CITY OF CHARLOTTETOWN
REGULAR MONTHLY MEETING OF COUNCIL
COUNCIL CHAMBERS, CITY HALL, 199 QUEEN STREET
TUESDAY, APRIL 14, 2026 at 5:00 PM

Mayor Philip Brown presiding

Present:	**Deputy Mayor Alanna Jankov**	**Councillor Mitchell Tweel**
	Councillor Terry Bernard	**Councillor Bob Doiron**
	Councillor Kevin Ramsay	**Councillor Julie McCabe**
	Councillor Norman Beck	**Councillor Trevor MacKinnon**
	Councillor John McAleer	**Councillor Justin Muttart**
Also:	**Brad MacConnell, CAO**	**Michael Ruus, DIG**
	Richard MacEwen, DCS	**David Gundrum, PDM (T/C)**
	Donna Miller Ayton, PPHM	**Frank Quinn, PRM**
	Joshua McInnis, UM	**Wayne Long, EGAM**
	Sean Coombs, APC	**Ylber Gashi, PWM**
	Isaac Ewuah, FAM	**Laurel Palmer, PDO III**
	Jessica Bradley, SCO	**Melanie Bailey, SIO**
	Rory Chaisson, SITO	**Anna Keenan, STO**
	Katie Morello, CS	**Tracey McLean, PRC**
Regrets:	**Jessika Corkum-Gorrill, ESM**	**Amy McQuillan, FM**
	Emilee MacLeod, HRM	

(T/C indicates present via teleconference)

- The Mayor acknowledged that the land on which we gather is the traditional unceded territory of the Mi'kmaq First Nation.

- World Art Day is April 15 and the Mayor encouraged residents to check out the City's interactive public art map for a self-guided downtown art tour.

1. **Call to Order**
   Mayor Brown called the meeting to order.

2. **Declarations of Conflict of Interest**
   No conflicts declared.

3. **Approval of Agenda**
   Moved by Councillor Ramsay and seconded by Councillor Muttart that the agenda be approved as presented. Carried.

4. **Adoption of Previous Draft Minutes of Council**
   Moved by Councillor MacKinnon and seconded by Councillor Ramsay that the draft minutes of the following open meetings of Council be adopted.

   - Regular Meeting of Council – March 10, 2026

…/2

- Special Meetings of Council – March 4, 16, 19, 23 & 31, 2026
- Public (Planning) Meeting of Council – March 26, 2026

CARRIED

5. Business Arising out of the Minutes

• **Special Meeting of Council (March 23, 2026) –** At this meeting, Mayor Brown asked Council who was in favour of the overall New Initiatives which included exclusion of six career firefighter positions. Councillor Tweel along with Councillors Doiron and McCabe were recorded as being opposed that evening. Councillor Tweel voiced he has always been in favor of a fourth firefighter being added to the fire engine when the engine leaves the station. He opposed the "New Initiatives" package because it did not include adding a fourth firefighter to each truck. Mayor Brown indicated that Council voted on the full "New Initiatives" package that evening, not specifically on the fourth firefighter.

6. Council Inquiries to be taken Under Consideration

It was proposed that Council consider expanding the parking strategy to include underground/structured solutions with a clear lead and follow-up on exploring that option.

7. REPORTS OF COMMITTEES/RESOLUTIONS/BYLAW READINGS

7.1 Planning & Heritage – Deputy Mayor Alanna Jankov, Chair

Deputy Mayor Jankov indicated her Committee report was included in the weekend package. She indicated that Planning Resolution #4 re: site-specific amendment for 147 Hillsborough Street (PID# 342907) is to be removed as it will be going back to Planning Board for further discussion.

It was questioned whether the Irving Oil redevelopment on Euston Street truly qualifies as a heritage project, and a thorough review was requested to determine which, if any, historical elements are actually being preserved. Deputy Mayor Jankov indicated she would take this under advisement.

Moved by Deputy Mayor Alanna Jankov
Seconded by Councillor Julie McCabe

RESOLVED:

That Council approve the Major Variance for the subject property addressed as 191 Cumberland Street (PID# 346718) to allow for:

1. An addition (covered exterior basement entry) to project into the rear yard setback by 4.03 metres (13.22 feet); and

2. Eaves to project into the rear yard setback by 5.4 metres (17.72 feet).

CARRIED 10-0

Moved by Deputy Mayor Alanna Jankov
Seconded by Councillor Julie McCabe

RESOLVED:

That the Major Variance for the subject property addressed as 28 Lewis Point Road (PID#

586800) to allow for a proposed Accessory Building (Garden Suite) to exceed the maximum height by 2.34 metres (7.69 feet), be approved.

CARRIED 9-1
Councillor Bernard opposed

Moved by Deputy Mayor Alanna Jankov
Seconded by Councillor Julie McCabe

RESOLVED:

That the request to amend Appendix "A" the Future Land Use Map of the City of Charlottetown from the Downtown Mixed-Use Neighbourhood (DMUN) Zone to the Downtown Main Street (DMS) Zone,

And a request to amend Appendix "G" – Zoning Map of the Charlottetown Zoning and Development Bylaw from Downtown Mixed-Use Neighbourhood (DMUN) to Downtown Main Street (DMS) for the properties located on King and Dorchester Streets being (PID#s 336974, 336909, 336917, 336966 and 1172915) be approved;

And further to approve the following:

A lot consolidation of PID#'s 336982, 336974, 336909, 336917, 336966 and 1172915 subject to a final pinned survey plan.

- Payment of cash-in-lieu of parking for six (6) parking spaces and;

Approval of the following Variances:

- Step back above the 4th and below the 7th floor on King and Dorchester Streets;
- The Bylaw requires a 3 metre stepback a 2 metre stepback is proposed. Therefore, a 1 metre variance is required for both sides;
- Step back above the 7th floor on King and Dorchester Streets. The Bylaw requires a minimum 6.0 meter (19.7 feet) stepback. A 2 metre stepback is proposed. Therefore, a 4 metre variance is required on both sides;
- Step back above 4th floor interior lot line (east side) facing Bishop's Palace requires a minimum 10 metre (32.8 feet) interior yard setback. A 2 metre (6.5 feet) stepback is proposed. Therefore, requires an 8 metre variance;
- Frontage or lot width requirement for bonus height on Queen Street. Proposed lot frontage is 13 metres (42.6 feet). The Zoning Bylaw requires 41 metre (135 feet) and minimum lot depth of 36 metre (118 feet) for buildings taller than 21.3 metres (69.9 feet). Therefore, a 28-metre (91.8 feet) variance is required for frontage;
- Increase to the allowable floor plate from 8,072 square feet (750 square metres) to 11,797 square feet (1,096 square metres). Therefore, a variance of 3,724.3 square feet (346 square metres) is needed.

CARRIED 10-0

Moved by Deputy Mayor Alanna Jankov
Seconded by Councillor Julie McCabe

RESOLVED:

That Council approve the proposed rezoning for the subject property addressed as 231 Brackley Point Road (PID# 623090) to rezone from the Institutional (I) Zone to the Business Park Industrial (M-3) Zone and approve an Official Plan Amendment (OPA) to place the subject property within the Workscapes Future Land Use designation of the Official Plan.

CARRIED 10-0

Moved by Deputy Mayor Alanna Jankov
Seconded by Councillor Julie McCabe

RESOLVED:

That Council approve the consolidation of PID# 444679 (two parcels) and PID# 600817 (two parcels) addressed as 600 North River Road, subject to a final pinned survey plan.

CARRIED 10-0

1st READING OF THE ZONING & DEVELOPMENT BYLAW (PH-ZD.2) - To adopt Bylaw PH-ZD.2-109, A Bylaw to amend the Zoning & Development Bylaw, to amend Appendix "G" – Zoning Map of the Charlottetown Zoning and Development Bylaw from Downtown Mixed-Use Neighbourhood (DMUN) Zone to Downtown Main Street (DMS) Zone for the properties located on **King and Dorchester Streets being PID#s 336974, 336909, 336917, 336966 and 1172915**.

Moved by Deputy Mayor Alanna Jankov
Seconded by Councillor Julie McCabe

RESOLVED:

That the Bylaw to amend the City of Charlottetown Zoning & Development Bylaw (PH-ZD.2-109) as it pertains to properties located on **King and Dorchester Streets being PID#s 336974, 336909, 336917, 336966 and 1172915** be read a first time and approved; and that it be read a second time at the next public meeting of Council.

CARRIED 10-0

OFFICIAL PLAN AMENDMENT (PH.OPA.2) - To adopt the Official Plan Amendment, PH-OPA.2-001, "That the land use for the subject property identified as **231 Brackley Point Road (PID# 623090)** as shown on Figures 7, 16 and 18 – Future Land Use Map of the City of Charlottetown Official Plan, is designated as Workscapes, hereby excluding it from its former designation of Neighbourhood."

Moved by Deputy Mayor Alanna Jankov
Seconded by Councillor Julie McCabe

RESOLVED:

That the Official Plan Amendment (PH-OPA.2-001) as it pertains to the subject property identified as **231 Brackley Point Road (PID# 623090**), be adopted.

CARRIED 10-0

1st READING OF THE ZONING & DEVELOPMENT BYLAW (PH-ZD.2) - To adopt Bylaw PH-ZD.2-110, A Bylaw to amend the Zoning & Development Bylaw, "To amend Appendix "G" – Zoning Map of the Charlottetown Zoning and Development Bylaw from the Institutional (I) Zone to the Business Park

Industrial (M-3) Zone for the subject property identified as **231 Brackley Point Road (PID# 623090)**."

Moved by Deputy Mayor Alanna Jankov
Seconded by Councillor Julie McCabe

RESOLVED:

That the Bylaw to amend the City of Charlottetown Zoning & Development Bylaw (PH-ZD.2-110) as it pertains to the subject property identified as **231 Brackley Point Road (PID# 623090)**, be read a first time and approved; and that it be read a second time at the next public meeting of Council.

CARRIED 10-0

2ND READING OF THE ZONING & DEVELOPMENT BYLAW (PH-ZD.2) - To adopt Bylaw PH-ZD.2-104, A Bylaw to amend the Zoning & Development Bylaw, "To amend Appendix G – Zoning Map of the Zoning & Development Bylaw from the Single Detached Residential (R-1S) Zone to the Medium Density Residential Townhouse (R-3T) Zone for the property at **66 McGill Avenue (PID# 355057)**."

Moved by Deputy Mayor Alanna Jankov
Seconded by Councillor Julie McCabe

RESOLVED:

That the said Bylaw PH-ZD.2-104 be read a second time and approved.

CARRIED 8-2
Councillors Beck & Tweel opposed

Moved by Deputy Mayor Alanna Jankov
Seconded by Councillor Julie McCabe

RESOLVED:

That the said Bylaw PH-ZD.2-104 be adopted.

CARRIED 8-2
Councillors Beck & Tweel opposed

2ND READING OF THE ZONING & DEVELOPMENT BYLAW (PH-ZD.2) - To adopt Bylaw PH-ZD.2-107, A Bylaw to amend the Zoning & Development Bylaw, "By amending Appendix C. Approved Site-Specific Exemptions of the City of Charlottetown Zoning & Development Bylaw as it pertains to the subject property at **16-18 Hemlock Court (PID# 452672),** in the Single Detached Residential (R-1L) Zone, to permit up to three (3) dwelling units within an existing legal non-conforming semi-detached building."

Moved by Deputy Mayor Alanna Jankov
Seconded by Councillor Julie McCabe

RESOLVED:

That the said Bylaw PH-ZD.2-107 be read a second time and approved.

CARRIED 10-0

Moved by Deputy Mayor Alanna Jankov
Seconded by Councillor Julie McCabe

RESOLVED:
That the said Bylaw PH-ZD.2-107 be adopted.

CARRIED 10-0

2ND READING OF THE ZONING & DEVELOPMENT BYLAW (PH-ZD.2) - To adopt Bylaw PH-ZD.2-108, A Bylaw to amend the Zoning & Development Bylaw, "To amend Appendix G – Zoning Map of the Zoning & Development Bylaw from the Low Detached Residential (R-2S) Zone to the Medium Density Residential (R-3) Zone for the subject property identified as **Lot 8, Violet Circle (PID# 1187913)**."

Moved by Deputy Mayor Alanna Jankov
Seconded by Councillor Julie McCabe

RESOLVED:
That the said Bylaw PH-ZD.2-108 be read a second time and approved.

CARRIED 10-0

Moved by Deputy Mayor Alanna Jankov
Seconded by Councillor Julie McCabe

RESOLVED:
That the said Bylaw PH-ZD.2-108 be adopted.

CARRIED 10-0

7.2 Public Works – Councillor Mitchell Tweel, Chair
Councillor Tweel indicated his Committee report was included in the weekend package. He reported that Exhibition Drive Street Reconstruction project will start late April and continue into early fall, Sherwood Hall Master Plan public session to present design options will be held April 16 and Councillor Tweel proposed on holding a roundtable discussion in the near future on the state of City streets.

7.3 Environment & Sustainability – Councillor Trevor MacKinnon, Chair
Councillor MacKinnon indicated his Committee report was included in the weekend package. He reported the first of the battery-electric mini transit buses will be on the road soon, 58 Flood Protection rebates were issued to residents in 2025/26 (avg. $950/rebate), Climate Action microgrant program initiated which offers up to $2,500 for community or individual projects, $15,000 from Green Communities Canada for trees at River Ridge Park and $25,000 from Trees for Life for restoration work in multiple parks.

Moved by Councillor Trevor MacKinnon
Seconded by Councillor Norman Beck

RESOLVED:
That Council extends the Trius Transit bridge service rate of $78/hour for 2025 service expansions, until May 1, 2026,

And that Mayor and CAO are hereby authorized to execute standard contract and agreements to implement this resolution.

CARRIED 10-0

7.4 Finance, Audit, Tendering & Administration – Councillor John McAleer, Chair
Councillor McAleer indicated his Committee report was included in the weekend package.

7.5 Human Resources – Councillor Norman Beck, Chair
Councillor Beck indicated his Committee report was included in the weekend package. He noted how certain senior positions are hired and approved and proposed a change to how Council handles those appointments. Council currently has to vote on appointments of the CAO, Chief of Police, Heritage Officer and Planning staff (planners); however, Council is not involved in the hiring process and do not often have enough background information about the candidate (excluding CAO). He added that the Committee will be looking to amend the Staffing Bylaw to reflect the approach they are trying to achieve.

7.6 Strat. Priorities, Comms & Intergovernmental Cooperation - Coun. Justin Muttar, Chair
Councillor Muttart indicated his Committee report was included in the weekend package.

With regard to Boulder Park, it was suggested that the City meet with the Province to determine who actually controls the property and what rules apply because Council needs to have clear, complete information going forward before making decisions related to this property.

7.7 Protective & Emergency Services – Councillor Julie McCabe, Chair
Councillor McCabe indicated her Committee report was included in the weekend package.

The Committee was requested to revisit a resolution passed in December 2019 which supported the creation of a Provincial Civil Forfeiture Law.

7.8 Parks, Recreation & Leisure Activities – Councillor Kevin Ramsay, Chair
Councillor Ramsay indicated his Committee report was included in the weekend package.

It was suggested that upgrades or new recreational uses for Rosemount Park be reviewed by the department. Councillor Ramsay took this under advisement.

Moved by Councillor Kevin Ramsay
Seconded by Councillor Terry Bernard

RESOLVED

That Council approves the closure of the interior laneway of the Victoria Park Roadway to vehicular traffic, earlier than May 1 to allow for the laneway to be used as an Active Transportation Pathway beginning April 15, 2026,

And that Council authorizes the Manager of the Parks and Recreation Department to make future decisions regarding the opening of the Active Transportation Pathway.

CARRIED 10-0

7.9 Water & Sewer Utility – Councillor Bob Doiron, Chair
Councillor Doiron indicated his Committee report was included in the weekend package.

7.10 Economic, Tourism & Cultural Development – Councillor Terry Bernard, Chair
Councillor Bernard indicated his Committee had not met since the last meeting of Council. He congratulated Charlotte Nicholson on receiving the 2026 Sport Tourism Canada PRESTIGE Rising Star Award and announced that Jenna Doucette had been selected as the successful candidate for the

position of Tourism & Events Coordinator. He reported that many festivals and events have been recently held in Charlottetown with many more to come over the next few months.

7.11 New Business

Moved by Councillor Norman Beck
Seconded by Councillor Trevor MacKinnon

RESOLVED:

WHEREAS Section 40 of the Municipal Government Act of Prince Edward Island requires Council to appoint a Municipal Electoral Officer for election proceedings;

BE IT RESOLVED THAT the City of Charlottetown requests Elections PEI to oversee and conduct the Municipal Election scheduled for November 2, 2026, and

Further that Tim Garrity be appointed as Municipal Electoral Officer and Stephanie Thorpe be appointed as Deputy Municipal Electoral Officer for this election.

CARRIED 10-0

8. Motion to Move into a Closed Session as per the MGA of PEI (7:10 PM)

119(1)(e) a matter still under consideration, on which the council has not yet publicly announced a decision, and about which discussion in public would likely prejudice a municipality's ability to carry out its negotiations.

a) Housing Accelerator Fund (HAF) Contract Update

Moved by Councillor MacKinnon and seconded by Councillor Bernard. Carried.

9. Business Arising from the Closed Session (8:05 PM)

No business arose from the Closed Session.

10. Adjournment

Moved by Councillor Tweel and seconded by Councillor Ramsay that the meeting be adjourned. Carried. Meeting concluded at 8:05 PM.