnon Drive subject to the following:

1. Conformance, excluding non-substantive changes, with the conceptual plans "MacKinnon Drive Multi Res.", prepared by Spitfire Design Co., Flight No. 4610, dated May 8, 2025.
2. That provision is made for unobstructed access around the Building exterior year round for emergency services access.
3. That the Building contains a sprinkler system with adequate fire rated central water pressure or an internal standpipe system with adequate water capacity and pressure.
4. That all other relevant provisions of the Town of Stratford Zoning and Development Bylaw, Bylaw #45 are met.

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

Question: **CARRIED (discussion took place after reading of Resolutions PH023-2025, PH024-2025, PH025-2025 & PH026-2025)**

h) Resolution PH024-2025 – VA004-25 – Concord Properties Ltd. – MacKinnon Drive (PID328039) – Replace a Flat Roof with 30% Soft Landscaping with a Low Pitch Hip Roof

Moved by Councillor Jeff MacDonald

Seconded by Councillor Jody Jackson

WHEREAS an application has been received from Concord Properties Ltd. for a Variance to replace a flat roof with 30% soft landscaping with a low pitch hip roof in relation to the future Development of two (2) Multiple Attached Dwelling (Apartment or Condominium) Buildings to be located on a portion of PID 328039 on MacKinnon Drive within the Core Mixed Use (CMU) Zone; and

WHEREAS pursuant to subsection 6.1.2. of the Zoning and Development Bylaw #45, Variance applications shall demonstrate one of a number of tests for justifying a Variance approval. This application has been considered against the following test:

(c) the Variance is consistent with the intent and purpose of the Official Plan.; and

WHEREAS on May 12, 2025, in accordance with subsection 6.1.6. where a Variance in excess of ten percent (10%) is being requested, thirty-four (34) notification letters were sent to property owners who own parcels of lands which are located in whole (or in part) within sixty-one metres (61 m) or two hundred feet (200 ft.) from any lot line of the parcel being proposed for the Variance. No response letters were received before the comment deadline on May 28, 2025; and

BE IT RESOLVED that approval be granted to an application has been received from Concord Properties Ltd. for a Variance to replace a flat roof with 30% soft landscaping with a low pitch hip roof in relation to the future Development of a portion of PID 328039 on MacKinnon Drive subject to the following conditions:

1. Conformance, excluding non-substantive changes, with the conceptual plans "MacKinnon Drive Multi Res.", prepared by Spitfire Design Co., Flight No. 4610, dated May 8, 2025.
2. That all other relevant provisions of the Town of Stratford Zoning and Development Bylaw, Bylaw #45 are met.

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

Question: **CARRIED (discussion took place after reading of Resolutions PH023-2025, PH024-2025, PH025-2025 & PH026-2025)**

- i) **Resolution PH025-2025 – VA005-25 – Concord Properties Ltd. – MacKinnon Drive (PID 328039) Variance to Replace the Streetwall and Streetwall Stepback with Building Articulation**

Moved by Councillor Jeff MacDonald

Seconded by Councillor Jody Jackson

WHEREAS an application has been received from Concord Properties Ltd. for a Variance to replace the Streetwall and Streetwall Stepback with building articulation in relation to the future Development of two (2) Multiple Attached Dwelling (Apartment or Condominium) Buildings to be located on a portion of PID 328039 on MacKinnon Drive within the Core Mixed Use (CMU) Zone; and

WHEREAS pursuant to subsection 6.1.2. of the Zoning and Development Bylaw #45, Variance applications shall demonstrate one of a number of tests for justifying a Variance approval. This application has been considered against the following test:

(c) the Variance is consistent with the intent and purpose of the Official Plan; and

WHEREAS on May 12, 2025, in accordance with subsection 6.1.6. where a Variance in excess of ten percent (10%) is being requested, thirty-four (34) notification letters were sent to property owners who own parcels of lands which are located in whole (or in part) within sixty-one metres (61 m) or two hundred feet (200 ft.) from any lot line of the parcel being proposed for the Variance. No response letters were received before the comment deadline on May 28, 2025.

BE IT RESOLVED that approval be granted to an application has been received from Concord Properties Ltd. for a Variance to replace the Streetwall and Streetwall Stepback with building articulation in relation to the future Development of a portion of PID 328039 on MacKinnon Drive subject to the following conditions:

1. Conformance, excluding non-substantive changes with the conceptual plans "MacKinnon Drive Multi Res." Prepared by Spitfire Design Co., Flight No. 4610 dated May 8, 2025.
2. That all other relevant provisions of the Town of Stratford Zoning and Development Bylaw, Bylaw #45 are met.

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

Question: **CARRIED (discussion took place after reading of Resolutions PH023-2025, PH024-2025, PH025-2025 & PH026-2025)**

j) Resolution PH026-2025 – VA006-25 – Concord Properties Ltd. – MacKinnon Drive (PID 328039) – Underground Parking Exemption

Moved by Councillor Jeff MacDonald

Seconded by Councillor Jill Chandler

WHEREAS an application has been received from Concord Properties Ltd. for a Variance to subsection 12.4.11, requiring 50% of the parking be located underground, in relation to the future Development of two (2) Multiple Attached Dwelling (Apartment or Condominium) Buildings to be located on a portion of PID 328039 on MacKinnon Drive within the Core Mixed Use (CMU) Zone; and

WHEREAS the additional height to accommodate a traditional roof design triggers the underground parking requirement rather than additional units; therefore, no additional parking spaces are required due to the increase in height; and

WHEREAS pursuant to subsection 6.1.2. of the Zoning and Development Bylaw #45, Variance applications shall demonstrate one of a number of tests for justifying a Variance approval. This application has been considered against the following test:

(c) the Variance is consistent with the intent and purpose of the Official Plan.; and

WHEREAS on May 12, 2025, in accordance with subsection 6.1.6. where a Variance in excess of ten percent (10%) is being requested, thirty-four (34) notification letters were sent to property owners who own parcels of lands which are located in whole (or in part) within sixty-one metres (61 m) or two hundred feet (200 ft.) from any lot line of the parcel being proposed for the Variance. One response letter was received before the comment deadline on May 28, 2025.

BE IT RESOLVED that approval be granted to an application from Concord Properties Ltd. for a Variance to subsection 12.4.11. in relation to the future Development of a portion of PID 328039 on MacKinnon Drive subject to the following conditions:

1. Conformance, excluding non-substantive changes, with the conceptual plans "MacKinnon Drive Multi Res.", prepared by Spitfire Design Co., Flight No. 4610, dated May 8, 2025.
2. That adequate screening shall be provided along the rear lot line abutting the R2 zone in accordance with the Town of Stratford Zoning and Development Bylaw #45.
3. That wheel stops shall be provided to prevent vehicles from encroaching onto the sidewalk.
4. That all other relevant provisions of the Town of Stratford Zoning and Development Bylaw, Bylaw #45 are met.

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

The planning department spoke about the zone this is in, the nature of the variations, and if there is a motivation behind all the variation requests.

Ms. Kennedy reported that this development is proposed to be in the CMU zone and will be the first building going into the CMU zone. She requested the property map and site plan to be displayed on screen. The nature of the variances is partially that some of the build form requirements that were built into these zones will put a financial constraint on the developer that would deter the project entirely. Some of the variances such as the green roof and underground parking will reduce the cost significantly. Looking at the points in the bylaw, planning has looked at the safety aspects, and that the building is consistent with the building material form and scale of the existing surrounding development. Looking at what properties are most impacted, the R2 zone below the development - across the street and beside

it is not developed. In terms of this specific area being on the outskirts of the core, the existing core area plan, which is appendix A or B of the official plan, it speaks to maintaining the character of the neighbourhood below. This is the reasoning for the sloped roof which is consistent with the original plan. Ms. Kennedy asked to have the building displayed on the screen. She noted that the flat roof was replaced with a 30% soft landscaping with a low-pitched hip roof. A benefit to the sloped roof is that it conceals rooftop equipment which adds a residential feel to the development. The bylaw states that flat roofs shall have 30% soft landscaping, if adding a sloped roof it will remove the requirement. In the official plan it suggests that green roofs are encouraged but not required. There are other heavy landscaping requirements for this building. The next variance talks about the street wall and street wall step back. In the CMU zone it is required that the building recesses after the third floor. The recess is referred to as a step back. The developer has proposed to put building articulation instead of doing the step back. This involves putting extra thick framing around the balconies creating an illusion of a jut out. Different colours are used between the third and fourth floor to eliminate the tunnel feeling. In addition, the developer is purposing to have stonework along the front which brings the eye down to the pedestrian scale. Regarding the underground parking exemption, if this was being proposed as a flat roof, they would not need the underground parking requirement. Because they added the sloped roof to help it blend into the existing area, they added height and therefore 50% of the parking must be underground. The official plan does not say it is required or encouraged. An argument for underground parking may be the reduction in non-permeable surfaces. This creates storm water management concerns. Currently there are no concerns in this area. There is a large strip on landscaping proposed between the R2 zone and the proposed parking lot. This would shield the look of the vehicles. In terms of cost one space could add up to a hundred thousand dollars to the cost of the project. For this size of a development, it would deter the project entirely. When looking at the official plan, there is a quote that states that the Stratford Town Council must work closely with landowners, and developers in the core area to maximize both individual benefits and the broader community benefits of a sound core area plan. Council must be proactive in providing leadership to maximize the long-term development potential of this area. Since the official plan was last formally updated in 2014, the town has done its own growth studies. It indicates that we will need an additional 8,300 new dwelling units for context, there are currently approximately 500 units in the town. In the context of the discretion that the official plan gives council, as well as the growth management studies these variances seem to be in line with the official plan.

To clarify Ms. Kennedy's comment about impermeable services, stormwater management and if there will be a condition in future resolutions when there's a development permit for the specific building. Ms. Kennedy advised that this would be something they would do during the site plan approval. This would be after the variances, and there is a large list of requirements for the site plan approval - one of which is the storm management plan, and it must be reviewed by the province and town.

Mayor Ogden called for any additional comments or questions, thanking the planning department for their hard work.

Question: **CARRIED**

k) **Resolution PH027-2025 – RZ004-2025 General Text and Zoning Map Amendments to Town of Stratford Zoning and Development Bylaw #45 and General Amendments to the Official Plan Designation Map Regarding the Stratford Waterfront Area – Public Meeting**

Moved by Councillor Jeff MacDonald

Seconded by Councillor Jody Jackson

WHEREAS the Planning Department is proposing a rezoning 28 lots (from General Commercial (C1), Highway Commercial (C2), Low Density Residential (R1), Multiple Unit Residential (R3) and Waterfront Residential (WR) to Waterfront Mixed-Use Zone (WMU) as shown on the attached map) and updated revision to the "Waterfront Mixed-Use Zone" in the Town of Stratford Zoning and Development Bylaw #45; and

WHEREAS the Planning Department is proposing amendments to the Town of Stratford Official Plan to permit additional Mixed-Use designation to the adopted 2008 Core Area Subsidiary Plan; and

WHEREAS this amendment to rezone is born from the Housing Accelerator Fund initiatives to provide mixed-use development where possible, to permit residential units and encourage new commercial development with the Town; and

WHEREAS this rezoning and text amendment has been developed in coordination with the Official Plan and Zoning and Development Bylaw Amendment and this proposed mixed-use development area has been included in the public engagement; and

WHEREAS pursuant to the Provincial Planning Act and Section 3 of the Town of Stratford Zoning and Development Bylaw #45, the Council must hold a Public Meeting to receive comments from the public on the proposed amendments; and

BE IT RESOLVED that a public meeting be held on a Date/Time to be determined by Staff and the Planning, Development and Heritage Committee in order to provide an opportunity for the Town to present the proposed amendments to residents and to obtain their input.

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

Question: **CARRIED**

I) Resolution PH028-2025 – A03-2025 Text Amendments (Short Term Rental Accommodation) Town of Stratford Zoning and Development Bylaw #45 - Public Meeting

Moved by Councillor Jeff MacDonald

Seconded by Councillor Jill Chandler

WHEREAS the Planning Department is proposing several text amendments involving the incorporation of a new Short-Term Rental Accommodation definition and provision to provide clarity around approvals and regulations in the Town of Stratford Zoning and Development Bylaw #45; and

WHEREAS The following are main components to the proposed amendment as follows:

1. Add the definition “Short-Term Rental Accommodation” and some minor amendments to Bed and Breakfast.
2. Replace “Section 8.28 Bed and Breakfast” with “Section 8.28 Short-Term Rental Accommodation.”
3. Add regulations and requirements to allow Town Staff to approve and permit “Short-Term Rental Accommodations” within the Town.

WHEREAS pursuant to the Provincial Planning Act and Section 3 of the Town of Stratford Zoning and Development Bylaw #45, Council must hold a Public Meeting to receive comments from the public on the proposed bylaw.

BE IT RESOLVED that a public meeting be held on a Date/Time to be determined by Staff and the Planning, Development and Heritage Committee in order to provide an opportunity for the Town to present the proposed new Bylaw to residents and to obtain their input.

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

Question: **CARRIED**

m) Resolution PH029-2025 – RZ002-25 – Falcon Homes – Ducks Landing (PID 1085976) – Rezoning from R1 to TCR

Moved by Councillor Jeff MacDonald

Seconded by Deputy Mayor Steve Gallant

WHEREAS an application has been received from Falcon Homes Ltd. for a request to rezone PID 1085976 located on Ducks Landing from the Low Density Residential (R1) zone to the Town Centre Residential (TCR) Zone; and

WHEREAS the applicant is proposing the zoning change to facilitate a future 6-unit Stacked Townhouse development located in between an existing 18-unit Multiple Attached Dwelling and a Single Detached Dwelling; and

WHEREAS pursuant to the Provincial Planning Act and Section 3 of the Town of Stratford Zoning and Development Bylaw #45, Council shall hold a Public Meeting to solicit input from residents on the proposed zoning amendment application.

BE IT RESOLVED that a public meeting be held to solicit input from residents on the application to rezone PID 1085976 located on Ducks Landing from the Low Density Residential (R1) Zone to the Town Centre Residential (TCR) Zone.

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

Question: **CARRIED**

13. INFRASTRUCTURE

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

A well-attended public information session was held by the Provincial Department of Transportation and Infrastructure on May 29, 2025, at the Stratford Town Hall. The department presented the plan and timelines for the Glen Stewart drive roundabout project which is set to begin at the end of June. They also reviewed the next phases of the upgrades to the Trans-Canada Highway/Stratford Road/Hopeton Road intersection and

surrounding areas to take place over the next few years. The session was very informative and is an event we plan to host each year.

CBCCL has begun the design process for the sewer lift station standby generators project. They visited each site to confirm details of the electrical infrastructure and completed the topographic survey of each site. The design package is to be completed and issued for tender by the end of July.

Quotes have been requested for the design of the parking lot on Shepard Drive and will be received until Friday, June 13, 2025. It is anticipated that the design will be completed and issued for tender by the end of July.

We have approved 38 applications to date for the 'sewer pump redirection rebate program,' with approximately \$60,000 of rebates to be issued. With a considerable amount of funding remaining, we encourage customers to call for more information on the eligibility of the program and to sign up.

Infrastructure staff has been busy with the following:

- Casual staff hiring is still underway with approximately 80% of the positions filled;
- Grass cutting is in full swing at all properties. Sports fields and other areas that we cut using our own equipment and resources consumes roughly 40-50 man hours per week;
- Speed radar monitoring and speed hump installation is ongoing with humps installed on Glen Stewart Drive, Hollis Avenue, Aptos Drive, Emmalee Drive, Brookside Drive, and Heron Drive;
- Maintenance and landscaping continues at all Town owned properties;
- Bylaw inspection, enforcement, and follow-up has picked up considerably as it does every year at this time – particularly in terms of grass complaints;
- The utility staff attended the 'Municipal Utilities' meeting in Charlottetown on May 8, 2025, that was hosted by the Department of Environment, Energy and Climate Action;
- Investigating and coordinating watermain repair on the Trans Canada Highway;
- Coordinating electrical installations at the waterfront park;
- Water turn-on and meter installs at seasonal properties continue throughout Juen;
- The water valve exercising program has begun;
- Sewer and water component maintenance is underway and will continue throughout the summer months and into the fall;
- Water and sewer inspections, meter installations, and water turn-on for new development is ongoing;

- Ongoing inspection and maintenance of water and sewer systems and facilities; and
- Managing ongoing customer and resident inquiries and concerns.

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

Councillor MacDonald asked for the timeline on the CBCL design and construction of the backup generators, and the reply was that we hope to have it completed by fall. The infrastructure director Jeannie Woodard advised that the design is to be completed by the end of July and at that point they will put out to tender to gain submissions for the construction work. There is a wait for the generators - approximately a 30-50 week wait to get the material in. This will postpone any installation work to this time next year. If they can be sourced sooner, the work will be completed sooner, but this is unlikely.

Mayor Ogden commended Councillor MacDonald on carrying the idea forward.

14. COMMITTEE OF THE WHOLE

The report was included in the agenda package for Council to review.

15. SUSTAINABILITY COMMITTEE

a) The report was included in the agenda package for Council to review. Councillor Chandler gave an overview of the report as follows:

- Residential tree planting program is underway with more than half of the trees planted. Through a bit slower starting, all trees have been spoken for, and a wait list is being kept for next year's anticipated program.
- Summer staff is currently maintaining trees on Town properties, including pruning and removing metal stakes from previously planted trees. This summer, approximately 1000 trees will be planted (saplings) across Stratford. Most of these trees will be planted at Fullerton's Creek Conservation area to support afforestation efforts as part of the Forest Management Plan's recommendations.
- Staff is collecting total suspended solid (TSS) samples following major rainfalls in the Town to monitor runoff from development sites. If issues are found, including with the sediment control measures in place, the planning department is notified for follow up with the developer.

- The Town will be hosting and engaging with the business community in the coming weeks and months with a hope to relaunch the Stratford Business Group. A great discussion was held around opportunities and methods of engagement, and we look forward to seeing what we can grow out of these discussions when they get going.
- The Town's most recent business survey is now available on the Town's website, but with a low response rate this year a discussion was held with the committee to consider other options for the future which may include holding it on alternating years or moving it earlier in the fall. It was also expressed that improving our engagement with the business community as we have underway – will also likely see an uptick from the business community should it proceed this fall.
- The Diversity and Inclusion Sub-committee held a launch of the Town's 30th Anniversary Legacy Book at the anniversary celebration held on May 15, 2025. Hard copies have just arrived and will be available for sale in the near future to interested members of the public along with copies provided to the school and public library for borrowing. The Town has also contacted the provincial archives who are reviewing the audio recordings and potentially interested in adding them to their collection as a legacy of this project as well.

b) Transit

Councillor Chandler reported that she was a part of the meeting with the transit providers, and they were able to ask questions. She noted that she worked for a ride share company, studying transit, and has a strong interest in transportation. She is looking forward to hearing back from the provider on the questions that were asked. Councillor Chandler is looking for more information on who the current riders are so the town can build a profile, and we can work with the provider to improve services. The transit summary at this moment is flattening, the year began lower but there is a steady climb. We can speculate on why the numbers did not increase, such as school ending etc. but without data, we can only speculate.

CAO Crosby advised that the provider did say that everything did flatline across the whole system because of the reduction in immigration, but all of Councillor Chandler's questions are valid.

Councillor Chandler agreed with the provider that the reduction is due to immigration, but when looking for numbers on specific riders, student ridership, who is paying etc. – we don't have this information, so we can't associate lower ridership with the drop off of students. We can't say with certainty that students make up the majority of the ridership on the buses.

Deputy Mayor Gallant mentioned that at the last Committee of the Whole meeting they talked about increasing services at different times of the day. He added that he has heard from residents that they are looking for increased times of service.

Councillor Chandler liked that they have the willingness to work with the Town, and it supports the message that residents can live, work, play, and shop in Stratford.

Mayor Ogden reported that we really want to work with the provider to be able to provide service to ward 3 as Councillor Jackson and Deputy Mayor Gallant have been advocating for a long period of time.

Deputy Mayor Gallant mentioned that this was done a few years ago and was unsuccessful, but since then they have stepped up and put \$10,000 into it. Mayor Ogden confirmed that it was \$15,000 that was put into a pilot project, but it was during the pandemic, and this may not have been the best time.

Councillor Jackson commented that as an observer the pilot was doomed by the pandemic. Ward 3 is very passionate about seeing transit in this area. Hopefully the connection between Reeves Estates gets completed. Transit is not easy to design therefore they are patient, as it needs to work properly. Thanking Councillor Chandler for leading the project, spoke with her and she will be riding the bus, acknowledging leadership.

Councillor Chandler advised that she has taken the transit bus and has also done the provincial route, Montague to Charlottetown. We can see opportunities and can move people through Charlottetown faster.

Mayor Ogden believes that this is one of the answers that was discussed with the providers. If the connection can be made between rural transit and T3 Transit, it would provide better service for everybody, including people coming from the east.

Deputy Mayor Gallant commented that there are more than 160 houses in Reeves Estates and more than 100 houses in Clearview Estates and transit would be beneficial for these residents.

Mayor Ogden noted that there is a safety issue with passengers travelling back from Charlottetown – they would need to cross the highway and there is no safe way to do so. The only way is if the bus goes into Reeves Estates and then tries to get back into traffic at rush hour, which would cause issues and delays. The answer will be once the connection is made between Hollis and Reeves.

16. INTERGOVERNMENTAL AFFAIRS AND ACCOUNTABILITY (IAA)

The report was included in the agenda package for Council to review. Councillor Chandler gave a brief overview of her report:

- Annual Resident Survey – As Town staff has been proofing the draft report, the results will be ready to present to staff and Council mid-June, and following that, released publicly. There was some discussion on ideas to increase participation numbers and other feedback, but it is worth noting that the 2025 response rate did see a small increase over 2024 and remains a statistically valid survey and a primary engagement tool with our community.
- Meetings continue regularly with both our provincial MLA's and have begun with our newly elected MP. These regular meetings are important opportunities to bring forward information on community needs and activities, as well as to have regular two way communication with our elected officials on items that they have relevant to our community in their official work.
- Some updates and discussions were held on the ongoing transit negotiations, revenue sharing and fire company request. The mayor also gave some Federation of PEI Municipalities meeting updates highlighting advocacy work, municipal support and legislative challenges.

17. INQUIRIES BY MEMBERS OF COUNCIL

Nil

18. OTHER COMMITTEES

a) Stratford Senior's Complex

Deputy Mayor Gallant noted that the following is an overview of projects and items being worked on:

- Working with the infrastructure department to plan capital projects based on the building assessment report.
- A new agreement has been signed with CMHC for subsidized housing, and it runs until March 31, 2028.
- Apartment 5 has been filled.
- Apartment inspections will be done this month.
- Kim and Paulette will go onsite to the complex to get tenants to fill in new leases and rent calculation form for the new CMHC program.

- Reviewing replacement reserve funds to figure out which capital projects can be completed in the current year.

There are currently 25 people on the waiting list.

19. APPOINTMENTS TO THE COMMITTEE

Nil

20. PROCLAMATIONS

National Indigenous Month

- Whereas** *in the spirit of Reconciliation, the Town of Stratford acknowledges that the land upon which we gather is unceded Mi'kmaq territory and Mi'kma'ki is covered by the historic Treaties of Peace and Friendship; and*
- Whereas** *June is recognized as National Indigenous History Month in Canada and is an opportunity to bring awareness and understanding of the diverse histories, resilience, and achievements of Indigenous peoples across our country; and*
- Whereas** *June 21 is **National Indigenous Peoples Day** – an opportunity to amplify Indigenous voices, and perspectives enriching our understanding and appreciation of Indigenous cultures and heritage across Turtle Island; and*
- Whereas** *June 30 is **Indigenous Survivors Day**, and provides a significant opportunity to recognize and honour the resilience, strength, and cultural heritage of Indigenous communities that have endured historical traumas, including the 60's Scoop, the Millennium Scoop, birth alerts, and the enduring legacy of residential schools; and*
- Whereas** *we recommit our efforts as a whole community to continue to actively build meaningful relationships with the Mi'kmaq community based on respect, cultural understanding and reconciliation to advance inclusivity, diversity, and equity on our path of reconciliation.*
- Therefore,**
- Be it Resolved** *that I, Steve Ogden, Mayor of the Town of Stratford, do hereby proclaim **June to be National Indigenous Peoples Month**, and the date of June 21, 2025, as **National Indigenous Peoples Day**, and the date of June 30, 2025, as **Indigenous Survivors Day**.*
- In Witness,**
- Whereof** *I have set my hand and caused the seal of the Town of Stratford to be affixed hereto.*

21. OTHER BUSINESS

Mayor Ogden noted that our CAO Jeremy Crosby was honoured by the Canadian Association of Municipal Administrators (CAMA) for his dedication and remarkable 20 years of public service and municipal management.

Councillor Jackson thanked Mary McAskill will be retiring at the end of June after 23 years of service and thanked her for everything she has done for the town. The CAO stated that he and Mary worked together for 20 years, and he has asked for her help and advice over the years. Mayor

23. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:45 p.m.

Mayor Steve Ogden

Jeremy Crosby, CAO