CITY OF CHARLOTTETOWN
REGULAR MONTHLY MEETING OF COUNCIL
COUNCIL CHAMBERS, CITY HALL, 199 QUEEN STREET
TUESDAY, MAY 12, 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**
	David Gundrum, PDM (T/C)	**Frank Quinn, PRM**
	Sean Coombs, APC	**Tim Jenkins, AFC**
	Jessika Corkum-Gorrill, ESM	**Wayne Long, EGAM**
	Ylber Gashi, PWM	**Emilee MacLeod, HRM**
	Amy McQuillan, FM	**Melanie Bailey, SIO**
	Rory Chaisson, SITO	**Melanie McKenna, CS**
	Tracey McLean, PRC	
Regrets:	**Richard MacEwen, DCS**	**Donna Miller Ayton, PPHM**
	Joshua McInnis, UM	**Jessica Bradley, SCO**

(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.

- The Mayor noted that May is Huntington's Disease Awareness Month. He highlighted the serious impact the disease has on individuals and families across Prince Edward Island and acknowledged the advocacy work being done by organizations and community members to improve understanding, care, and support services related to this disease. City Hall tower would be illuminated purple and red from May 28 to May 30, 2026 in recognition of Huntington's Disease Awareness Month.

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

2. **Declarations of Conflict of Interest**
   Councillor Doiron declared a conflict with Planning & Heritage Resolution #2 re: Hidden Valley (PID# 1047562).

   A legal and/or jurisdictional review was requested to better define the standards Council members are expected to follow when it comes to conflicts of interests (blind trusts, etc.); clarity on how conflicts of interest are determined under the Municipal Government Act and how those rules interact with blind trusts, perceived bias, and apprehension of bias.

3. Approval of Agenda

Moved by Councillor MacKinnon and seconded by Councillor Ramsay that the agenda be approved as presented. Carried.

4. Adoption of Previous Draft Minutes of Council

Moved by Deputy Mayor Jankov and seconded by Councillor MacKinnon that the draft minutes of the following open meeting of Council be adopted.

- Regular Meeting of Council – April 14, 2026

CARRIED

5. Business Arising out of the Minutes

• **Regular Meeting of Council (April 14, 2026) re: Boulder Park -** Councillor Muttart raised concern that decisions on future uses of the grounds now appear to fall under a provincial legislative standing committee, on which the City of Charlottetown does not currently have representation. He had previously requested that City administration be involved in those discussions but understood from media reports and discussions with the Legislative Clerk that no formal request had been made by the City. He stressed that Council needs to have formal discussions with the province to clarify what role the City really has in decision-making when it comes to the use of Boulder Park.

• **Regular Meeting of Council (April 14, 2026) re: Euston Street Irving redevelopment -** In response to an update regarding the heritage component (if any) of the redevelopment, Councillor Jankov agreed that more clarity was needed and confirmed that a report would be requested from the City's Heritage department.

6. Council Inquiries to be taken Under Consideration

No inquiries were raised.

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 thanked those who attended the last information session on the draft Zoning and Development Bylaw review and noted the next tentative information session is May 21, 2026.

It was requested that the Planning and Heritage Department prepare a comprehensive, data-driven report clarifying whether Charlottetown is experiencing a housing crisis. Deputy Mayor Jankov noted this item would be added to the next Planning & Heritage Committee agenda.

Moved by Deputy Mayor Alanna Jankov
Seconded by Councillor Julie McCabe

RESOLVED:

That Council approve an amendment to the operational hours outlined in the Pedestrian Mall Agreement as it pertains to the Victoria Row Merchants Association, to permit patio operations annually during patio season between the hours of 8:00 a.m. and 1:00 a.m. on a permanent basis,

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

In response to a question of whether local area residents were consulted with the proposed change in hours of operation on Victoria Row, Deputy Mayor Jankov indicated the extended hours had already operated as a pilot project in 2025 and according to the staff report, no negative feedback was received.

CARRIED 10-0

- Councillor Doiron in conflict and left the Chamber for the following resolution.

Moved by Deputy Mayor Alanna Jankov
Seconded by Councillor Julie McCabe

RESOLVED:

That Council approve the proposed Major Variance for the subject property identified as 15 Clonhaven Street (Lot 153) in the Hidden Valley Subdivision (PID# 1047562) to:

- Increase the maximum number of apartment units on the site to be 64 units whereas current maximum density under zoning would allow for 44 apartment units; and

That Council approve the proposed Major Variance for the subject property identified as 35 Clonhaven Street (Lot 154) in the Hidden Valley Subdivision (PID# 1047562) to:

- Increase the maximum number of apartment units on the site to be 64 units whereas current maximum density under zoning would allow for 48 apartment units; and

That Council approve the proposed Major Variance for the subject property identified as 165 Carraigbrook Avenue (Lot 155) in the Hidden Valley Subdivision (PID# 1047562) to:

- Increase the maximum number of apartment units on the site to be 64 units whereas current maximum density under zoning would allow for 59 apartment units.

Concerns raised focused on overdevelopment, inadequate infrastructure, environmental impacts, and quality of life for residents. Deputy Mayor Jankov referred to the Planning Manager who noted that the developer's plans met the City's parking requirements and that the current variance request only related to increased density, not building height or other zoning relief. He also noted that sidewalks, roads, and other infrastructure were still incomplete and that parkland requirements had already been addressed through the Parks & Recreation Department.

CARRIED 8-1
Councillor MacKinnon opposed

- Councillor Doiron returned to the Chamber.

Moved by Deputy Mayor Alanna Jankov
Seconded by Councillor Julie McCabe

RESOLVED:

That Council approve the request to proceed to public consultation concerning a request to rezone the subject property identified as 307 Patterson Drive (PID# 676585) from the Low Density Residential (R-2) Zone to the Business Office Commercial (C-1) Zone in order to harmonize the existing zoning for two abutting parcels of land registered under the same PID

number (311 and 307 Patterson Drive) containing an existing 1-storey commercial building (convenience store) currently bisected by an existing property boundary.

CARRIED 10-0

Moved by Deputy Mayor Alanna Jankov
Seconded by Councillor Julie McCabe

RESOLVED:

That Council approve the request to proceed to public consultation concerning a request to rezone the unaddressed subject property identified as PID# 390534 from the Comprehensive Development Area (CDA) Zone to the Shopping Centre Commercial (C-3) Zone and to rezone the unaddressed subject property identified as PID# 1179670 from the Comprehensive Development Area (CDA) Zone to the Mixed Use Corridor (MUC) Zone in order to facilitate future commercial development on both sites.

CARRIED 10-0

Moved by Deputy Mayor Alanna Jankov
Seconded by Councillor Julie McCabe

RESOLVED:

That the application submitted by the owner's agent (Cain Arsenault) and supporting traffic study prepared by EXP Group dated April 2, 2026 for the development of a drive-thru and queuing spaces at PID# 387761 for a McDonald's eating and drinking establishment, be accepted.

CARRIED 10-0

2nd 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 said Bylaw (PH-ZD.2-110) 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.2-110) be adopted.

CARRIED 10-0

2nd 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 said Bylaw (PH-ZD.2-109) 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.2-109) be adopted.

CARRIED 10-0

7.2 Environment & Sustainability – Councillor Trevor MacKinnon, Chair
Councillor MacKinnon indicated his Committee report was included in the weekend package. He reported tree-planting initiatives were announced in partnership with local watershed groups; 1260 trees and shrubs being planted in wellfield areas. Two new battery-electric mini transit buses are now in operation (East Royalty and Strafford midday runs). Transit ridership in Charlottetown decreased by 4% in April 2026 compared to April 2025.

Moved by Councillor Trevor MacKinnon
Seconded by Councillor Norman Beck

RESOLVED:
That Council approves providing the newly formed Charlottetown Area Watershed Association with an annual Watershed Grant of $20,000, previously provided as $10,000 to each of the two separate watershed groups,

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

CARRIED 10-0

Moved by Councillor Trevor MacKinnon
Seconded by Councillor Mitchell Tweel

RESOLVED:
That Council support the City entering into an agreement with the Government of Canada, Housing Infrastructure and Communities Canada, for Baseline Funding as part of the Canada Public Transit Fund, and

That Council acknowledges the following:

- Government of Canada funds cover 40% of total eligible capital expenses and 80% of eligible non-capital expenses, up to $285,725 per year for 10 years, for a total federal investment of $2,857,250;

- Matching funds will be provided through municipal budgets; and

- Funds will support transit fleet improvements, including technology such as a modernized fare payment system, automatic passenger counters, automated stop announcements and an on-demand study;

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

CARRIED 10-0

Moved by Councillor Trevor MacKinnon
Seconded by Councillor Mitchell Tweel

RESOLVED:

That Council approves the annual sole source of the Kausal Watch platform until 2030, at a cost of $16,800 for the 2026-27 fiscal year, subject to future annual operating budget approval,

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

CARRIED 10-0

● Councillor Ramsay declared a conflict and left the Chamber for the following resolution.

Moved by Councillor Trevor MacKinnon
Seconded by Councillor Norman Beck

RESOLVED:

That Council pay Trius Transit $89/hour for 2025 service expansions until the updated Transit Agreement is in place or until August 1, 2026, whichever comes first,

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

An update regarding the status of the formal transit agreement was requested. Councillor MacKinnon referred to the Environment & Sustainability Manager, who reported the agreement had gone through legal review, comments were recently provided to the Charlottetown Area Transit Coordinating Committee (CATCC) and the Operator. The Operator is now reviewing those legal comments before the parties reconvene to finalize the agreement for Council approval.

It was questioned why Council was being asked to increase payments to the operator when the service expansions were not meeting ridership expectations. Councillor MacKinnon referred to the Environment & Sustainability Manager, who advised that newer and smaller neighbourhood routes typically take several years to build ridership.

CARRIED 8-1
Councillor Doiron opposed

● Councillor Ramsay returned to the Chamber.

7.3 <u>Finance, Audit, Tendering & Administration</u> – Councillor John McAleer, Chair
Councillor McAleer indicated his Committee report was included in the weekend package.

A detailed report showing all grants approved or paid out from this year's City budget was requested, including what organizations had applied and where funding allocations currently stood. This was taken under advisement.

7.4 Human Resources – Councillor Norman Beck, Chair
Councillor Beck indicated his Committee met on Monday and the report was included in the revised package.

Councillor Beck indicated that, during Monday's Committee meeting, discussion took place under New Business regarding the possible creation of a CAO Bylaw. He further indicated that a bylaw should clearly outline the responsibilities, authority, accountability, hiring process, and performance evaluation process for the Chief Administrative Officer (CAO) position and that it be drafted to be specific to Charlottetown. During significant discussion, it was argued that Section 93 of the Municipal Government Act outlines the duties, authority, and responsibilities of a CAO. Also, it was expressed that any broader changes sought by municipalities should be addressed through amendments to the Municipal Government Act (MGA), rather than through individual municipal bylaws. Following debate, Councillor Beck indicated he would bring forward a Notice of Motion on the matter at the next Regular Meeting of Council.

In response to a request for an update on backpay for CUPE 501 employees, Councillor Beck referred to the Human Resources Manager who indicated Permanent staff will receive backpay on May 21 and Seasonals on June 4, 2026.

7.5 Strat. Priorities, Comms & Intergovernmental Cooperation - Coun. Justin Muttart, Chair
Councillor Muttart indicated his Committee did not meet since the last Regular Meeting of Council.

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

- Councillors MacKinnon and Tweel were not in the Chamber during the following reading.

1st Reading to Amend the Horsedrawn and Rickshaw Vehicle Bylaw - to amend the City of Charlottetown Horsedrawn and Rickshaw Vehicle Bylaw to reference Power-Assisted Bicycles as well as the Municipal Government Act of PEI and the City of Charlottetown Enforcement and Summary Proceedings Bylaw, update Schedule 'A' for clarity, correct formatting, typographical and minor text corrections to ensure overall consistency throughout the Bylaw.

Moved by Councillor Julie McCabe
Seconded by Councillor Kevin Ramsay

RESOLVED:
That the bylaw to amend the "City of Charlottetown Horsedrawn and Rickshaw Vehicle Bylaw, #2018-10, be read a first time.

CARRIED 8-0

Moved by Councillor Julie McCabe
Seconded by Councillor Kevin Ramsay

RESOLVED:

That the bylaw now be approved as a City Bylaw and that it be entitled the City of Charlottetown Horsedrawn and Rickshaw Vehicle Bylaw, #2018-10 and that it be read a second time at the next public meeting of Council.

CARRIED 8-0

Some discussion took place with respect to the current wording around feeding birds in the Nuisance Bylaw. Staff and Councillors acknowledged the original wording was confusing and too broad. The committee report which was in the package also recommended another option – create a separate bylaw specifically addressing the feeding of wild birds. The matter was deferred back for additional review by the Bylaw Officer rather than moving forward immediately.

7.7 Parks, Recreation & Leisure Activities – Councillor Kevin Ramsay, Chair

Councillor Ramsay indicated his Committee report was included in the weekend package. He reported that Simmons Arena walking track is frequently utilized, Junior C championships drew strong attendance, ballfields are now open; however, soccer fields remain closed due to weather conditions.

7.8 Water & Sewer Utility – Councillor Bob Doiron, Chair

Councillor Doiron indicated his Committee did not meet since the last Regular Meeting of Council. He indicated he just received an update from staff regarding the ongoing fibre optic issue and the matter will be brought to the next Committee meeting for discussion.

7.9 Economic, Tourism & Cultural Development – Councillor Terry Bernard, Chair

Councillor Bernard indicated his Committee met at Noon today and the minutes will be included in next month's package. He reported that the curling survey which was conducted recently showed strong public support for developing a curling facility in Charlottetown. The City received 1,142 survey responses, the highest participation ever for a City survey, with roughly 77–78% of respondents supporting a curling venue, believing it would meet recreational and community needs. He noted on several upcoming events and tournaments such as Street Feast, Charlottetown Food Truck Festival, 2026 Atlantic Artistic Swimming Regional Championships and 2026 Atlantic Table Tennis Championships.

7.10 Public Works – Councillor Mitchell Tweel, Chair

Councillor Tweel indicated his Committee report was included in the weekend package. He mentioned that the City had recently completed its second public consultation process regarding Exhibition Drive and said there was a good turnout from the business community.

With regard to an update of the Sherwood Sport & Recreation Complex Master Plan community meeting, Councillor Tweel advised that the City was still waiting for further information and results from the consultants conducting the Cody Banks Arena assessment.

Moved by Councillor Mitchell Tweel
Seconded by Councillor John McAleer

RESOLVED:

That, as per the conditions of the Public Tender for "70 Kent Street Main Entrance Relocation" the submission of MacLean Construction Ltd., in the amount of $269,300.00 (plus all applicable taxes) be accepted,

And that a budget transfer from the Public Works Capital account for "Municipal Buildings – Various Buildings Upgrades" in the amount of $119,695.00 to "Municipal Buildings – 70 Kent Street" be carried out,

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

CARRIED 10-0

7.11 New Business

- Councillor Muttart declared a conflict and left the Chamber for the following resolution.

Moved by Councillor Trevor MacKinnon
Seconded by Councillor Kevin Ramsay

RESOLVED:

That effective immediately and as recommended by His Worship Mayor Philip Brown, Emma McPhail be appointed to the City of Charlottetown Food Council.

CARRIED 9-0

- Councillor Muttart returned to the Chamber.

8. Motion to Move into a Closed Session as per the MGA of PEI (7:39 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) Contract Services Matter

Moved by Councillor McCabe and seconded by Deputy Mayor Jankov. Carried.

9. Business Arising from the Closed Session (8:43 PM)

No business arose.

10. Adjournment

Moved by Councillor McAleer and seconded by Councillor Ramsay that the meeting be adjourned. Carried. Meeting concluded at 8:43 PM.