

**REGULAR COUNCIL
REGULAR MONTHLY MEETING
APPROVED MINUTES**

DATE: July 9, 2025
TIME: 04:30 p.m. – 7:00 p.m.
PLACE: Council Chambers
PRESENT: Deputy Mayor Steve Gallant; Councillors Gordie Cox, Jody Jackson; Jeff MacDonald; Jill Chandler, Ron Dowling; CAO, Jeremy Crosby; Jeremy Pierce, Deputy CAO and Recreation Director, Phil Rough, Town Planner; Kim O’Connell, Director of Finance and Technology; Jeannie Woodard, Director of Infrastructure; Wendy Watts, Community and Business Engagement Manager; Sarah Kennedy, Development Officer, (arrived at 5:41pm) and Neala Smallman, Recording Clerk
EXCUSED: Nil
CHAIR: Mayor Steve Ogden

1. CALL TO ORDER

- a) We acknowledge the land upon which we gather is the unceded territory of the Mi’kmaq, and we pay our respects to the Indigenous Mi’kmaq People of this territory past, present, and future.

2. DECLARATION OF CONFLICT OF INTEREST

Nil

3. APPROVAL OF AGENDA

It was moved by Councillor Jeff MacDonald and seconded by Councillor Jody Jackson that the agenda be approved as circulated.

4. MINUTES

- a) Regular Monthly Meeting Minutes
It was moved and seconded that the Regular Council Meeting minutes of June 11, 2025, be approved as circulated.
- b) Special Council Meeting
It was moved and seconded that the Special Council Meeting minutes of June 25, 2025, be approved as circulated.

5. BUSINESS ARISING FROM THE MINUTES

Nil

6. PRESENTATIONS FROM THE FLOOR

- a) The Water school winners and calendar was included in the agenda package.
- Water school is a program that runs every year to teach students about water conservations and how best to use water. At the end, they are encouraged to make an art piece related to theme of the program and 12 winners are

picked. These winners are presented with a certificate from Mayor Ogden and their artwork also gets featured in a calendar.

At this time the winners were presented with their certificates and framed artwork, followed by a reception.

7. MAYOR'S REPORT

- a) The report was included in the agenda package for Council to review. Mayor Steve Ogden provided a review of his report as follows:

- Enjoyed great Stratford Canada Day Celebrations at Michael Thomas Waterfront Park.
- Participated in a Planning Committee Meeting.
- Attended Mayflower Seniors Club closing event.
- Seniors College Strawberry Social.
- FPEIM Finance Committee Meeting.
- Chaired FPEIM Policy Committee meeting.
- FPEIM Board of Directors meeting.
- Meeting with RCMP Commanding Officer on PEI C/Supt. Kevin Lewis.
- Meeting with legal counsel to finalize Atlantic Pickleball Club Agreement.
- Crimestoppers AGM and luncheon.
- Meeting with MP Kent MacDonald and representative of Federal Housing Minister.
- Meeting and tour of Community Campus with MLAs. BurrIDGE, Redmond, Croucher and Bell.
- Atlantic Mayors Congress in Saint John, NB.
- Public Meeting regarding a proposed rezoning.
- Lunch with Infrastructure Staff.
- Committee of the Whole Meeting.
- Special Council Meeting.
- Regular Monthly Council Meeting.
- Meetings with residents and Staff members.
- Looked after the day-to-day business and internal affairs of the Town.

Mayor Ogden began by acknowledging and commending all staff, including Councillors Chandler and Cox, and the various departments—Recreation, Infrastructure, Planning, and Finance—for their collective efforts in organizing a successful Canada Day celebration at the new Michael Thomas Waterfront Park. He noted that the event was a great opportunity to showcase the park and emphasized the professionalism of staff in managing and overcoming on-site challenges.

He reported attending the closing events for both the Mayflower Seniors Club and the PEI Seniors College. He highlighted the importance of these organizations in providing meaningful social and educational opportunities for seniors in the community.

Mayor Ogden also attended the Atlantic Mayors Congress held in Saint John, New Brunswick. He noted that the event was a valuable opportunity to discuss shared challenges with other mayors from across Atlantic Canada and to learn about best practices being implemented in other municipalities.

A meeting was held with MP Kent MacDonald and a representative from the federal housing minister's office regarding federal funding for the proposed wellness facility. Mayor Ogden reported that the discussion was positive and that efforts to secure funding are continuing.

Mayor Ogden, along with local MLAs, toured the community campus. During the visit, they discussed the economic benefits of the facility, the development of a new high school, and the proposed junior high. He advised that the land transfer process for the junior high is currently underway.

Lastly, Mayor Ogden, Deputy Mayor Gallant and Councillor Cox attended the Federation of Canadian Municipalities (FCM) Annual General Meeting in Ottawa. He noted the conference was informative and provided valuable insight into initiatives and issues faced by municipalities across the country.

8. CHIEF ADMINISTRATIVE OFFICER

- a) The report was included in the agenda package for council to review. The CAO provided a review of his report as follows:

- Together with the HR Coordinator/Manager, we conducted interviews for the new Clerk to the Chief Administrative Officer. I am happy to report that we have selected a successful candidate, Neala Smallman, who is currently doing well as she learns her new role.
- Attended meetings with the Charlottetown Area Transit Coordinating Committee (CATCC) and the provider to continue negotiations on the new contract.
- Chaired the bi-monthly department head meetings.
- Attended a meeting with the mayor and councillors to discuss potential funding for a new ladder truck for the Crossroads Rural Fire Department (CRFD).
- Attended a meeting with the mayor and representatives from the provincial government, the Town of Cornwall, the City of

Charlottetown, and the Council of Canadians with Disabilities to discuss accessible taxi services in the three communities.

- Attended a meeting with representatives from the infrastructure department and provincial transportation to discuss proposed road development in the business park.
- Attended and participated in the monthly committee of the whole meeting.
- I attended a leadership workshop titled Aligning Service Expectations with Capacity put on by the Federation of Prince Edward Island Municipalities.
- Attended a meeting with the Deputy CAO and Tennis PEI to discuss the possibility of including their program in our new health and wellness facility.
- I attended the flag-raising ceremony for the Brain Injury Association of PEI.
- I attended the preview and presentation regarding the development of our new website.
- I attended a meeting with the Director of Planning and representatives from Maritime Electric regarding the acquisition of land in the Town.
- Attended and participated in the monthly Town Council Meeting.
- I attended the quarterly meeting with the mayor, deputy mayor, and RCMP Superintendent Kevin Lewis.
- I attended a business networking event hosted by Stewart McKelvey.
- I attended and participated in the presentation of the results of our annual survey.
- Along with the mayor, our solicitor attended the signing of the sale agreement with the Atlantic Pickleball Group Inc.
- I attended a presentation on a Centralized Community Calendar with community engagement staff for the town.
- Chaired the monthly meeting of the CAO department.
- Along with the mayor and the Deputy CAO met with MP Kent MacDonald to discuss infrastructure projects in the town.
- Along with the mayor and the deputy CAO, we met with MLA Jill Burridge, Jenn Redmond, Robin Croucher, and Zack Bell to review the community campus project and provide a tour of the property.
- Chaired the monthly staff meeting and recognized Mary McAskill on her much-deserved retirement after 23 years of service with the town.
- Attended and participated in the June 25, 2025, committee of the whole meeting.
- Along with the director of finance, the director of infrastructure and the deputy CAO/director of recreation held a meeting to discuss the reorganization of the infrastructure and recreation departments.
- Attended and participated in the monthly Planning Board Meeting.

The CAO attended a meeting with Mayor Ogden, representatives from the provincial government, the Town of Cornwall, the City of Charlottetown, and the Council of Canadians with Disabilities to discuss accessible taxi service across the three communities. No follow-up meetings have occurred to date, but the Town remains open to continuing the discussion.

CAO Crosby also attended the flag-raising ceremony for the Brain Injury Association of PEI, which was well attended.

CAO Crosby participated in a presentation of the results of the annual resident survey. He noted that the results are under review and emphasized the importance of using this feedback to inform future decision-making.

A presentation was attended by the CAO and other staff regarding a centralized community calendar. The initiative is being explored as a potential addition to the Town's website, pending further evaluation of the available technology.

In collaboration with the Mayor and Deputy CAO, a meeting was held with MP Kent MacDonald to discuss the community campus and other infrastructure projects. Continued discussions have taken place, and progress appears to be moving in a positive direction.

As mentioned by the Mayor, the CAO also met with local MLAs to review the community campus project. A tour followed the meeting, and the CAO expressed that the group now has a greater understanding of the goals Stratford is working toward.

Finally, the CAO chaired the monthly staff meeting, where he recognized Mary MacAskill on her well-deserved retirement after 23 years of service.

Deputy Mayor Gallant asked for an update on the recent meeting conducted by the Director of Finance, Director of Infrastructure, and the CAO concerning the reorganization of the Infrastructure and Recreation Departments.

CAO Crosby advised that, as part of the implementation of the KPMG report recommendations, changes have been made to the Infrastructure and Recreation departments. Recent follow-up meetings focused on clarifying reporting procedures, financial management, and timesheet processes. The CAO clarified that no new reorganization is currently underway; rather, this work continues the previously approved restructuring. For example, Recreation staff now report to Jeremy Pierce, and reporting guidelines have been refined to align with the report's recommendations.

Councillor Chandler inquired about the Charlottetown Area Transit Coordinating Committee, specifically asking if there had been any feedback or

follow-up regarding the statistical information previously requested following the meeting with the service provider. CAO Crosby responded there have been ongoing conversations about the requested transit statistics. Currently the data mostly comes from bus drivers who are busy managing multiple tasks. To get more accurate information, the Town is looking into newer technologies. While they can't provide all the detailed data immediately, they are working on it. The CAO also mentioned challenges like passengers transferring between buses, which can lead to double-counting. These issues were discussed in a recent meeting with the service provider, and improving the data remains a priority.

9. SAFETY SERVICES

a) Report

Unapproved minutes from the Safety Services Committee meeting on June 16, 2025, were included in the agenda package for council to review.

b) Street Light Report - no report

Councillor Dowling noted that although there is no formal streetlight report this month, he provided an update from Director Woodard regarding requests for additional street lighting on Newton Lane and Clear View Estates. In response to concerns raised at the recent committee meeting, seven new lights have already been installed on Newton Lane. Additionally, further lighting was added on John Joe Sark Drive near the intersection with Bunbury Road following resident complaints about inadequate lighting in that area. Councillor Dowling commended staff for their prompt and responsive action.

c) RCMP Report

The reports were included in the package for council to review.

Mayor Ogden provided an update on a meeting held on June 12th with Chief Superintendent Kevin Lewis, Sergeant Nick Doyle, and Superintendent Sarah Drummond of the RCMP. They discussed the July 1st Canada Day event, noting that anticipated congestion was managed effectively and there were two RCMP officers present at the event, which was well received by the community. Mayor Ogden expressed appreciation to the RCMP, particularly Chief Superintendent Lewis, for their visible presence at official functions. The discussion also addressed the ongoing issue of fuel drive-offs. It was noted that this is primarily a civil matter rather than a criminal one. The RCMP had a representative attend the Federation of PEI Municipalities board meeting on June 17th, 2025, where a presentation highlighted the dangers associated with drive-offs, including risks to individuals attempting to intervene. The Federation is currently reviewing the matter and considering drafting a resolution regarding "pay at the pump" systems to reduce incidents. The response from board members was positive, and a recommendation will be made at the next annual general meeting.

Mayor Ogden thanked Chief Superintendent Lewis for following up on these matters and acknowledged the important role of the RCMP in maintaining community safety.

d) Humane Society Report

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

e) Fire Company Report

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

Deputy Mayor Gallant commented that during the month of June, the Crossroads Fire Department responded to a dwelling house fire on Mason Road in Ward 3 involving a family of four and two dogs. The Chief Fire Marshal, commended the department for their swift and effective response, noting their competence in extinguishing the fire and preventing further damage. Chief McCormack and Deputy Chief Billy McKinnon were also on site, and the overall response was praised for its professionalism and efficiency.

Councillor Dowling highlighted the dedication and proficiency of the volunteer fire company, emphasizing their ongoing training and commitment. Despite being volunteers, the firefighters regularly attend training sessions and fire school to maintain and enhance their skills. Councillor Dowling echoed Councillor Gallant's comments, affirming that the Crossroads Fire Department is highly capable and stands on par with many paid fire services across the country. The commitment of these volunteers, who respond promptly regardless of weather or time, was recognized and appreciated for their service to the community.

10. RECREATION CULTURE AND EVENTS

a) Report

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

Councillor Gordie Cox gave an overview of his report as follows:

Staff remained focused on the successful delivery of Canada Day celebrations at Michael Thomas Waterfront Park, which featured live entertainment, family activities, and strong community participation. Special recognition was given to the Stratford Youth Volunteer of the Year, Maria Duncan, and Adult Volunteer of the Year, Kristina Dowling.

The Town is also set to host a Tina Turner tribute concert by Craig Fair Productions at the Town Centre Gym on July 17–19 and 24–26.

The Stratford Youth Centre is on a summer break from regular programming, though key initiatives such as the leadership program, youth council, and garden club remain active. Three leadership groups will travel this summer as part of the Centre's enrichment programming. Between September 2023 and

August 2024, Stratford youth contributed over 5,000 volunteer hours in the community.

Summer camps, recreation programs, and sports leagues are well underway, with strong participation across soccer, cricket, baseball, and tennis. New programs, including pickleball, have also gained momentum.

Maintenance and upgrades are ongoing across multiple parks and recreation sites. Highlights include repairs at Pondsides tennis courts, upgrades at Lance Park and Glen Cove, installation of 10 new picnic tables (including two that are wheelchair accessible), new benches, and mural projects at several parks to enhance community spaces.

Councillor Chandler raised a concern regarding overgrowth along the active transportation trail on the Stratford side of the Hillsborough Bridge. It was noted that shrubs and vegetation are beginning to grow through the fencing and invading onto the trail. While the area remains visually appealing, Councillor Chandler cautioned that, as the growth continues, it could become intrusive—particularly for multiple users or cyclists. Clarification was requested on whether the maintenance of this area falls under the Town's responsibility. Director of Infrastructure, Jeannie Woodard, confirmed that maintenance of the median between the paved trail and the guardrail on the Stratford side of the Hillsborough Bridge falls under provincial responsibility. As such, the Town must wait until the province is able to address the overgrowth in that area.

11. FINANCE AND TECHNOLOGY

a) Report

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

MRSB completed their on-site audit work during the week of June 23rd. Staff are continuing to respond to audit-related questions and submitting information through the web portal.

The Town's insurance was issued for tender, as part of the regular four-year cycle. The tender closes on July 16th, with results to be discussed at the next Committee of the Whole meeting.

Training is currently underway for the new Financial Coordinator, who brings a wealth of experience to the role. Staff expressed confidence and satisfaction with the new hire.

Utility bills are being processed for e-billing, with mailed copies expected to be received by customers by July 16th.

A preliminary review of the current budget shows that expenses are trending slightly below projections. It was also noted that the updated CUSA grant amount has been reflected in the budget.

b) Financial Statements

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

12. PLANNING DEVELOPMENT AND HERITAGE

a) Report

The report was included in the agenda package for council to review. Councillor Jeff MacDonald gave an overview of his report as follows:

Councillor MacDonald noted that while overall development values have decreased compared to the same period last year, this is primarily due to the significant institutional development in 2024 related to the new high school. Despite this, the Town continues to see a healthy and diverse mix of development activity in the first half of 2025.

Planning staff anticipate that development activity will remain steady throughout the remainder of the year. Appreciation was expressed to staff, Council, and the Planning Committee for their ongoing efforts and thoughtful review of planning matters.

b) Permit Summary

The Building Permit Summary was included in the agenda package for Council to review.

c) Resolution - PH032-2025- RZ001-25 - Cornerstone Church - TCI to TCMU - Public Meeting

Moved by Councillor Jeff MacDonald
Seconded by Councillor Jody Jackson

WHEREAS an application has been received from the Cornerstone Baptist Church for a request to rezone PID 1016377, located at 295 Shakespeare Drive from the Town Centre Institutional (TCI) Zone to the Town Centre Mixed Use (TCMU) Zone; and

WHEREAS the applicant is proposing the zoning change for the future creation of three (3) medium density residential lots along Shakespeare and for the expansion of the existing institutional (church) building.; 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 1016377, located at 295 Shakespeare Drive from the Town Centre Institutional (TCI) Zone to the Town Centre Mixed Use (TCMU) Zone.

Discussion:

Councillor Dowling raised a concern regarding "for sale" signs posted on a property currently under consideration for rezoning. It was questioned whether existing lots had already been delineated or if lots were being advertised prematurely. Mayor Ogden noted that any sales would likely be conditional on the outcome of the rezoning process.

Further, Councillor Dowling expressed a preference for rezoning applications to be tied to a specific proposed use, rather than for the sole purpose of increasing sale value. It was noted that, in past instances, properties were rezoned without clear development plans, later sold at a higher value, and used for purposes that had not been previously disclosed. Councillor Dowling emphasized that once a property is rezoned, all permitted uses within that zone become possible, which may not always align with public expectations.

Councillor MacDonald responded that the concerns raised were valid and appreciated. Councillor MacDonald noted that the property in question is owned by a religious institution, which is not in the business of property development. The applicant has been transparent in indicating that the rezoning request is partially intended to support expansion plans for their organization and to generate revenue through the potential sale of a portion of the land for residential development, likely of a medium-density nature. It was further noted that, while it is more common for rezoning applications to be tied to a specific development proposal from an actual developer, the unique nature of this application is understood given the applicant's institutional purpose.

Mayor Ogden reminded Council that this application will proceed to a public meeting, where these and other important questions and concerns can be further discussed and addressed.

Question: CARRIED

- d) **Resolution - No. PH033-2025 - RZ002-25 – Falcon Homes – PID 1085976
Ducks Landing – Proposed Rezoning from R1 to TCR – 1st Reading.**

**Moved by Councillor Jeff MacDonald
Seconded by Councillor Jody Jackson**

WHEREAS an application has been received from Falcon Homes 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 purpose of the zoning change is 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 in accordance with the Stratford Zoning and Development Bylaw #45, Fifty (50) notification letters were sent out to property owners whose parcels were within 150 metres of the subject property, two advertisements were placed in the Guardian newspaper on June 14, 2025 & 21, 2025, signage was placed on the property 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 June 23, 2025, with 6 residents in attendance, and was streamed live on the Town's YouTube channel. Residents were given until June 27, 2025, to submit their comments; and

WHEREAS planning staff received seventeen (17) response letters from residents representing twelve (12) unique properties or twenty four percent (24%) of notified properties, providing comments on the proposed zoning amendment and proposed future development of the subject lands.

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

Discussion:

Councillor MacDonald moved that the Town of Stratford give first reading to Bylaw No. 45U, a bylaw to amend the Zoning and Development Bylaw, to rezone parcel PID 1085976 on Ducks Landing from Low-Density Residential (R1) to Town Centre Residential (TCR). The rezoning application, submitted by Falcon Homes, aims to facilitate the development of a six-unit stacked townhouse. The property lies between an 18-unit multi-unit dwelling and a single detached dwelling, in proximity to existing TCR-zoned lands. In accordance with the bylaw, notification letters were issued to 50 property owners within 150 meters, public notices were published in *The Guardian* on June 14 and 21, signage was posted on-site, and the proposal was promoted via social media. A public meeting was held June 23, 2025, with six residents in attendance and 17 written submissions received representing 12 unique properties (24% of notified owners).

Councillor MacDonald noted the development's compatibility with surrounding land uses and alignment with Stratford's Official Plan and infill principles. He emphasized the proposal's minimal impact on municipal servicing and praised the step-down design from nearby higher-density buildings to single-family homes. Planning staff collaborated with the applicant to adjust layout and privacy concerns. Visual materials, including massing and site plans, were presented to Council.

Councillor Dowling expressed appreciation that the developer worked with staff to revise the proposal and address some parking concerns. However, they raised several objections to the rezoning request:

- **Resident Feedback:** A significant portion of nearby R1-zone residents opposed the change, as demonstrated through public meeting comments and written submissions. Councillor Dowling emphasized that most respondents were against the rezoning and that these voices should be prioritized.
- **Spot Zoning Concerns:** While the application may not constitute a technical spot zone, Councillor Dowling argued that rezoning a single parcel in an R1 neighborhood creates the effect of one and is inconsistent with broader planning practices.
- **Transition Zoning Argument:** Councillor Dowling questioned the characterization of the lot as a “transition” between high- and low-density zones. In his view, a proper transition zone would consist of a gradual change across multiple properties—not a single infill development.
- **Alternative Densification Options:** It was noted that Stratford has other areas better suited for increased density without compromising existing low-density neighborhoods.

For these reasons, councillor Dowling, stated he would not be supporting the motion.

Councillor Jackson acknowledged the volume of public feedback received in opposition to the application but expressed support for the proposed rezoning. He noted that many concerns raised by residents, such as parking, traffic, and neighborhood character, are recurring issues that reflect broader challenges in Stratford and beyond. He emphasized that the current housing climate often necessitates shared living arrangements among young people and families, and that developments like the proposed six-unit stacked townhouse provide much-needed housing options.

Councillor Jackson also addressed resident concerns around trust and perceived broken promises, noting that while some may have expected their neighborhood to remain unchanged, the town must be responsive to changing housing needs and reasonable development proposals. He concluded by stating his support for the application, describing it as a good proposal that aligns with Stratford’s evolving housing needs.

Councillor Cox stated that he would be voting in favour of the proposed rezoning. He noted the lot in question has been vacant and unsightly for some time. Drawing on his personal experience with a past development near his own residence, he acknowledged that while he initially opposed it, the completed project had no negative impact on his quality of life. He suggested this reflects the importance of keeping an open mind when evaluating proposed developments.

Councillor Cox emphasized the urgent need for a range of housing options in Stratford, highlighting that stacked townhouses offer a practical and modern solution. He stressed that many residents, including seniors, are struggling with high rental costs, and housing options like this can provide greater affordability.

Councillor Cox concluded by stating the importance of building more diverse and accessible housing—not just for low-income individuals, but for all residents—given the growing challenges of affordability in Stratford.

Councillor Chandler stated that she had reviewed both the proposal and the public feedback. Councillor Chandler expressed that the proposal represents a responsible and appropriate use of the space, aligns with surrounding development, and offers needed housing options. She confirmed her support for the rezoning application.

Deputy Mayor Gallant expressed appreciation to Planning staff, for their respectful engagement with residents throughout the process. He noted how staff responded to concerns by adjusting the design—moving the building closer to the road and positioning berms and parking appropriately—to reduce impact on neighbours. He emphasized the importance of thinking creatively in response to the current housing shortage and referenced national efforts, including the Housing Accelerator Fund, which supports the introduction of multi-unit housing within R1 zones across the country. He clarified that while this development includes three units (six doors, two stories high), it aligns with broader housing goals. He acknowledged concerns raised by residents in written submissions, such as rodent issues and overgrown grass on the vacant lot and expressed hope that the developer will manage the site responsibly going forward.

Additionally, he shared a recent positive visit to a stacked townhouse development in Kelly Heights, describing it as attractive and well-built. The Deputy Mayor supported the development as a way to provide housing for families, especially in the face of rising rents. He concluded by reiterating his support for the application and complimenting staff for their work on the file.

Mayor Ogden emphasized the importance of resident engagement, stating that Council greatly respects the views of residents, particularly those directly affected, and sincerely appreciates their participation in the public meeting and submission of comments. He acknowledged that while local concerns are always taken seriously, Council has a responsibility to balance those views with the needs of the broader community. He noted that Council is also legally obligated to follow the Town's Official Plan, which supports increased residential density along transit corridors and in areas well served by public transit—principles that align with trends seen in other municipalities.

Mayor Ogden referenced Charlottetown's Harley Street as an example of a neighborhood where single-family homes and apartment buildings coexist harmoniously, illustrating that higher density housing can be successfully integrated into established communities.

He acknowledged that change can be difficult, and that fear and uncertainty are natural responses, but reiterated that Council's decisions are made with careful consideration and with the Town's overall growth and housing needs in mind. He concluded by commending members of Council for their thoughtful and respectful discussion, including those who presented opposing views, and emphasized that open debate is a critical part of good governance.

Councillor Jackson added a brief suggestion for consideration, prompted by resident feedback. He noted that while not a formal requirement, the addition of a fence at the

rear of the property could help address some concerns raised during public consultation. Specifically, he suggested that a fence might help reinforce the transition between the new development and existing properties, potentially improving privacy and reducing the perception of abrupt change.

He acknowledged that a fence is not mandated and that this was simply a suggestion based on community input.

Mayor Ogden concluded by noting an insightful observation that emerged during discussion, specifically, that building heights permitted in the R1 zone are actually higher than those allowed in the TCMU zone. This detail, he remarked, was enlightening and highlights an important consideration: rezoning to TCMU may, in fact, preserve more privacy for adjacent properties by limiting maximum building height compared to what could be constructed under existing R1 zoning.

Question: CARRIED (1 against for Councillor Ron Dowling)

13. INFRASTRUCTURE

a) Report

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

Deputy Mayor Steve Gallant reviewed the report as follows:

Staff have been actively managing multiple projects, including the design completion for Myrtle Street extension, Zakem sewer lift station upgrades, Reeves Estate water main distribution, and replacement of standby generators at sewer lift stations.

Repair work has commenced on the water main crossing at Trans-Canada Highway near Jubilee and Kinlock, with new piping installed and connections made to the north side of the highway. The final water main repairs on the south side will be completed following provincial infrastructure works.

To date, 40 applications have been approved for the sump pump redirection rebate program, with approximately \$63,000 in rebates issued and half the funding still available. We encourage residents to inquire about eligibility and to apply before the fall when demand increases.

Seasonal casual staff have been hired for durations ranging from 10 to 26 weeks. Grass cutting and park maintenance continue throughout the town. Speed hump installations have progressed on several streets including Glen Stewart Drive, Hollis Avenue, and others. Sidewalk inspections identified trip hazards, which have been marked for repair.

Water and sewer maintenance activities remain ongoing, including valve exercising, manhole cover adjustments, hydrant servicing, meter installations, and inspections related to new developments. During June, no

emergency sewer or water events occurred, with only one pump repair at the East Septic Lift Station.

Regarding after-hours emergency call service, Metacom Atlantic will no longer provide this service. We are collaborating with Eastlink and Kent Dean to implement a VoIP phone system for emergency calls, with Metacom agreeing to continue support with the new system.

Deputy Mayor concluded by thanking the provincial government, especially Minister of Transportation, Mr. Hudson, for recent paving work on Harland View Drive and Clifton Road in Ward One, which has been well received by residents

14. COMMITTEE OF THE WHOLE

- a) The unapproved Committee of the Whole meeting minutes for June were included in the agenda package for council to review.
It was decided that the minutes will be discussed and approved at the next Committee of the Whole Meeting.

15. SUSTAINABILITY

a) Report

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

At the June meeting several items were discussed including the Water School, Think Stratford updates, and the ongoing work between Wendy and Councillor Chandler to engage the business community as part of our strategy.

There was a review of the residential tree planting program, which continues to be very successful year over year. Updates were also provided on town tree maintenance, erosion and sediment control, and transit services. Applications for the 50-tree planting initiative have now closed, and planting is underway. The town's larger tree planting projects are also progressing.

b) Transit Report

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

CAO Crosby reported that electric minibuses are currently on order, which will enable designated areas for their use as part of the town's electrification program. He also noted that, following a request concerning the trees along the TransCanada Highway, a guardrail is being installed along that section for safety reasons. The provincial government responded promptly to this request.

16. INTERGOVERNMENTAL AFFAIRS AND ACCOUNTABILITY

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

Councillor Chandler reported that the committee's next meeting is scheduled for later this month. She highlighted that the 14th annual resident survey results were released in June, featuring 865 participants through both online and mailed responses. The data was statistically weighted to accurately reflect demographics such as age and dwelling type. The full survey report is accessible on the town's website. Councillor Chandler noted the positive trend in response rates, even if the total number of participants seems modest compared to the overall population. Councillor Chandler mentioned that key performance indicators, used to track progress over time, are being updated and will soon be available online.

Additionally, she referred to ongoing meetings with provincial MLAs, the federal MP, and the RCMP which had already been partly communicated to council. This concluded her update.

Councillor Jackson briefly inquired about the possibility of continuing efforts to encourage Charlottetown to join the Jet enforcement team.

Mayor Ogden addressed the ongoing conversations about Charlottetown joining the joint enforcement team. He recognized the concerns raised by Charlottetown officials regarding resource requirements and long-term commitments. The Mayor expressed hope that negotiations between the provincial government and Charlottetown would soon lead to an agreement. He also emphasized the positive and collaborative relationship between the municipalities and the mutual benefits such cooperation would bring to the region.

17. INQUIRIES BY MEMBERS OF COUNCIL

Deputy Mayor Gallant raised a concern regarding fencing around storm water management ponds, noting that some residents in their area had expressed worries related to new provincial building code requirements. They suggested that this topic would warrant further discussion and requested that it be placed on the agenda for the next Committee of the Whole meeting. The Deputy Mayor acknowledged that the issue might require a substantial discussion, estimating around 30 to 45 minutes, and hope that planning staff would be present to provide input and clarify the direction on this matter.

CAO Crosby noted that the town generally follows provincial guidelines and consultant recommendations regarding storm water management ponds and their slopes. He acknowledged that while these areas can appear unsightly during construction, they typically transition into natural wetland spaces used by residents and pets. He cautioned against requiring fencing around every storm water pond, emphasizing the need to balance safety with aesthetics and maintenance concerns. While some ponds with certain slopes may require fencing, most are designed to allow safe access. He cited Kelly's Pond as an example where fencing would not be

practical. CAO Crosby agreed to include the topic on the next Committee of the Whole agenda for further discussion.

Councillor Dowling recalled that at the recent Planning Committee meeting, there was extensive discussion about fencing around storm water management ponds. He noted general agreement that while fencing may not be necessary for every pond, the town's bylaw should include clear criteria based on characteristics such as slope, depth, and size to determine when fencing is required. He emphasized the importance of establishing a mechanism for staff or developers to certify compliance with these requirements. Given the increasing prevalence of such ponds in the community over the next 10 to 20 years, Councillor Dowling advocated for a well-defined schedule outlining appropriate safety measures—whether fencing or shrubbery. He suggested that staff conduct a jurisdictional scan of other municipalities' practices before the next Committee of the Whole meeting to inform the development of this framework. This approach, he argued, would assist both councillors and staff in effectively addressing resident inquiries and managing expectations regarding new developments.

Councillor Chandler raised a concern regarding parking issues commonly expressed by residents, particularly cars parked on streets in various developments. She noted that this challenge is not limited to any specific housing type but is a widespread issue across the town. Councillor Chandler emphasized the importance of proactive planning and enforcement to address parking problems. She suggested that future development applications should consider parking provisions carefully to mitigate potential parking congestion and ensure better management of on-street parking.

Mayor Ogden agreed with Councillor Chandler's point, emphasizing that as the town becomes more urbanized, parking regulation and control become increasingly important to ensure safety and order. He suggested that the best approach might be to initiate a discussion at the Safety Services Committee, potentially in collaboration with the Planning Department. The Mayor noted that reviewing parking laws and bylaws, particularly on main collector roads, would be beneficial. He supported the idea of conducting a jurisdictional scan to understand how other municipalities manage parking regulations. Acknowledging the town's growth and proximity to city status, he recommended that Councillor Dowling, as chair of Safety Services, consider adding this topic to the committee's agenda and request staff to conduct preliminary research ahead of the discussion.

18. OTHER COMMITTEES

a) Stratford Seniors Complex

The reports were included in the agenda package for council to review. Deputy Mayor Gallant reviewed the report as follows:

- Annual inspections have been completed. Apartments are in good condition and Infrastructure will do the needed repairs.
- Tenants have commented that they are happy with the work that infrastructure is doing on the maintenance of the building and gardens.
- The railings around the front patio are currently being painted.
- Contractor was in to fix one of the dryers.
- New fridge is being ordered for one of the units.
- Kim and Paulette met with the tenants on June 18th to explain the new agreement with CMHC and get the tenants to fill in new leases and rent calculation forms.
- 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.

Councillor Jackson inquired about the eligibility threshold for seniors in relation to the waitlist. Specifically, he asked whether this threshold is periodically reviewed or indexed to account for rising living costs and inflation. Councillor Jackson noted that while incomes and pensions for seniors may increase slightly over time, it is important to understand if the qualification criteria are adjusted accordingly to reflect these changes.

Director of Finance Kim O'Connell explained that under the previous program, the eligibility threshold was updated annually. However, the new program operates differently, allowing for the establishment of a separate threshold from the old one. Kim noted that the department has up to one year to develop a new governance policy to align with the updated agreement, and discussions on this matter are planned.

Mayor Ogden added that the recent period of hot weather has highlighted the importance of the cooling system installed in the common room of the seniors' complex. He emphasized that the system has proven its value in providing necessary relief during extreme temperatures.

19. APPOINTMENTS TO THE COMMITTEES

a) RESOLUTION - CW008-2025 – Committee Member Appointments

Moved by Councillor Jill Chandler
Seconded by Councillor Gordie Cox

WHEREAS Council has established a number of Standing Committees and Sub-committees in the Council Procedural Bylaw, Bylaw # 47, to advise and assist Council in its deliberations; and

WHEREAS the Bylaw provides for the appointment of residents and stakeholders by Council to provide public input to Council in its deliberations.

BE IT RESOLVED that the following residents be appointed to the Standing Committees and Sub-committees for the remainder of a two-year term ending on November 30, 2026, as follows:

Diversity & Inclusion Sub-Committee

- Sandokhan Cleare

Question: CARRIED

20. PROCLAMATIONS

Nil

21. OTHER BUSINESS

Nil

22. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:01 P.M.

Mayor Steve Ogden

CAO Jeremy Crosby