

**REGULAR COUNCIL  
REGULAR MONTHLY MEETING  
{APPROVED} MINUTES**

**DATE:** **September 10, 2025**

**TIME:** **04:30 P.m.**

**PLACE:** **Council Chambers**

**PRESENT:** Deputy Mayor Steve Gallant; Councillors Jody Jackson, Jill Chandler, Jeff MacDonald, Gordie Cox (arrived at 5:54pm), Ron Dowling, Jeremy Crosby, CAO; Jeremy Pierce, Deputy CAO, and Recreation Director; Dale McKeigan, Director of Planning; Phil Rough, Development Officer; Kim O'Connell, Director of Finance and Technology; Jeannie Woodard, Director of Infrastructure; Wendy Watts, Community and Business Engagement Manager; Corporal Paynter and transcribed by Neala Smallman

**EXCUSED:** Nil

**CHAIR:** Mayor Steve Ogden

**1. CALL TO ORDER**

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

Mayor 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.

**2. DECLARATION OF CONFLICT OF INTEREST**

Nil.

**3. APPROVAL OF AGENDA**

Councillor Cox advised he would be approximately 45 minutes late. As Chair of Recreation, Arts and Culture, Mayor Ogden requested that this item be moved further down the agenda. Council agreed to adjust the order as follows:

- Finance and Technology moved to Item 10
- Recreation, Culture and Events moved to Item 11

It was moved by Councillor Chandler and seconded by Deputy Mayor Gallant that the agenda be approved as amended.

**4. ADOPTION OF THE MINUTES**

It was moved by Councillor MacDonald and seconded by Councillor Jackson that the regular monthly meeting minutes of August 13, 2025, be approved as circulated.

**5. BUSINESS ARISING FROM THE MINUTES**

Nil.

**6. PRESENTATIONS FROM THE FLOOR**

Nil.

**7. MAYOR'S REPORT**

Mayor Ogden gave an overview of his report as follows:

- Attended a kickoff event for the Eastern Canadian girls' softball championship tournament and provided welcoming remarks on behalf of the Town
- Two meetings with IRSA regarding a proposed housing and commercial development
- Enjoyed attending a summer social hosted by MP Kent MacDonald
- Meeting with MLA Jen Redmond to discuss Stratford issues
- Participated in a meeting with the Honourable Gregor Robertson, Federal Minister of Housing and Infrastructure and MP Kent MacDonald to discuss Federal funding for the Community Campus Wellness Centre
- Very happy to participate in an event at Michael Thomas Waterfront Park to announce Federal funding received through the Canada Communities Building Fund
- Happy to support Stuff-a-Bus Food drive for the Upper Room
- Attended an event at the Island Gymnastics Academy to announce funding received by the Academy from the Canada Games Legacy fund
- Enjoyed attending a golf fundraising event for Stars for Life Autism support
- Participated in a meeting of the FPEIM Board of Directors
- Committee of the Whole Meeting
- Regular Monthly Council Meeting
- Meetings with residents and Staff members
- Looked after the day-to-day business and internal affairs of the Town

**Discussion:**

Councillor MacDonald referenced CAO Crosby's report regarding a meeting to discuss potential funding for the Wellness Center. Councillor MacDonald inquired whether any commitments had been made by federal partners, particularly in light of the ongoing community campus investments in lighting and field seating.

Mayor Ogden responded that while there have been positive indications, no concrete commitments have yet been received. An announcement is anticipated in the near future, though details regarding timing, amount, and scope remain unknown.

Council MacDonald expressed eagerness to receive confirmation so planning for the Wellness Center can proceed.

## **8. CHIEF ADMINISTRATIVE OFFICER**

CAO Crosby gave an overview of his report as follows:

- Along with the mayor, I attended a meeting with representatives of the Immigrant and Refugee
- Services Association of PEI to discuss a possible development in Stratford.
- Along with the mayor and the deputy Chief Administrative Officer I attended a meeting with the Honorable Kent MacDonald, MP for Cardigan, and Honorable Gregor Robertson, Federal Minister of Housing and Infrastructure. We discussed funding for our new health and wellness facility and provided an update on the progress of our Housing Accelerator Fund. Also in attendance were MLAs Jill Burridge and Jenn Redmond.
- I attended the Charlottetown and Area Chamber of Commerce event and roundtable discussion with the Federal Minister of Housing and Infrastructure.
- I met with the Director of Finance and staff from the Town of Cornwall, along with our insurance consultant, to discuss updates to our coverage.
- I attended a meeting with the planning staff regarding our waterfront rezoning application.
- I had a meeting with a group interested in developing within the community campus.
- I chaired the bi-monthly Department Head meetings.
- Along with the Director of Planning, I met with a group looking to establish a manufacturing facility in the new section of our business park.
- I chaired the monthly staff meeting and participated in the staff barbecue event.

Furthermore, I attended and participated in the monthly Committee of the Whole Meeting. 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've 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.

## **9. SAFETY SERVICES**

### **a) Report**

The Committee did not meet in August, therefor there is no report.

### **b) Street Light Report**

No report

c) **RCMP Report**

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

Corporal Paynter provided an overview of his report.

During the month of August, Stratford RCMP recorded 346 occurrences, 327 of which were founded or remain under investigation. This represents a decrease compared to July but an increase over August 2024, when 273 occurrences were reported. Nearly half of the August files (159) were related to traffic enforcement, resulting in 44 summary offence tickets and 52 warnings. Thirteen tickets and 25 warnings were issued for speeding within town limits, including two instances where drivers were recorded at 119 km/h and 122 km/h in posted 50 km/h zones. One driver was charged with impaired driving after registering more than three times the legal limit. Police also responded to nine motor vehicle collisions, 18 Selective Traffic Enforcement Program (STEP) files, and 19 thefts, 13 of which occurred at gas stations with no charges laid.

In addition to enforcement, RCMP members participated in community engagement activities at Milestones Daycare and the “Fill a Bus” event at No Frills. Proactive patrols continued at Kinlock Beach following complaints of alcohol consumption and littering, while targeted patrols on Stratford Road resulted in four tickets and twelve warnings.

Although overall calls for service have decreased, RCMP noted that enforcement activity and workload remain steady, with continued emphasis on traffic safety, visibility, and community presence.

**Discussion:**

Mayor Ogden expressed appreciation to the RCMP for their efforts in addressing school bus infractions, particularly vehicles passing buses with red lights flashing. Mayor Ogden noted the proactive measures, visibility, and surveillance undertaken by RCMP have contributed to improving safety for children traveling to and from school within the community.

Corporal Paynter noted that school bus and pedestrian safety continues to be a priority. RCMP have been in contact with local bus drivers to identify areas of concern and discuss how police presence can best support them. While some routes, such as Georgetown Road, have shown improvement in recent years, other areas including Kinlock Road and Bunbury Road remain problematic. RCMP will continue to maintain visibility during morning and afternoon school hours and plan to hold regular bi-monthly meetings with bus drivers to ensure ongoing communication and coordination.

Councillor Chandler inquired whether RCMP provide outreach initiatives directed at parents of teenagers, specifically regarding issues such as impaired or drug-impaired driving. Councillor Chandler noted that while schools offer

programs aimed at youth, it may also be valuable to provide education and awareness opportunities for parents.

Corporal Paynter responded that parent consultations have been conducted, primarily focusing on online safety within Stratford schools. While traffic-focused education is offered to students in driver's education programs, it is unclear whether specific outreach for parents regarding impaired driving currently exists. RCMP acknowledged the growing concern around cannabis-impaired driving among youth and committed to looking into potential initiatives to provide parents with relevant education, noting that previous programs such as D.A.R.E. had been discontinued. A follow-up will be provided with further information.

Deputy Mayor Gallant reminded Corporal Paynter of the Cheryl Duffy Marathon and Walk scheduled for September 27th. Cheryl Duffy, a former RCMP member, played a pivotal role in establishing the local youth center, which currently serves approximately 60 children.

Deputy Mayor also highlighted the recent demolition of the derelict house by the bridge. The building had been both an eyesore and a safety hazard due to structural instability and unauthorized entry. The site has been cleared and topsoil placed, improving public safety and the appearance of the area.

Councillor Jackson inquired whether instances of excessive speed could be considered stunt driving, which may result in vehicle impoundment. Corporal Paynter noted that this is possible depending on the circumstances. As an example, on August 2nd, a vehicle lost control while speeding through a roundabout, collided with another vehicle, and entered the front yard of the detachment. The driver was charged with excessive speeding, and the vehicle was towed and impounded. Corporal Paynter emphasized that violations could be addressed either with a standard offense ticket or classified as stunt driving if public safety is at risk.

Councillor Jackson expressed concern about ongoing safety issues at the roundabout and surrounding areas, noting instances of vehicles traveling at excessive speeds and endangering pedestrians, including those with strollers. Corporal Paynter confirmed enforcement efforts, including ticketing and impounding vehicles when warranted, as a means to deter dangerous behavior and improve public safety. Councillor Jackson acknowledged and thanked Corporal Paynter and RCMP members for their ongoing efforts to maintain safety in the community.

Councillor Dowling thanked Corporal Paynter for the presentation and commended the RCMP for their comprehensive response to school bus safety concerns. Councillor Dowling highlighted the extent of police efforts,

including proactive monitoring and creative enforcement strategies, noting that much of the work occurs even when officers are not visibly present. Councillor Dowling emphasized the importance of ongoing enforcement for issues such as school bus infractions, impaired driving, and excessive speeding, and expressed appreciation for the RCMP's continued dedication to community safety.

d) **Humane Society Report**

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

e) **Fire Company Report**

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

## 10. RECREATION CULTURE AND EVENTS

a) **Report**

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

**Discussion:**

Councillor Chandler spoke in support of public art, highlighting the murals at Cotton Park as an example of long-term vision coming to fruition. She noted that a recent Town Facebook post about the murals generated nearly 900 engagements, including likes, shares, and comments, demonstrating strong community interest and pride. Councillor Chandler emphasized that public art fosters community engagement, pride, and care for the town. She also highlighted the Poppy Project, which involved nearly 12,000 poppies created by local and international participants, noting the broad reach and impact of such initiatives. She stressed the importance of continuing to prioritize arts and culture, including space and programming, as the community campus develops.

Councillor Jackson expressed support for the murals, noting that they look fantastic and have generated engagement even from residents who do not typically comment on town projects. He emphasized that the value of these initiatives will be considered during budget discussions and acknowledged the efforts of those who advocated for public art over the years. He concluded by affirming the positive impact and value of such projects.

Councillor MacDonald highlighted the contributions of young artists supported through the public art program and noted this as a positive development for the town. He also recognized the successes of local youth sports teams during the busy spring and summer season, emphasizing the important work of recreational staff in maintaining fields to ensure safe, high-quality facilities for athletes and children.

Deputy Mayor Gallant highlighted the success of local programs and initiatives, including Fall Fest, the Poppy Project, the Fairy Trail, and the Cotton Park mural. He noted the positive impact on community pride and engagement, sharing his personal experience interacting with the young artist behind the mural. The Deputy Mayor emphasized the mural's contribution to the park as a gathering place for events, photography, and conversation, and suggested further developing the interior of the barn to enhance the space. He stressed the importance of arts and culture for community development and noted that these initiatives will be considered during the upcoming budget process, expected to begin in late November. He concluded by praising the accessibility and inspirational value of these public art projects.

b) **Resolution RC002-2025 Sports Field Lighting Design and Build Services**

**Moved by Councillor Gordie Cox**  
**Seconded by Councillor Jody Jackson**

**WHEREAS** the Town of Stratford is developing the Stratford Community Campus as part of its long-term vision to promote recreational, cultural, and social opportunities for residents;

**AND WHEREAS** proposals were received on August 28, 2025, for design and build services for sports field lighting for two ball fields within the Community Campus;

**AND WHEREAS** one compliant submission was received, which was evaluated by a team of three for completeness and conformance to the requirements of the request for proposals;

**AND WHEREAS** the proposal received from Hansen Electric Ltd. was found to have fully met the requirements of the request for proposals and have shown that the proposed project team is duly qualified and experienced to complete the work;

**AND WHEREAS** the proposal fee of \$783,000.00 (excluding HST) is within the capital budget allocated for the development of outdoor recreational facilities at the Community Campus;

**BE IT RESOLVED** that the Sports Field Lighting Design and Build Services project be awarded to Hansen Electric Ltd. for the proposed price of \$783,000.00 (excluding HST).

*This resolution bears the recommendation of the Recreation, Culture and Events Committee as confirmed via an email poll conducted on September 4th and 5th, 2025.*

**Discussion:**

Councillor Dowling inquired about the source of funding for the \$783,000 expenditure, asking whether it came from a specific grant or fund. He suggested that, for clarity and for the record, resolutions should indicate the origin of significant expenditures.

Director of Finance and Technology, Kim O'Connell noted that the funding came from federal gas tax funding.

Mayor Ogden agreed with Councillor Dowling, emphasizing that going forward, resolutions should include funding sources and recognize the contributions of supporting entities, including federal, provincial, and other funds such as the Canada Games Legacy Fund.

Question: **CARRIED**

## **11. FINANCE AND TECHNOLOGY**

a) **Report**

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

Councillor Jackson took a moment to review his report as follows:

- Utility 1st and 2nd letters are going out next week. Another round of disconnects are planned for early October.
- MRSB is scheduled to meet with Finance Chair, Vice Chair, Mayor and Deputy Mayor and staff on September 11th to review statements for March 31, 2025.
- Staff met with Innovation PEI to discuss Community Campus and Business Park lots.
- Staff are collecting information on types of financial incentives available for commercial development and what is offered by other municipalities.
- Staff are working on agreements that will be used for multiyear financial donors to the Community campus for in kind services.
- Staff are reviewing information from the Fire Department on options for purchase of new Fire truck.
- Staff are putting together annual KPI data for the communications department.
- Staff are participating in training on Townsuite accounting software.

- Staff are busy with day-to-day items.

**Discussion:**

Mayor Ogden explained that Key Performance Indicators (KPIs) are metrics used to monitor performance and ensure accountability within the organization. He emphasized that KPIs help make the government transparent and answerable to residents. Mayor Ogden acknowledged the efforts of the finance staff, and the broader team in developing and implementing KPIs to support open and accountable governance.

Deputy Mayor Gallant inquired about the expected timeline for the delivery of the new fire truck, specifically the ladder truck. He noted that the trucks are usually sourced from the United States, and delivery timelines can be affected by tariffs and other factors.

CAO Crosby reported that the new ladder truck has been ordered. An alternative supplier was identified, resulting in a significantly lower cost than originally quoted. Delivery is anticipated in 2026. Discussions are ongoing regarding the funding model, including potential town support and provincial assistance, with favorable interest rates and the ability to recover PST and HST amounts. Further updates will be provided at the next Committee of the Whole meeting.

Councillor Jackson expressed appreciation to the Fire Company, the Chair of Safety Services, and staff for their efforts in securing the new ladder truck. He noted that the new truck will provide approximately 20–25 years of service and that its delivery is well-timed to coincide with the expected expiry of the existing truck next year. Councillor Jackson expressed enthusiasm about the update and thanked all parties involved for making the purchase possible.

b) **Financial Statements**

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

Mayor Ogden noted that the next item on the agenda was planning.

Councillor MacDonald noted that in the interest of time, and to accommodate Council members' schedules, it was suggested to temporarily move to item 13.a regarding infrastructure matters and then return to item 12 (planning) afterward. The Mayor and Council agreed to this adjustment.

Mayor Ogden proposed a motion to adjust the order of the agenda.

Councillor MacDonald asked Councillor Chandler to motion that the infrastructure matters (currently item 13.a) be considered before planning (item 12) and to also introduce a late-breaking resolution, PH048-2025, under item 12.i. The motion was intended to address both the agenda reordering and the addition of the resolution in a single action.

It was moved by Councillor Chandler and seconded by Councillor Jackson that the agenda be approved as amended.

## **12. PLANNING DEVELOPMENT AND HERITAGE**

a) **Report**

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

b) **Permit Summary**

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

c) **Resolution PH037-2025 – OP001-2025 General Amendments to the Official Plan Designation Map regarding the Stratford Waterfront Area – 1st Reading**

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

**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 Official Plan amendment stems from the Housing Accelerator Fund initiatives to encourage more residential, commercial, and mixed-use development where possible, within the Town; and

**WHEREAS** this General Text amendment has been developed in conjunction with RZ004-2025 Zoning Bylaw Amendments; and

**WHEREAS** in accordance with the Stratford Zoning and Development Bylaw #45, planning staff circulated written notice (124 letters/sent July 4, 2025) of the amendment request to all property owners within 150 metres (490 feet) of the boundaries of the subject property or properties, and placed multiple signs on the subject land; and

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

occurred through the placement of an advertisement in the local Guardian Newspaper on 2 separate editions (July 12th and July 19th) and was also posted on the Town's Facebook page; and

**WHEREAS** a public meeting was held on July 21, 2025, at 7:00 p.m. and with the Town's consultant Upland Planning presenting to those in attendance. Nine attendees stood up and asked questions of the presenters, comments were recorded in the minutes; and was live streamed on the Town's Facebook pages and YouTube; and

**WHEREAS** residents were given until 4:00 p.m. on July 25, 2025, to submit their comments, and planning staff received 13 letters from residents before the deadline and one signed petition after the deadline with various concerns around parking, its proximity to an existing mature neighbourhood, traffic congestion and other general concerns; and

**BE IT RESOLVED** that Bylaw OPA01-2025, a bylaw to amend the Town of Stratford Official Plan 2014, be hereby read and approved a first time.

*This resolution bears the recommendation of the Planning, Development & Heritage Committee on August 4, 2025.*

**Discussion:**

Councillor MacDonald explained that items 13.c (Official Plan resolution) and 13.d (Zoning Bylaw Amendment resolution) are closely related but address separate legal requirements and documents. To streamline discussion and avoid repetition, it was suggested that both items be discussed together while maintaining separate votes.

CAO Crosby confirmed that this approach is procedurally acceptable.

Councillor MacDonald noted that this approach allows Council to consider both the guiding principles of the Official Plan and the practical implications of the zoning changes within a single discussion.

Councillor MacDonald read into the record Resolution PH038-2025 - RZ00004-2025, which pertains to general text and zoning map amendments to Stratford's Zoning and Development Bylaw No. 45, specifically addressing the Stratford waterfront area. This represents the first reading of the resolution. The resolution will remain listed under Agenda Item 12.d.

Mayor Ogden clarified that discussion would cover both the Official Plan and Zoning Bylaw Amendment items, with separate votes to follow. While it is customary for the committee chair to present, Mayor Ogden agreed that

an overview presentation would be helpful and following the presentation, discussion would proceed around the table to allow all members to provide input.

Councillor MacDonald noted that while Council is considering two separate resolutions, amendments to the Official Plan and amendments to the Zoning Bylaw, their intent is closely linked. The Official Plan provides aspirational guidance, while the zoning amendment “puts it into practice” by consolidating a number of zones within the waterfront area into a single Waterfront Mixed-Use Zone. He highlighted the transformation of the area from former sewage lagoons into a park with a signature boardwalk, noting the Town’s significant investments. To ensure these investments are supported, the zoning amendments will align privately owned parcels, currently under multiple, and sometimes incompatible, zoning designations, into one uniform scheme. This will create consistent development standards, encourage investment and visitation, and provide buffers between the Waterfront Mixed-Use Zone and adjacent residential areas.

Councillor MacDonald then introduced Long Range Planner, Scott Carnell, to present the technical details of the new zone, including permitted uses and changes from the current zoning.

Mr. Carnell provided an overview of the proposed zoning changes for the waterfront area. He explained that the current area includes multiple zoning designations, including C1, C2, R3, Waterfront Residential, and Waterfront Mixed-Use, which result in inconsistent development patterns. The proposal consolidates all parcels into a single Waterfront Mixed-Use Zone to create a cohesive and walkable community.

The new zoning would allow a mix of commercial uses at ground level with residential units above, standalone apartments, townhouses, and supportive parking for the waterfront park. Setbacks would be improved to provide buffers between development and adjacent low-density residential areas, including a proposed 33-meter setback along the future trail at the end of Shepherd Drive. Height restrictions would also be adjusted, with certain parcels limited to three stories to maintain compatibility with nearby residential areas, while other areas could still accommodate four-story development.

Mr. Carnall noted that the changes aim to promote a more consistent development framework, enhance public access, encourage commercial and residential growth, and support public transit. Parking requirements would be reduced for apartment units to 0.5 stalls per unit, while townhouses would remain at 1.55 stalls per unit. Overall, the rezoning is intended to

foster a vibrant, cohesive waterfront area with improved services, amenities, and connectivity.

Mr. Carnell noted that all lots under consideration are privately owned, except for one parcel at the corner of Shepherd Drive and Michael Thomas Way, which is owned by the Charlottetown Area Development Co. and is currently for sale. Mr. Carnall clarified that the town-controlled green spaces will remain protected and are not affected by the rezoning. Mr. Carnall also explained that the new waterfront mixed-use zone does not introduce any new permitted uses beyond what is already allowed in the existing zones. Finally, Mr. Carnall noted that current development is limited by existing parking requirements, which make some parcels less financially viable, and that the rezoning would help unlock the development potential of the area.

Councillor MacDonald noted that he is voting in favor of the resolutions because most of the area is privately owned, while publicly owned sections will continue to be developed into the waterfront park for community enjoyment. The rezoning will introduce stricter standards for setbacks and parking on private lots to respect existing residents, create uniformity, and encourage investment that benefits the community. He also noted that some areas are underutilized or deteriorating, and the rezoning helps unlock their potential for the town and its citizens.

Councillor Jackson raised a question about whether future considerations could address daytime-only use for parking in the waterfront area. The aim would be to ensure that parking supports the community without creating nighttime disturbances, keeping it compatible with the nearby R1 residential area.

Mayor Ogden asked whether the proposed zoning changes address previous concerns, specifically the lack of setbacks on Shepard Drive. Mr. Carnall confirmed that the new regulations will create a buffer between new developments and existing residential areas, including space for an active transportation trail, ensuring adequate separation from property lines.

Mr. Carnall noted that the main adjustment to the setbacks focuses on the property at the corner of Shepard Drive and Michael Thomas Way, which previously extended right up to the green space. The new plan introduces a significant, immediate setback along Michael Thomas Way to prevent encroachment. Other properties will follow standard setbacks, approximately three meters at the front and six meters at the rear. Adjustments related to the parking area are also being considered.

Mayor Ogden noted that concerns were raised about the parking area's proximity to residential properties and questioned if mitigating measures have been proposed as part of the redevelopment to address these concerns.

Mr. Carnall responded that the parking area, still in the design phase, will include a 1.5-meter buffer and a required tree buffer. Due to the layout, the buffer effectively extends to six meters on two sides, providing ample tree protection for neighboring properties.

Mayor Ogden asked whether, once complete, the boardwalk would extend to the end of Michael Thomas Way and connect with an active transportation trail running from Shepard Drive up to Stratford Road.

Mr. Carnall confirmed that the trail from Shepard Drive will wrap around the park area and connect to the end of Michael Thomas Way, allowing for pedestrian access along the boardwalk.

Councillor Dowling expressed appreciation for Councillor MacDonald's detailed overview and consultation with staff, noting it answered many questions. However, Councillor Dowling stated that he is opposed to the development primarily due to the inclusion of a parking lot in an R1 residential zone. While recognizing improvements made in response to public feedback, such as increased setbacks, buffer zones, and the boardwalk extension, Councillor Dowling remained concerned about noise and potential loss of waterfront character. He acknowledged that the zoning changes themselves do not reduce development rights but emphasized that better visual representations from the consultant could have helped the public understand the scale of potential development. Despite noting several positives in the proposal, Councillor Dowling concluded that he cannot support the motion because of the parking lot and will vote against it.

Councillor Chandler noted that this decision is a difficult one. She expressed concern that the presentation at the public meeting was not an accurate depiction, particularly for residents unfamiliar with the existing zoning, which already permitted many of the proposed uses. She emphasized that the visual materials may have led residents to believe major new development was being introduced, when in fact much of it was already allowed.

Councillor Chandler reflected on her lifelong connection to the community, acknowledging both opposition and benefits she has experienced from past development. While she stated that, on a personal level, she would prefer not to see further development, she recognized the value of creating more thoughtful, streamlined, and cohesive planning. She highlighted that the proposed changes would add stronger parameters, such as buffer zones and

reduced height allowances along Shepherd Drive, to help protect nearby residents.

Councillor Chandler highlighted that this is not an immediate transformation but a long-term, gradual process, given that many parcels have remained undeveloped for decades and others will only be considered for redevelopment as buildings reach the end of their lifespan. She acknowledged that cohesive zoning could help prevent the “piecemeal” or inconsistent development seen in other communities.

In conclusion, while she admitted to still struggling with the decision, she expressed that she would rely on the guidance of the committee and planning staff. She stated she would support the proposal, viewing it as a positive adjustment that sets stronger parameters for development and helps ensure the best possible outcome for the community.

Councillor MacDonald responded to Councillor Chandler’s comments, agreeing that the conceptual drawing presented at the public meeting was misleading and regrettable. He noted that the image showed uniform blocks of large buildings, omitted familiar landmarks such as the long-standing gas station, and therefore did not resemble the community as residents know it. He emphasized that such a depiction created a false impression of scale and uniformity, which is unlikely ever to occur given the variety of ownership and interests in the area.

Councillor MacDonald stressed that development in this area will not happen immediately or all at once, but gradually, over many years. He explained that the purpose of the rezoning is not to enable sudden large-scale change, but rather to establish more uniform standards that will respect current residents while also allowing for thoughtful investment and the introduction of attractive community features.

Councillor Chandler added that, while initially resistant to large-scale development, her personal experience has shown her both perspectives. She recalled living in Halifax, where an area that had once been woodland was later developed into numerous apartment complexes. At the time, this change felt discouraging. However, she noted that her younger brother now resides in that community, where he and his family enjoy a beautiful home, excellent access to services such as multiple grocery stores and restaurants, and an overall high quality of life.

Councillor Chandler concluded by saying that these experiences have demonstrated to her both the apprehension and the benefits of change, and that this is why she will support the resolutions.

Councillor Jackson expressed his support for the resolution. He recalled discussions during his previous term on Council in 2017–2018 regarding the waterfront and noted that the inconsistency between the Official Plan and the Waterfront Plan was resolved at that time, allowing the community to regain access to the waterfront and begin developing the boardwalk.

He stated that the CADC had always envisioned development in this area and emphasized that the current plan provides much-needed consistency and standards for growth, rather than a piecemeal approach. He acknowledged community concerns about noise and change but clarified that this plan is aspiring and ensures a more thoughtful transition.

In conclusion, Councillor Jackson noted that this is the third waterfront plan he has seen and believes it is the strongest to date, balancing development with community interests. He confirmed his full support for the resolutions.

Deputy Mayor Gallant expressed full support for the resolutions. He acknowledged that while change can be difficult, it often brings positive results, citing past initiatives such as the Community Campus, the Wellness Centre, and the roundabout as examples of successful developments that have enhanced Stratford. He noted that the waterfront is a valuable asset and, despite initial concerns when the condominiums were built, they have been successful and allowed for the extension of the boardwalk. He emphasized that this area has always been intended for development, and while residents have raised concerns, the Town has consistently approached planning transparently and with residents' interests in mind.

The Deputy Mayor also reflected on past challenges, such as lagoon odours and derelict properties, which have since been addressed through thoughtful planning. He stressed that the current proposal provides a clear vision and zoning framework that will guide gradual, long-term development, while protecting residents through measures such as buffers and setbacks.

He concluded by stating his strong support, noting that this plan will bring needed housing, commercial opportunities, and vibrancy to the waterfront while ensuring consistency and safeguarding the community's interests.

Councillor Cox apologized for his late arrival and reflected on his long connection to Stratford, having lived in the community since 1994. He noted his initial opposition to the Garden Home development near his home due to concerns over buffering and traffic but acknowledged that over time it has proven to be a positive addition, providing seniors with a safe, walkable community. This experience, he said, helped him view the current waterfront proposal with greater perspective.

He emphasized that this is the third version of a plan for the waterfront, revised to reflect community and Council input, and that the current proposal is the most balanced approach. He reaffirmed his commitment to doing what is best for Stratford, regardless of popularity, and expressed his full support for the proposal, recognizing the thoughtful process and careful consideration that went into its development.

Mayor Ogden acknowledged the deep respect Council has for all Stratford residents and emphasized that community concerns have been carefully considered. He highlighted the substantial investment in the waterfront area, over \$20 million from provincial, federal, and municipal sources and the need for housing. He noted that the proposed zoning changes provide a consistent and uniform approach, while all future development will still require permits and meet town standards. He explained that meaningful changes will likely occur gradually over the next 5–10 years, and emphasized that buffers, setbacks, and revised building types, such as townhouses along Shepard Drive, will better protect view planes. The

Mayor Ogden concluded by reaffirming that resident input has been heard and taken seriously and that decisions are made with the town's long-term vision and benefit in mind.

Question: **CARRIED (1 against for Councillor Ron Dowling)**

d) **Resolution PH038-2025 - Zoning Bylaw Amendment -WMU Zoning Amendment-1st Reading**

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

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

**WHEREAS** this amendment to rezone stems from the Housing Accelerator Fund initiatives to encourage more residential, commercial, and mixed-use development where possible, within the Town; and

**WHEREAS** this rezoning and text amendment has been developed in coordination with the OP001-2025 Official Plan Amendment; and

**WHEREAS** in accordance with the Stratford Zoning and Development Bylaw #45, planning staff circulated written notice (124 letters/sent July 4, 2025) of the

amendment request to all property owners within 150 metres (490 feet) of the boundaries of the subject property or properties, and placed multiple signs on the subject land; and

**WHEREAS** in accordance with the Stratford Zoning and Development Bylaw #45, notice of this amendment application and public meeting occurred through the placement of an advertisement in the local Guardian Newspaper on 2 separate editions (July 12<sup>th</sup> and July 19<sup>th</sup>) and was also posted on the Town's Facebook page; and

**WHEREAS** a public meeting was held on July 21, 2025, at 7:00 p.m. and with the Town's consultant Upland Planning presenting to those in attendance. Nine attendees stood up and asked questions of the presenters, comments were recorded in the minutes; and was live streamed on the Town's Facebook pages and YouTube; and

**WHEREAS** residents were given until 4:00 p.m. on July 25, 2025, to submit their comments, and planning staff received 13 letters from residents before the deadline and one signed petition after the deadline with various concerns around parking, its proximity to an existing mature neighbourhood, traffic congestion and other general concerns; and

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

*This resolution bears the recommendation of the Planning, Development & Heritage Committee on August 4, 2025.*

Question: **CARRIED (1 against for Councillor Ron Dowling)**

e) **Resolution - PH044-2025 - SD014 - Stratford Business Park Corporation - Myrtle Street Extension Major Subdivision**

**Moved by Councillor Jeff MacDonald**  
**Seconded by Councillor Ron Dowling**

**WHEREAS** application has been received from the Stratford Business Park Corporation Inc. to extend Myrtle Street and to create two (2) new lots in the Stratford Business Park as shown on the Preliminary Plan as follows:

- A. Lot 1 - 60 m x 100 m = 6,000 m<sup>2</sup> 1.48 Ac
- B. Lot 2 - 30 m x 72 m = 2,760 m<sup>2</sup> / 0.68 Ac, and

**WHEREAS** the approximate length of the Myrtle Street extension is 75 m / 246 ft., and the two new water and sewer services will be constructed during the Myrtle Street extension, and

**WHEREAS** the Myrtle Street extension will provide Lots 1 & 2 with public road frontage meaning both lots, upon approval, can be sold and/or developed in accordance with the Light Industrial (M2) Zone and Business Park Standards.

**BE IT RESOLVED** that Council grant approval to the Stratford Business Park Corporation to extend Myrtle Street to provide municipal water and municipal sewer services, and to create two new lots with frontage onto Myrtle Street, all within in the Stratford Business Park subject to the following conditions:

1. Conformance with the Overall Site Plan prepared by the Stratford Infrastructure Department and titled Preliminary.
2. That a Plan of Survey be prepared by a licensed surveyor licensed to practice in the Province of PEI.
3. That the extension of Myrtle Street shall be designed in accordance with the provincial road standards of DTI and that a Subdivision Road Agreement shall be executed between DTI and the Stratford Business Park Corporation.
4. That the water and sewer 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).
5. Comments be received from DTI regarding Stormwater management.

*This resolution bears the recommendation of the Planning & Heritage Committee as discussed at a meeting held on September 3, 2025.*

**Discussion:**

Councillor MacDonald requested that the preliminary site plan be displayed to illustrate the location of the proposed new lots. He explained that Lot 2 will accommodate the construction of a new road, while Lots 1 and 3, located to the south and north respectively, will be designated as business park lots for sale. The rezoning and subdivision will enable proper development of the area, including the construction of a temporary turnaround. This initiative is intended to support the gradual expansion of the town's business park. Councillor MacDonald noted that the ultimate extension of the road beyond the temporary turnaround remains uncertain.

Planning Director, Dale McKeigan explained that the temporary turnaround is designed this way due to the current limits of road construction for this phase of the development. He noted that, in the future, the road will likely be extended, and the temporary turnaround removed to accommodate further development.

Councillor MacDonald stated that the resolution aligns with the town's development goals, expressed his support for it, and highlighted that it advances the intended direction for the area, while inviting questions or comments from fellow councillors.

No further comments or questions were raised.

Question: **CARRIED**

f) **Resolution PH045-2025 - SD004-25 - CMLMT Holdings Ltd - Major Subdivision (Swallow Drive Extension)**

**Moved by Councillor Jeff MacDonald**  
**Seconded by Councillor Gordie Cox**

**WHEREAS** an application has been received from CMLMT Holding Ltd. (the Developer) to consolidate parcel numbers 190173 & 529545 (approx.1.98 acres in total area) and to extend Swallow Drive thereby subdividing the proposed new lot and creating two (2) new lots for development within the Medium Density Residential (R2) Zone; and

**WHEREAS** this resolution only deals with the consolidation of the two subject parcels of land, the extension of Swallow Drive, and the subdivision of the proposed new lot and not the approval of the future use of the land for medium density residential development;

**WHEREAS** as part of the application, preliminary servicing, stormwater management, and erosion and sedimentation control plans have been submitted and preliminary comments from the Department of Transportation (DTI) and the Utility have been received;

**BE IT RESOLVED** that preliminary approval be granted to an application SD004-25 received from CMLMT Holding Ltd. (the Developer) to consolidate and subdivide parcel numbers 190173 & 529545 (1.98 acres in total area), into a total of two (2 lots) subject to the following:

1. Conformance with the Consolidation Plan of Survey prepared by Mantha Land Surveys Inc., File Number 24-C-29, Drawing Number M-24-320, Dated October 21, 2024.
2. 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.
3. 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.

4. 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.
5. That the extension of Swallow Drive shall be designed in accordance with the provincial road standards of DTI and that a Subdivision Road Agreement shall be executed.
6. 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).
7. That the Developer shall enter into a Subdivision Agreement with the Town to be registered to the property at the cost of the Developer.
8. That the developer makes an agreement with Canada Post and meets Canada Post's requirements for establishing Community Mailbox(s) in new subdivisions.
9. That all other relative provisions of the Town of Stratford Zoning and Development Bylaw, Bylaw #45 are met.
10. That Preliminary approval shall be valid for a period of 3 years from the date of Council's decision.

*This resolution bears the recommendation of the Planning & Heritage Committee as discussed at a meeting held on September 3, 2025.*

**Discussion:**

Councillor MacDonald requested that the survey plan be displayed to illustrate the proposal. He explained that the current parcel configuration is not workable and that the plan would create two new lots divided by Swallow Drive, one to the south and one to the north. He noted that a proposal for the southern lot is included under agenda item 13.i., while no proposal for the northern lot is before council at this time. The resolution focuses on the amalgamation of the existing lots and their orderly subdivision into two lots, facilitating future development and the eventual extension and completion of Swallow Drive.

Councillor Dowling emphasized that the subdivision is necessary to facilitate the extension of Swallow Drive, which, while not completing the road at this time, will improve emergency vehicle access and provide residents with easier connections to Mason, the community campus, recreational facilities, and schools. He noted that the resolution solely addresses the subdivision of the two lots and does not pertain to any future development and expressed his support for it.

Deputy Mayor Gallant stated that he agrees with Councillor Dowling that the resolution pertains to subdividing the property into two lots, with a particular focus on the southern lot. However, he questioned why the resolution includes an image

of stacked town housing with eight units, noting that any such development would require conditional use approval under the R2 zoning.

Councillor MacDonald noted that some materials in the package relate to the original multi-part resolution before the Planning Committee, which included both the subdivision and conditional use for stacked townhouse developments on the north and south lots. The Committee raised concerns about density and intensification, so the subdivision, being non-controversial, was separated for consideration on its own.

Councillor MacDonald suggested that Resolution PH048-2025, regarding an eight-unit stacked townhouse, also be read in so both items could be considered together.

Mayor Ogden confirmed with CAO Crosby that the two similar resolutions would be discussed together but voted on separately.

Councillor Dowling expressed concern that combining the two items could cause confusion. He noted that the subdivision request is specific to facilitating road development and should stand alone, separate from any future consideration of land use. He added that this approach better reflects the Planning Committee's original intent.

CAO Crosby clarified that, although the resolutions could be read at the same time, they would still be voted on separately, with the subdivision considered first and the conditional use second.

Mayor Ogden decided the two matters would be considered separately, noting Councillor Dowling's points. The subdivision would be discussed and voted on first, followed by the conditional use resolution.

Question: **CARRIED**

Councillor MacDonald proposed proceeding slightly out of order to address Item 13i - PH048-2025. With no objections, the matter was brought forward.

g) **Resolution - PH046-2025 – RZ001-25 – Cornerstone Baptist Church – 295 Shakespeare Drive (PID 1016377) – Rezoning from TCI to TCMU – 2nd Reading**

**Moved by Councilor Jeff MacDonald  
Seconded by Councilor Gordie Cox**

**WHEREAS** an application has been received from the Cornerstone Baptist Church for a request to rezone PID 1016377 located 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 to the future creation of three (3) medium density residential lots along Shakespeare and for the expansion of the existing institutional (church) building.; and

**WHEREAS** in accordance with the Stratford Zoning and Development Bylaw #45, Sixty (60) 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 July 12, 2025 & 19, 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 July 21, 2025, with 11 residents in attendance, and was streamed live on the Town's YouTube channel. Residents were given until July 25, 2025, to submit their comments; and

**WHEREAS** only 1 person in attendance at the public meeting asked questions regarding the intended purpose of the rezoning request and no written comments were submitted to the Town regarding this proposed rezoning.

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

*This resolution bears the recommendation of the Planning, Development & Heritage Committee on August 4, 2025.*

**Discussion:**

Councillor MacDonald drew attention to the conceptual site plan, Attachment 3, which illustrated the proposed development. He explained that the proposal involves rezoning lots 1, 2, and 3 to allow certain uses not currently contemplated under the TCI zone, enabling the applicant to access funding to expand their facility. Councillor MacDonald noted that the church provides extensive community programming, including youth, seniors, and regular religious services and has been a valued neighbor in Stratford. He added that the proposal would also contribute to increasing the local housing stock, representing a net positive for the community.

Question: **CARRIED**

h) **Resolution - PH047-2025 – RZ001-25 – Cornerstone Baptist Church– 295**

**Shakespeare Drive (PID 1016377) – Rezoning from TCI to TCMU –**

**Adoption**

(Please refer to PH046-2025 - RZ001-25 for relevant documentation)

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

**WHEREAS** Bylaw #45V, a bylaw to amend the Town of Stratford Zoning and Development Bylaw, Bylaw #45, was read and approved the first time on August 13, 2025; and

**WHEREAS** Bylaw #45V, a bylaw to amend the Town of Stratford Zoning and Development Bylaw, Bylaw #45, was read and approved the second time on September 10, 2025.

**BE IT RESOLVED** that Bylaw #45V, 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.

*This resolution bears the recommendation of the Planning, Development & Heritage Committee on August 4, 2025.*

Question: **CARRIED**

i) **PH048-2025 – SD004-25 – CMLMT Holdings Ltd – Conditional Use – 8-Unit Stacked Townhouse Dwelling Complex – South Side of Swallow Drive Extension**

**Moved by Councillor Jeff MacDonald**

**Moved by Councillor Steve Gallant**

**WHEREAS** an application has been received from Sean McGuire, owner of CMLMT Holdings Ltd., to construct an 8-unit Stacked Townhouse Dwelling complex on the south lot proposed under SD004-25. A “Stacked Townhouse Dwellings (of up to 12 dwelling units), up to 40% of a block” is a Conditional use within the Medium Density Residential (R2) zone.

**WHEREAS** pursuant to Section 11.3.3 of the Town of Stratford Zoning and Development Bylaw #45, prior to the issuance of a Development Permit for a Conditional Use, Council shall ensure that property owners that directly abut the subject property are notified in writing and asked to provide their comments.

**WHEREAS** on August 14, 2025, letters were sent out to the thirteen (13) abutting property owners seeking comments on the proposed conditional semi-detached dwelling uses. The deadline for comments was the end of day on August 29, 2025.

**WHEREAS** five (5) letters with comments and a signed petition (with 31 signatures) from residents, in opposition to the proposal, were submitted before the comment's deadline.

**BE IT RESOLVED** that Council Grant approval to application from CMLMT Holdings Ltd. to construct an 8-unit Stacked Townhouse Dwelling complex on the south lot proposed under SD004-25 subject to the following conditions:

1. Conformance with the conceptual drawings submitted to the Town prepared by SableARC, dated August 22, 2025.
2. That a Development Agreement be executed between the Town and the Applicant subject to such terms and conditions as Council deems necessary.
3. A detailed servicing plan must be submitted for approval to the Stratford Utility Corporation.
4. A detailed stormwater management plan must be prepared by a qualified engineer and approved by both the Town of Stratford and DTI.
5. A detailed Erosion and Sedimentation plan must be prepared showing how erosion and sedimentation will be controlled and contained during construction.
6. The retaining wall, along the south lot line will require, along the top of the wall, a railing or a fence for safety purposes.
7. Once the building has been constructed a final grading plan must be submitted and approved by the Town of Stratford.
8. Prior to the issuance of the final occupancy permit, the Swallow Drive Extension road must be deemed as public by the DTI
9. All other relevant provisions of the Town of Stratford Zoning and Development Bylaw #45 are met.

*This resolution bears the recommendation of the Planning & Heritage Committee as discussed at a meeting held on September 2, 2025, and an email poll conducted between September 5-10, 2025.*

**Discussion:**

Councillor MacDonald referred to Item 13.f –PH045-2025, with attention directed to Attachment 3. The southern section below the Swallow Drive extension was highlighted as the proposed site for stacked semi-detached units, consisting of four units stacked to create a total of eight, with parking to the west and required setbacks. As this type of development is a conditional use under the current zoning, Mr. Rough was asked to explain how a “block” is defined and how the percentage of such developments within a block factor into the conditional use approval.

Mr. Rough explained that a “block” is defined as any land unit bounded by watercourses, streets, or large parcel boundaries as outlined in the bylaw. A review of the area showed the north and south lots highlighted in red. The block is bounded by roads to the north, Bunbury Park and Nightingale Drive to the east, Gray Group properties to the south, and Captain James Crescent to the west. Mr. Rough noted that within this block, there are approximately 20 lots. Only two lots (10%) contain stacked townhouses, which is below the 40%

threshold for conditional use. If the percentage exceeded 40%, a special permit and public hearing would be required.

Councillor MacDonald highlighted Attachment 4, which shows the proposed parking layout for the stacked semi-detached units. The requirement is 1.5 spaces per unit, totaling 12 spaces, and the proposal slightly exceeds this. A designated area for garbage bins was also included. Mr. Rough was then asked by Councillor MacDonald to outline how the proposal aligns with the Official Plan and any planning considerations or concerns.

Mr. Rough outlined the public notification process for conditional uses. Letters were sent to 13 nearby property owners, with five responses received. Concerns included potential loss of green space, increased traffic and on-street parking, reduced privacy, possible impacts on property values, pedestrian safety due to lack of sidewalks, and reference to a similar 2023 proposal that had been turned down.

Mr. Rough advised that the Planning Committee reviewed both the north and south units. The south units, consisting of a single building with eight stacked units, are located away from existing development and have minimal impact on neighboring properties, as the land is mostly brush with no trees.

Transportation reviewed the proposal and raised no concerns regarding parking or traffic. A temporary turnaround will be provided on Swallow Drive until the remaining portion of the road is constructed.

Councillor MacDonald asked whether the proposed eight stacked units on the lot raise any concerns regarding over-densification, given the relatively intensive nature of the development.

Mr. Rough explained that the R2 zoning does not impose density limits; such limits apply only in R3 or planned unit zones. Therefore, the eight stacked units are not considered overly intensive. He noted that while traditional townhouses might allow fewer units, their building footprint would be larger, making the proposed design smaller in overall footprint.

Councillor MacDonald inquired about the zoning of properties adjacent to the proposed subdivision, including those to the east and west of the site.

Mr. Rough explained that the properties to the west of the proposed subdivision are zoned R2, while those to the east are primarily low-density residential, with the exception of parkland. The dark green highlighted area displayed on the projector, just north of the site is designated as park, and additional parkland is planned immediately south of the proposed eight units. Thus, the site is bounded by residential to the east and west, road to the north, and park to the south.

Councillor Chandler expressed concern that the resolution was not included in the meeting package and had arrived late. She noted the importance of receiving materials in advance to allow proper consideration and decision-making. She stated her preference to defer the matter and subsequently made a motion to defer the resolution.

Planning Director, Dale McKeigan explained that the proposal has been complex due to the lot shape, subdivision, and temporary cul-de-sac. Staff have been coordinating with the developer to address these issues, and while the resolution was late, it was intended to expedite construction of the eight units on the south parcel while planning for the north parcel continued. He acknowledged the deferral motion, stating that he understood and respected Council's decision.

Councillor Dowling noted that the Planning Committee had significant discussion on the proposals. He stated that the north side development with 20 stacked units was a concern, as it was inconsistent with the character of the neighborhood. While the south side proposal for eight units was also not entirely consistent, it borders an undeveloped phase and was given some consideration, tied to reduced density on the north side.

Councillor Dowling acknowledged staff's efforts to expedite the matter and the use of an email poll to form a recommendation but emphasized that the committee did not have the benefit of full discussion on the eight-unit proposal. He stated that the issue should return to committee for a more thorough review before coming to Council. He indicated his support for Councillor Chandler's motion to defer.

Mayor Ogden asked Councillor MacDonald whether there is any possibility of holding a special Planning Committee meeting, or if this matter would need to wait until the regular meeting at the beginning of next month.

Councillor MacDonald advised that, given today's date of September 10, there is not enough time to schedule a special Planning Committee meeting. The next regular meeting is set for September 29, which would allow Council to defer the matter and provide additional time for discussion.

Mayor Ogden suggested discussing with the developer whether a deferral would create hardship but emphasized the need for Council and the Planning Committee to have sufficient time for a full review.

Question: **DEFERRED**

### 13. INFRASTRUCTURE

a) **Report**

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

Deputy Mayor Gallant provided an overview of his report:

- Maintenance, landscaping and grass cutting continues at all town owned properties;
- Completed the painting of the exterior of Robert Cotton Centre;
- Bylaw inspection and follow up is ongoing;
- Gathering data for KPIs;
- Developing a task assignment app in GIS with the help of Isuri Gunarathna;
- Coordinating repairs to the misting system at Michael Thomas park;
- Coordinating and overseeing watermain repair across the Trans-Canada Highway;
- Sanitary sewer gravity flushing has begun and will continue into the fall;
- Sewer and water component maintenance is mostly complete for the season, hydrant flushing will be underway soon;
- Water and sewer inspections, meter installations and water turn-ons for new development are ongoing;
- Ongoing inspection and maintenance of water and sewer systems and facilities; and
- Managing ongoing customer and resident inquiries and concerns.

**Discussion:**

Councillor Dowling acknowledged that the Ducks Landing multi-use pathway project will be proceeding following the successful securing of funding. The project has been under consideration for some time, but appropriate funding was required to move forward.

Council Dowling also raised a matter discussed at a recent Fire Company meeting regarding fire hydrant pressure markings. Questions were noted about whether some hydrants are accurately marked to reflect their pressure capabilities, particularly in areas that have experienced development since the last testing. It was suggested that the town could purchase instruments to conduct its own compression testing. Councillor Dowling noted that this matter will be brought forward to the Safety Services Committee for further discussion with the Fire Chief. Councillor Dowling inquired if anyone was familiar with the issue or if the CAO has had any prior discussion with the Fire Company in that regard.

Director of Infrastructure, Jeannie Woodard confirmed that the town has been communicating with the Fire Company for several weeks regarding updated

maps for hydrant locations and pressures. Ms. Woodard acknowledged that pressure testing has not been conducted in recent years and that some newly added hydrants have not yet been tested. Plans to update this information and allocate budget for the necessary testing will be included in the upcoming year.

Councillor Dowling noted that all fire hydrants are functional and flushed annually by the town, ensuring basic reliability. He explained that the Fire Department uses color markings to quickly assess a hydrant's water supply capacity and determine whether additional tanker trucks or inter-service agreements are needed for supplemental water. Councillor Dowling acknowledged ongoing mapping efforts and noted that some areas, due to separated mains or looping issues, require tanker support. He commended staff for staying on top of the issue and for planning updates to hydrant information and infrastructure in the coming year.

Councillor Chandler inquired about the recent Grand Fondo race and its impact on traffic, noting that many residents had provided comments and concerns. She asked for a high-level overview of how communication with residents is typically handled for such events going forward, to ensure that residents are adequately informed about traffic disruptions.

Ms. Woodard noted that communication regarding the Grand Fondo race and resulting traffic impacts did not follow the usual process, leading to some confusion for residents. The town followed up with the province, which acknowledged the issue and released public information, including sharing it locally. Moving forward, the town will be notified of any delays or interruptions affecting residents and commuters to ensure proper communication. This incident was considered a one-time occurrence, and standard notification procedures are expected to be followed in the future, particularly for events, construction, or other disruptions.

Councillor Jackson thanked staff, including Ms. Woodard, for coordinating with the province on the guardrail initiative, noting that significant work is being completed in areas that had previously lacked such infrastructure. He also expressed appreciation to Infrastructure Coordinator, Charlie Koughan and staff for facilitating the sump pump redirection rebate program, describing it as a smooth and seamless process. Councillor Jackson encouraged residents to take advantage of the rebate while funds remain, noting the benefits for both the town's sewer system and participating households.

Ms. Woodard noted that the town had requested a review of installing guardrails along the soccer fields. She reported that the assessment has not yet been completed, but it remains on the agenda for review to determine if installation is justified according to applicable guidelines and requirements. An update will be provided once the assessment is complete.

Deputy Mayor Gallant, as Chair of Infrastructure, recognized and thanked the summer staff and students who worked with the town over the summer. He noted their contributions to projects such as painting and maintenance at Cotton Park and other town properties, as well as general groundskeeping. He also acknowledged the leadership of Infrastructure Superintendent, Joe Driscoll and his staff in supervising and guiding the summer team, highlighting their efforts in making it a productive season.

**14. COMMITTEE OF THE WHOLE**

Nil.

**15. SUSTAINABILITY**

a) **Report**

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

b) **Transit Report**

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

Councillor Chandler noted a slight decline in recent ridership data but expressed optimism for an increase next month with the inclusion of inner-town routes. She observed that year-over-year trends show a peak in November 2024, followed by a shift likely linked to changes in immigration policies, which have impacted newcomer numbers and related service usage. Councillor Chandler indicated that the trend will be monitored, with expectations of a rebound as expanded services and routes are implemented in Stratford.

CAO Crosby announced that Maddy Crowell has returned from maternity leave and, together with Khidaf Aijaz, will be advancing the sustainability initiatives within the CAO department.

Mayor Ogden emphasized the importance of the upcoming business survey, noting its role in identifying ways to attract and support local businesses. He encouraged all Councillors to visit businesses in their wards, engage with them about the survey, and demonstrate their interest, highlighting the survey as a valuable tool for future planning and decision-making.

Community and Business Engagement Coordinator; Wendy Watts suggested creating a letter for Councillors to provide to businesses when the survey is released, and the business meeting is scheduled. She proposed coordinating visits to avoid duplication and offered to work

with Councillor Chandler to assign areas for those interested in participating.

Councillor Chandler emphasized the importance of maintaining relationships with local businesses and ensuring they know that both staff and Councillors are accessible, noting that businesses represent a specific and important population within the town whose needs should be considered.

## 16. INTERGOVERNMENTAL AFFAIRS AND ACCOUNTABILITY

### a) Report

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

Councillor Chandler provided an overview of her report as follows:

- The final few Key Performance Indicators (KPI's) are being collected from staff and inputted into the dedicated KPI website platform for release in the near future. It is anticipated that this work will be ready to present to the IAA committee when they meet in September.
- Ongoing regular meetings and conversations continue with both of our Provincial MLA's, and our Federal MP. There was also a meeting with MP Gregor Robertson, Minister of Housing and Infrastructure, in August when he was on PEI.
- During the summer, staff continue to participate in meetings and work on transit negotiations, collaborate with the RCMP, promote economic development, and engage in discussions with community partners.

Mayor Ogden noted the value of attending events hosted by all political parties, such as the recent social by the Member of Parliament. While these events may appear political, he emphasized their importance as opportunities to network, share Stratford's issues, and have informal discussions that often prove useful in gaining support for the town. He encouraged all Councillors to take advantage of such opportunities, as they benefit Stratford in the long term. With a potential provincial election approaching, he further stressed the importance of engaging with as many local candidates as possible.

Councillor Chandler added that the event had a great turnout and provided an opportunity to meet residents she would not typically encounter. She emphasized the importance of building these relationships, noting that she did not view them as political but rather as opportunities to work toward common goals where the town needs support.

**17. INQUIRIES BY MEMBERS OF COUNCIL**

Nil.

**18. OTHER COMMITTEES**

a) **Stratford Seniors Complex**

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

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

- Contractor was in to look at the heating component on dryer.
- Chris is working on getting prices to replace remaining patios with patio stones to concrete pads.
- Kim will talk to Khidaf and Maddy for advice on cutting back trees around the Seniors complex.
- Contractor was in to fix leaking pipe in furnace room and hallway.
- Contractor was in to look at fire panel and reset due to continuing beeping noise.
- In the fall, we are going to look at removing some plants that are close to the building that the tenants are not caring for.
- There are currently 25 people on the waiting list

**19. APPOINTMENTS TO THE COMMITTEES**

Nil.

**20. PROCLAMATIONS**

a) **Arthritis Awareness Month**

**Whereas:** Nationwide community support has been critical throughout Arthritis Society of Canada's 77-year history, enabling the organization to fulfill its' mission to fight the fire of arthritis with research, advocacy, innovation, information, and support; and

**Whereas:** Arthritis is a serious disease that causes debilitating pain, restricts mobility and diminishes quality of life. Six million people in Canada (1 in 5) live everyday with the brutal realities of arthritis and there is no cure; and

**Whereas:** During Arthritis Awareness Month this September, we will raise awareness, mobilize and engage communities to understand the devastating impact of arthritis, and stand with us to fight for an arthritis free future.

We recognize the work underway to develop a nationwide Arthritis Action Plan to take on the big issues of arthritis, including prevention, equitable access to care and treatment, and elevating the urgency of the disease; and

**Whereas:** The Arthritis Society of Canada is Canada's national charity dedicated to extinguishing arthritis for good.

**Therefore, Be it Resolved** that I, Steve Ogden, Mayor of Stratford, do hereby proclaim the month of September as "Arthritis Awareness Month" in the Town of Stratford.

**In Witness, Whereof:** I have set my hand and caused the seal of the Town of Stratford to be affixed hereto.

**21. OTHER BUSINESS**

CAO Crosby reminded Council of the staff and Council social event scheduled for tomorrow at Red Shores, beginning at 5:30 p.m., and encouraged everyone to attend.

Deputy Mayor noted that a New Residents Meet-Up will be held on Saturday, with coffee, muffins, and fruit provided, and encouraged attendance.

**22. ADJOURNMENT**

Mayor Ogden adjourned the meeting at 7:47 P.M.

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X

CAO, Jeremy Crosby

X

Mayor, Steve Ogden