CITY OF CHARLOTTETOWN
REGULAR MONTHLY MEETING OF COUNCIL
COUNCIL CHAMBERS, CITY HALL, 199 QUEEN STREET
TUESDAY, SEPTEMBER 8, 2026 at 5:00 PM

Mayor Philip Brown presiding

Present:	**Deputy Mayor Alanna Jankov**	**Councillor Mitchell Tweel**
	Councillor Bob Doiron	**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**
	Donna Miller Ayton, PPHM	**Frank Quinn, PRM**
	Wayne Long, EGAM	**Tim Jenkins, AFC**
	Darren MacDougall, APC	**Jessika Corkum-Gorrill, ESM**
	Ylber Gashi, PWM	**Emilee MacLeod, HRM**
	Joshua McInnis, UM	**Amy McQuillan, FM**
	Jessica Bradley, SCO	**Rory Chaisson, SITO**
	Melanie McKenna, CS	**Tracey McLean, PRC**
Regrets:	**Councillor Terry Bernard**	**Councillor Kevin Ramsay**

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

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

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

3. **Approval of Agenda**
   It was requested that the following reports be moved to the beginning of the agenda in this order: Economic, Tourism & Cultural Development; Protective & Emergency Services; and Public Works. Moved and seconded that the agenda be approved as amended. Carried.

4. **Adoption of Previous Draft Minutes of Council**
   Moved by Deputy Mayor Jankov and seconded by Councillor McCabe that the draft minutes of the following open meetings of Council be adopted.

   - Regular Meeting of Council – August 11, 2026
   - Special Meeting of Council – August 25, 2026
   - Public (Planning) Meeting of Council – August 27, 2026

CARRIED

.../2

5. Business Arising out of the Minutes
No business arose.

6. Council Inquiries to be taken Under Consideration
No inquires raised.

7. REPORTS OF COMMITTEES/RESOLUTIONS/BYLAW READING

7.1. Economic, Tourism & Cultural Development – Councillor Terry Bernard, Chair
Councillor Tweel, on behalf of Councillor Bernard, indicated the Committee report was included in the weekend package. He reported that Melissa McDonald was hired as the City's new Economic Development Officer and will begin on September 28. Recent events in the city included Old Home Week, the Gold Cup Parade, Gran Fondo PEI, Art in the Open, the Charlottetown Dragon Boat Festival, the Raffia Festival, Corner Street Daze, the Charlottetown Busker Festival and Cinema Under the Stars. Upcoming events include Stars for Life Mayor's Cup Golf Tournament, the PEI International Shellfish Festival, Fall Flavours and the Moonlight Bazaar.

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

An update related to the proposed third fire station was requested. Councillor McCabe indicated the item is scheduled to be discussed at the next committee meeting.

7.3. Public Works – Councillor Mitchell Tweel, Chair
Councillor Tweel indicated his Committee report was included in the weekend package. He acknowledged City crews (PW, WSU & P&R) for their coordinated response to the significant rainfall event over the past weekend.

Moved by Councillor Mitchell Tweel
Seconded by Councillor John McAleer

RESOLVED:

That, Council adopt in principle the following path forward for the Queen Street Parkade: assess potential locations for a fourth Parkade; maintain the existing Queen Street Parkade throughout construction of the fourth Parkade; upon completion, demolish the existing Queen Street Parkade and redevelop the Queen Street property as either a new Parkade or a mixed-use facility incorporating parking and other amenities,

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

CARRIED 8-0

Concern was raised that work at Heartz Hall appeared to have stalled and whether the project had experienced delays. Councillor Tweel referred to the Public Works Manager who indicated that some routine delays have occurred but the project is expected to be completed this fall.

7.4. Planning & Heritage – Deputy Mayor Alanna Jankov, Chair
Deputy Mayor Jankov indicated her Committee report was included in the weekend package. The Public Meeting was held September 3 regarding the draft Zoning and Development Bylaw and she advised that members of the public could continue submitting comments to the Planning and Heritage Department until September 18.

Moved by Deputy Mayor Alanna Jankov
Seconded by Councillor Julie McCabe

RESOLVED:

That Council approve the following Major Variance for the subject property identified as 65 Kensington Road (PID# 277491) to allow for the following:

1) To allow for the establishment of a Garden Suite on a property having lot area of approximately 0.2 acres (0.08 hectares) whereas a minimum lot area of 0.5 acres (0.2 hectares) is otherwise required;

2) To allow for an increased maximum gross floor area for a Garden Suite of 73 square metres (786 square feet) whereas a maximum gross floor area of 70 square metres (753.2 square feet) is otherwise permitted;

3) To allow for an increased maximum building height of 7.62 metres (25 feet) for a detached accessory structure containing a Garden Suite whereas a maximum building height of 4.6 metres (15.1 feet) is otherwise permitted;

4) To allow for a reduced side yard setback of 1.30 metres (4.26 feet) whereas a side yard setback of 1.8 metres (6 feet) is otherwise required for a detached accessory structure containing a Garden Suite; and

5) To allow for a reduced rear yard setback of 1.90 metres (6.23 feet) whereas a rear yard setback of 3 metres (9.8 feet) is otherwise required for a detached accessory structure containing a Garden Suite.

CARRIED 8-0

Moved by Deputy Mayor Alanna Jankov
Seconded by Councillor Julie McCabe

RESOLVED:

That Council approve the following Major Variance for the subject property identified as 49 Trailview Drive (PID# 1128842) to allow for the following:

1) A reduced minimum lot frontage of 7.76 metres (25.45 feet) for property in the (R-1L) Zone whereas a minimum lot frontage of 18 metres (59.1 feet) is otherwise required.

Subject to condition that any future dwelling constructed on the proposed new lot (Lot 26-3) based on the preliminary survey plan as submitted must have its main front entryway and main front facades face south towards the abutting City-owned park property identified as PID# 1148600.

CARRIED 8-0

It was noted that the following resolution contained an error regarding the proposed number of buildings and units; revision as follows (in red):

Moved by Deputy Mayor Alanna Jankov
Seconded by Councillor Julie McCabe

RESOLVED:

That Council approve a request to proceed to public consultation for a request to approve a development concept plan for Lot 2019-5 (PID# 390740) on St. Martha's Court in the Comprehensive Development Area (CDA) Zone in order to facilitate future development of the site with ~~two~~ three, ~~eighty-two (82)~~ sixty-two (62) unit apartment buildings with a total density of one hundred ~~sixty-four (164)~~ 186 units,

And to proceed to public consultation for the request to amend Appendix "B" Comprehensive Development Area (CDA) Parcels and Permitted Uses of the Zoning and Development Bylaw.

Subject to a traffic impact assessment for the proposed development.

CARRIED 8-0

Moved by Deputy Mayor Alanna Jankov
Seconded by Councillor Julie McCabe

RESOLVED:

That Council approve the request to consolidate separate properties addressed as 176 King Street and 178 King Street, both under PID# 336271, to form one new parcel subject to the approval of a final pinned survey plan.

CARRIED 8-0

Moved by Deputy Mayor Alanna Jankov
Seconded by Councillor Julie McCabe

RESOLVED:

That Council approve the encroachment of footings and a canopy into the Public Right of Way to facilitate the construction of a proposed multi-use residential and commercial building within the 500 Lot Area in the Downtown Main Street (DMS) Zone being the properties identified as (PID#s 336982, 336974, 336909, 336917, 336966 and 1172915) addressed as 68 Queen Street with the following encroachments:

1) Encroachment to allow building footings to encroach into the Public Right of Way on King, Dorchester and Queen Streets ranging from 1" to 2'-8" in various locations around the building.

2) Encroachment to allow an overhead canopy to encroach into the Public Right of Way for a depth of 1.162 meters and a width of 4.451 meters along Dorchester Street.

3) Encroachment to allow an overhead canopy to encroach into the Public Right of Way for a depth of 3.19 meters and a width of 4.757 meters along King Street.

It was clarified that the development had already been approved and that the resolution addressed only the encroachments into the public right-of-way. It was further clarified that following approval, the remaining steps would be handled administratively through the permitting and inspection processes, unless the developer proposed substantial changes to the project.

CARRIED 8-0

7.5. Strat. Priorities, Comms & Intergovernmental Cooperation – Councillor Justin Muttart, Chair
Councillor Muttart indicated his Committee report was included in the weekend package.

7.6. Parks, Recreation & Leisure Activities – Councillor Kevin Ramsay, Chair
Councillor Doiron, on behalf of Councillor Ramsay, indicated the report was included in the weekend package.

There was some discussion regarding the process for reconsidering the proposed curling facility following Council's earlier decision not to proceed with further staff review. While some members supported allowing the curling club to present new information, concerns were raised regarding additional staff resources, competing municipal priorities and the need for regional partners and a shared-funding approach. Councillor Doiron indicated that the curling club would be invited to present its proposal to the Parks and Recreation Committee in the near future.

Moved by Councillor Bob Doiron
Seconded by Councillor John McAleer

RESOLVED:

That the City of Charlottetown Parks and Recreation proposed fees, as attached, for the Simmons Artificial Turf Field be approved, effective September 9, 2026,

And further that Schedule 'C' as part of the City of Charlottetown Fees Bylaw be updated to reflect these new fees.

Concerns were raised regarding the proposed rental fees for school use of the Simmons artificial turf field, particularly as schools had previously used the property without charge; therefore, it was **moved by Councillor Muttart** and **seconded by Councillor McCabe** that the item be deferred to allow staff to consult with the Province and affected schools regarding the proposed fees and to further assess anticipated field usage and projected revenues before returning the matter to Council.

DEFERRED 6-2
Councillors Beck and Tweel opposed

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

In response to questions regarding the City's long-term water supply and its ability to meet increased demand, Councillor Doiron referred to the Utility Manager who advised there were no immediate capacity concerns and that the existing supply was expected to meet demand within the next five to ten years.

Questions were raised regarding the nature and cost of the fibre-optic repairs, including the Utility's approximately $25,000 contribution representing 50 per cent of the repair value. Councillor Doiron referred to the Utility Manager who indicated that the 50% contribution was approximately $25,000 and related to repairs to damaged conduit and fibre at work sites. As the Utility may have been involved in the damage, it agreed to assist with the repairs to allow the project to move forward.

- Mayor Brown left the meeting at 6:31 PM, at which point Deputy Mayor Jankov assumed the Chair and presided over the remainder of the meeting.

- Councillor Tweel left the meeting at 6:36 PM prior to the Finance Committee report.

7.8. Finance, Audit, Tendering & Administration – Councillor John McAleer, Chair

Councillor McAleer indicated his Committee report was included in the weekend package.

2nd Reading to Establish the City of Charlottetown Tax Rate Group Bylaw - To establish the City of Charlottetown Tax Rate Group Bylaw #2026-TRG-01 which will fulfill obligations pursuant to the provisions of the Municipal Government Act and provides authority for Council to establish tax rates; enables Council to set and approve a rate or rates, by resolution, for all real property within the jurisdiction and boundaries of the municipality and establish, by bylaw, separate tax rate groups in the municipality for purposes of raising revenue sufficient to defray projected municipal expenditures.

Moved by Councillor John McAleer
Seconded by Councillor Justin Muttart

RESOLVED:

That the City of Charlottetown Tax Rate Group Bylaw #2026-TRG-01, which was read the first time on August 11, 2026 be read a second time and that the said Bylaw now be approved and adopted.

CARRIED 6-0

7.9. Environment & Sustainability – Councillor Trevor MacKinnon, Chair

Councillor MacKinnon indicated his Committee report was included in the weekend package. He reported that Rooted in Art takes place September 12 at Victoria Park, Bike Bus Program to resume later this September, restoration work in Victoria Park included removing invasive species and planting new shade and memorial trees, online BioBlitz attracted 117 participants and T3 Transit expanded service in East Royalty and Winsloe through Routes 13 and 12.

Moved by Councillor Trevor MacKinnon
Seconded by Councillor Justin Muttart

RESOLVED:

That Council support the City entering into an agreement with the Government of Canada's Build Communities Strong Fund, for energy savings retrofits to the Cody Banks Arena, and

That Council acknowledges:

-The Build Communities Strong Fund covers 40% of eligible capital expenses, up to a maximum of $199,500;

-Remaining project costs will be provided through City budgets; and

-Funds will be used to upgrade the Cody Banks Arena.

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

CARRIED 6-0

Moved by Councillor Trevor MacKinnon
Seconded by Councillor Justin Muttart

RESOLVED:

That Council continues to pay Trius Transit $89/hr. for 2025 service expansions until the updated Transit Agreement is in place or until November 30, 2026, whichever comes first,

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

CARRIED 6-0

7.10. Human Resources – Councillor Norman Beck, Chair

Councillor Beck indicated his Committee report was included in the weekend package.

Moved by Councillor Norman Beck
Seconded by Councillor Trevor MacKinnon

RESOLVED:

That Council approves the creation of the Assistant Manager of Engineering and Capital Projects position and authorizes Administration to proceed with the required Human Resources evaluation, budget confirmation and recruitment process.

CARRIED 6-0

Moved by Councillor Norman Beck
Seconded by Councillor Trevor MacKinnon

RESOLVED:

That Council repeal the Employee Identification Cards Policy (#A-HR-6) and replace with the attached Employee Identification and Access Cards Policy (P-HR-24).

CARRIED 6-0

7.11. New Business Resolutions

There were no New Business resolutions.

8. Motion to Move into a Closed Session as per the Municipal Government Act of PEI

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;

- Lease Agreement Negotiations

119(1)(f) the conduct of existing or anticipated legal proceedings or the review of legal advice;

- City Services Legal Opinion

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

9. Business Arising from the Closed Session

Following discussion in the Closed Session, Council agreed to present the following resolution in the Open Session for consideration.

Moved by Councillor Justin Muttart
Seconded by Councillor John McAleer

RESOLVED:

That, Council enter into a lease agreement with EFI Holdings Inc. for the building and property of 10 MacAleer Dr. (PID# 822932),

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

CARRIED 5-1
Councillor Doiron opposed

10. Adjournment

Moved by Councillor McCabe and seconded by Councillor MacKinnon that the meeting be adjourned. Carried. Meeting concluded at 7:16 PM.