CITY OF CHARLOTTETOWN
REGULAR MONTHLY MEETING OF COUNCIL
COUNCIL CHAMBERS, CITY HALL, 199 QUEEN STREET
TUESDAY, FEBRUARY 10, 2026 at 5:00 PM

Mayor Philip Brown presiding

Present:	**Deputy Mayor Alanna Jankov(T/C)**	**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	**Kent Mitchell, DFC**
	David Gundrum, PDM	**Jessika Corkum-Gorrill, ESM**
	Joshua McInnis, UM	**Wayne Long, EGAM**
	Emilee MacLeod, HRM	**Ylber Gashi, PWM**
	Christopher Drummond, PRAM	**Isaac Ewuah, FAM**
	Jessica Bradley, SCO	**Melanie Bailey, SIO**
	Rory Chaisson, IT	**Katie Morello, CS**
	Tracey McLean, PRC	
Regrets:	**Donna Miller-Ayton, PPHM**	**Sean Coombs, APC**

(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 of upcoming Chinese New Year celebrations taking place at UPEI Performing Arts Centre February 14 and at the Eastlink Centre on February 21. He further noted he recently attended Tet celebrations (Vietnamese New Year).

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

2. **Declarations of Conflict of Interest**
   Councillor Doiron declared a conflict regarding Planning & Heritage Resolution #5 re: Stanmol Drive (PID# 1047562).

3. **Approval of Agenda**
   As additional revisions to the Procurement Policy are required, it was requested that Finance, Audit, Tendering & Administration Resolution #3 be removed. Moved and seconded that the agenda be approved as amended. Carried.

4. Adoption of Previous Draft Minutes of Council

Moved by Councillor Ramsay and seconded by Councillor Muttart that the draft minutes of the following open meetings of Council be adopted.

- Regular Meeting of Council – January 13, 2026
- Special Meetings of Council – January 10 & 28, 2026
- Public Meetings of Council – January 28 & February 3, 2026

Councillor McAleer indicated he was omitted from the Public (Planning) Meeting of Council minutes of January 28, 2026. Minutes to be revised to reflect that Councillor McAleer was present.

CARRIED

5. Business Arising out of the Minutes

• Regular Meeting of Council (January 13, 2026)

Question raised regarding the delay in settling the CUPE 830 Collective Agreement following signing. The Human Resources Manager indicated that the agreement in principle ended the strike, but the legal language had to be worked through before the contract could be signed.

Concern was raised again with respect to dogs off leash in Victoria Park and if current enforcement (Humane Society and/or police) is effective. A detailed report which would include the number of complaints, actions taken, and follow-up was requested. This was taken under consideration.

An update was requested regarding the Value Added Audit for the Fibre Optic Communications project. Councillor Doiron indicated he is expecting more information on the matter at the Water & Sewer Utility Committee meeting on February 12.

• Special Meeting of Council (January 28, 2026)

Councillor Tweel clarified that he introduced the friendly amendment to add Councillor Muttart to the CAO Annual Performance Evaluation Committee, not Councillor Bernard as previously indicated. Upon review of the meeting recording, it was confirmed that Mayor Brown requested that the original mover and seconder formally bring forward the friendly amendment.

6. Council Inquiries to be taken Under Consideration

It was proposed that the Parks & Recreation Committee review the possibility of increasing security at Victoria Park to 24 hours per day. The suggestion was noted by the Parks & Rec Assistant Manager.

7. REPORTS OF COMMITTEES/RESOLUTIONS/BYLAW READING

7.1 Planning & Heritage – Deputy Mayor Alanna Jankov, Chair

Deputy Mayor Jankov indicated her Committee report was included in the weekend package. She reported that work continues on the draft Zoning & Development Bylaw and a meeting of Council will be coordinated to review the draft before public release and public consultation sessions. Public engagement sessions for the Heritage Preservation Bylaw & 500 Lot Review set for February 11 (Confederation Centre) and February 12 (Hillsborough Park Community Centre). Stakeholder engagement session for the Patio Bylaw Review was held February 5. She added that the City is still awaiting ministerial approval of the Official Plan.

In response to a question raised regarding the issue with the Official Plan sign-off, Deputy Mayor Jankov indicated the delay was due to limited staffing and workload capacity in the provincial

department reviewing the plan, not opposition from developers or residents as some may have suspected.

A question was raised concerning overall eligibility to receive a heritage award from the City of Charlottetown. It was noted that there are multiple award categories covering different types of properties; however, staff would follow-up and advise.

Moved by Deputy Mayor Alanna Jankov
Seconded by Councillor Julie McCabe

RESOLVED:

That the request to proceed to public consultation concerning a proposed rezoning of the subject property identified as 231 Brackley Point Road (PID# 623090) to rezone from the Institutional (I) Zone to the Business Park Industrial (M-3) Zone be approved.

CARRIED 10-0

Moved by Deputy Mayor Alanna Jankov
Seconded by Councillor Julie McCabe

RESOLVED:

That the following Major Variance for the subject property identified as 33-35 Corrigan Court (PID# 690800) be approved:

To allow a reduced minimum lot frontage of 9.587 metres (31.45 feet) and 7.23 metres (23.72 feet), respectively, for each of a proposed two (2) future lots for separate existing semi-detached dwellings currently on the same lot in the Low Density Residential (R-2) Zone. If approved, an application for lot subdivision to subdivide the existing semi-detached dwellings along the existing party wall will then be considered subject to a final pinned survey plan.

CARRIED 10-0

Moved by Deputy Mayor Alanna Jankov
Seconded by Councillor Julie McCabe

RESOLVED:

That the following Major Variance for the subject property identified as 1884 Blake Court (PID# 784298) be approved:

To allow a reduced minimum rear yard setback of 4.23 metres (13.88 feet) for an existing single-detached dwelling in the Single Detached Residential (R-1L) Zone whereas a minimum rear yard setback of 7.5 metres (24.60 feet) is otherwise required to permit the construction of a proposed 48.31 square metre (520 square foot) enclosed addition to the existing dwelling that would project into the rear yard.

Concern was raised related to the substantial reduction (45%) in the required rear yard set back and how that would impact the neighbouring property. It was cautioned that Council must be careful not to become overly permissive with major variances.

TIED 5-5
Mayor Brown voted in Favour
CARRIED 6-5
Councillors Beck, Doiron, McAleer, Muttart & Tweel opposed

Moved by Deputy Mayor Alanna Jankov
Seconded by Councillor Julie McCabe

RESOLVED:

That the request to rezone the subject property identified as 3 Oakland Drive (PID# 192245) from the Single Detached Residential (R-1L) Zone to the Institutional (I) Zone and to change the land-use designation in the Official Plan from Residential to Institutional to facilitate the future establishment of institutional uses on the subject property associated with Holland College be approved.

CARRIED 10-0

- Councillor Doiron in conflict, left the Chamber and did not vote on the following resolution.

Moved by Deputy Mayor Alanna Jankov
Seconded by Councillor Julie McCabe

RESOLVED:

That the request to rezone the unaddressed subject property identified as PID# 1047562 on Stanmol Drive from the Low Density Residential Single (R-2S) Zone to the Medium Density Residential (R-3) Zone and to change the land-use designation in the Official Plan from Low Density Residential to Medium Density Residential in order to facilitate the future development of up to twelve (12) stacked townhouse units each on two (2) separate parcels for a total of twenty-four (24) units, be approved.

Concern was raised regarding increased traffic through narrow streets, accidents in the area, and only two (2) access points in the area. It was suggested the developer place the proposed units in Phase 3 which is already zoned medium/high density. Several Councillors recalled that the developer is willing to proceed with eight (8) stacked units per lot. Following discussion, it was moved by Deputy Mayor Jankov and seconded by Councillor McCabe that the following friendly amendment be made to the resolution. Carried.

That the request to rezone the unaddressed subject property identified as PID# 1047562 on Stanmol Drive from the Low Density Residential Single (R-2S) Zone to the Medium Density Residential (R-3) Zone and to change the land-use designation in the Official Plan from Low Density Residential to Medium Density Residential in order to facilitate the future development of up to ~~twelve (12)~~ **eight (8)** stacked townhouse units each on two (2) separate parcels for a total of ~~twenty-four (24)~~ **sixteen (16)** units, be approved.

CARRIED 7-2
Councillors Beck & MacKinnon opposed

- Councillor Doiron returned to the Chamber.

7.2 Water & Sewer Utility – Councillor Bob Doiron, Chair

Councillor Doiron indicated his Committee has not met since the last Regular Meeting of Council.

7.3 Public Works – Councillor Mitchell Tweel, Chair

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

In reference to the Public Works Committee meeting minutes included in the package, it was recommended that the focus of heritage lighting be concentrated within the 500 Lots area; specifically, within the formally designated heritage zone to maintain consistency. Councillor Tweel stressed that

Upper Prince Street and Walthen Drive, even though not in the 500 Lot Area, are still historic streets in Charlottetown and felt historic lighting should be considered on those streets.

An update regarding the proposed Spencer Drive project was requested. The design work is 90% complete but awaiting infrastructure funding through applications made to both levels of government.

7.4 <u>Environment & Sustainability</u> – Councillor Trevor MacKinnon, Chair
Councillor MacKinnon indicated his Committee report was included in the weekend package. He reported that East Royalty transit service remains steady with 738 rides in January 2026; however, overall transit ridership in January 2026 decreased by 16% compared to January 2025; attributed to fewer international students, extreme cold/snow days and UPEI classes starting later than the previous year.

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

- Councillor MacKinnon was absent from the Chamber when the following two (2) resolutions were brought forward.

Moved by Councillor John McAleer
Seconded by Councillor Terry Bernard

RESOLVED:

That Council approves the budget transfer of operational funds in the amount of $28,000.00 which was initially budgeted for Environment & Sustainability Special Projects to Switch Admin & Other Expenses, and

That the reallocation of these funds will ensure that future invoices for the remaining fiscal year will be paid to Switch for them to continue their work for administrating PACE loans.

CARRIED 9-0

Moved by Councillor John McAleer
Seconded by Councillor Terry Bernard

RESOLVED:

That Council approves the budget transfer of operational funds in the amount of $18,000.00 which was initially budgeted for Parks & Recreation Park Development ($9,000.00) and Park Fences ($9,000.00) and move these funds to Maintenance Supplies – Materials, and

That the reallocation of these funds is to cover the rising costs of supplies throughout the year and to ensure that money is available for outstanding and forecasted expenses.

CARRIED 9-0

- Councillor MacKinnon returned to the Chamber.

7.6 <u>Human Resources</u> – Councillor Norman Beck, Chair
Councillor Beck indicated his Committee report was included in the weekend package.

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

Councillor Bernard indicated his Committee report was included in the weekend package. He reported that Somru BioScience has acquired a new facility on Brackley Point Road and will serve as a global headquarters for the company. Several sporting events has generated $10M economic spin-off for the city - Confederation City Classic Basketball Tournament, Charlottetown Ringette Tournament, Island Gymnastics Academy Classic, Spud Minor Hockey Tournament and the Sweetheart Female Hockey Tournament. He also suggested that the Committee may review the option of surveying residents about interest in a potential municipal curling facility.

An update on a proposed Event Policy was requested. Councillor Bernard acknowledge that the Economic Growth & Attraction Manager and the CAO are currently working on a policy and noted a draft could be circulated to Council for review before coming forward for approval.

7.8 Strat. Priorities, Comms & Intergovernmental Cooperation - Coun. Justin Muttar, Chair

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

An update regarding a proposed grounds use policy for Boulder Park was requested. Councillor Muttart indicated the matter would be placed on the next committee agenda for discussion and further clarification.

7.9 Protective & Emergency Services – Councillor Julie McCabe, Chair

Councillor McCabe indicated her Committee report was included in the weekend package.

1ST Reading of the Emergency Management Bylaw (#2026-EM-01) - Repeal the Emergency Measures Bylaw adopted July 12, 1999 and replace with the Emergency Management Bylaw, #2026-EM-01. The purpose of the Emergency Management Bylaw is to establish an emergency management program to outline organizational structure and procedures for the City of Charlottetown to effectively manage emergencies and disasters.

Moved by Councillor Julie McCabe
Seconded by Councillor Kevin Ramsay

RESOLVED:

That the bylaw to establish the City of Charlottetown Emergency Management Bylaw, #2026-EM-01 (and repeal the Emergency Measures Bylaw) be read a first time.

CARRIED 10-0

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 Emergency Management Bylaw, #2026-EM-01 and that it be read a second time at the next public meeting of Council.

CARRIED 10-0

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

Significant discussion was had with respect to dogs off leash within the city and city parks. Park users feel intimidated or unsafe, enforcement responsibilities, signage, if additional off-leash dog areas are needed, etc. Councillor Ramsay indicated that staff are reviewing signage and safety for all users and enforcement to be clarified.

7.11 New Business

Moved by Councillor Terry Bernard
Seconded by Councillor Kevin Ramsay

RESOLVED:
That effective immediately the following appointments to the Guild Board of Directors, as recommended by His Worship Mayor Philip Brown, be approved:

Nadine Haddad, and
Achini Rathu-Kumarage

CARRIED 10-0

8. Motion to Move into a Closed Session as per the MGA of PEI (7:32 PM)
119 (1)(a) commercial information which, if disclosed, would likely be prejudicial to the municipality or parties involved.

119(1)(b) information received in confidence which, if disclosed, would likely be prejudicial to the municipality or parties involved;

119(1)(d) human resource matters, including labour relations or employee negotiations;

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

- Labour Negotiations - CUPE Local 501 Collective Agreement [119(1)(d)]
- Proposed Electric Vehicle Charger Installation [119(1)(a)]
- Proposed Land Purchase [119(1)(b)&(e)]

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

9. Business Arising from the Closed Session (8:12 PM)
Following discussions in the Closed Session, the subsequent resolutions were brought into the Open Session for Council's consideration.

Moved by Councillor John McAleer
Seconded by Councillor Terry Bernard

RESOLVED:
That, the City of Charlottetown agrees to purchase a portion of CADC Events Grounds for the Water Street right-of-way in the amount of $600,000,

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

Concern was raised that the matter had not been discussed at Public Works and if process had been followed. Several members of Council indicated that this project (Eastern Gateway) had been previously approved, went through the PW Committee under a previous chair, went to Council (Apr 9, & Aug 8, 2024) and the infrastructure work has already been completed.

CARRIED 8-2
Councillors MacKinnon & Tweel opposed

Moved by Councillor Mitchell Tweel
Seconded by Councillor John McAleer

RESOLVED:

That, as per the conditions of the Public Tender for "Level 3 Electric Vehicle Charger Installation" the submission of Hansen Solar Energy, in the amount of $219,000.00 (plus all applicable taxes) be accepted,

And that a budget transfer from the Public Works Capital account for "Parkades Major Repairs & Parking - New Public Parking Spots" in the amount of $219,000.00 (plus all applicable taxes) to "Municipal Buildings - Brownfield Redevelopment Initiative" 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

● Councillor MacKinnon declared a conflict of interest regarding the following resolution and left the meeting.

Moved by Councillor Norman Beck
Seconded by Councillor Julie McCabe

RESOLVED:

That the City of Charlottetown accept the attached Canadian Union of Public Employees (CUPE) 501 Collective Agreement for the term January 1, 2023 to December 31, 2026, effective February 10, 2026.

CARRIED 9-0

10. Adjournment

Moved by Councillor McAleer and seconded by Councillor Ramsay that the meeting be adjourned. Carried. Meeting concluded at 8:23 PM.