CITY OF CHARLOTTETOWN
SPECIAL MEETING OF COUNCIL
COUNCIL CHAMBERS, CITY HALL, 199 QUEEN STREET
MONDAY, MARCH 2, 2026 AT 5:00 PM

Mayor Philip Brown presiding

Present:	**Deputy Mayor Alanna Jankov**	**Councillor Terry Bernard**
	Councillor Mitchell Tweel	**Councillor Kevin Ramsay**
	Councillor Bob Doiron (T/C)	**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	**Joshua McInnis, UM**
	Wayne Long, EGAM	**David Gundrum, PHM (T/C)**
	Laurel Palmer, PIII	**Chris Stearns, IT**
	Tracey McLean, PRC	

T/C indicates attended via teleconference.

- 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

Councillor Doiron in conflict with the Zoning & Development Bylaw reading regarding Stanmol Drive (PID# 1047562).

3. Approval of Agenda

It was requested that an item be added to the Closed Session agenda regarding certain positions that require Council approval pursuant to Provincial Acts. The Mayor noted that the requested item does not have an accompanying committee report. It was further noted that the matter will be referred to the next Human Resources Committee meeting for discussion.

Moved and seconded that the agenda be approved as presented. Carried.

4. Discussion Items: Resolutions/Bylaw Readings

a) One (1) Water & Sewer Utility Resolution

Moved by Councillor Bob Doiron
Seconded by Councillor McAleer

RESOLVED:

Whereas, the City of Charlottetown passed a policy resolution of April 10, 2000 "that City Council confirm its policy not to entertain applications for water service to properties outside the municipal boundary of the City of Charlottetown" without first receiving approval from City Council to do so,

Therefore, Be it Resolved, that City Council approves the request received for water service to the Provincial Firefighting School at 68 Miles Boulter Drive, Milton Station, PID#s 283200 & 1054949,

And Be it FURTHER RESOLVED that the costs associated with the development, or any future services be paid by the property owner and those services be billed with a 25% premium as a surcharge for services provided outside the City of Charlottetown municipal boundary.

Questions were raised regarding potential future infrastructure and maintenance costs to the City. Following discussion, it was moved by Councillor Muttart and seconded by Councillor Beck that the item be deferred pending further information to address these questions.

DEFERRED 10-0

b) One (1) Economic, Tourism & Cultural Development Resolution

- Councillor McAleer was absent from the Chamber for the following item.

Moved by Councillor Terry Bernard
Seconded by Councillor Kevin Ramsay

RESOLVED:

That Council support a sport and event tourism strategic partnership between the City of Charlottetown and City of Summerside (2026-2030 Partnership Plan), and

That the Mayor and CAO be authorized to execute any standard contracts and agreements necessary to implement this resolution.

CARRIED 9-0

- Councillor McAleer returned to the Chamber

c) One (1) Planning & Heritage Resolution

Moved by Deputy Mayor Alanna Jankov
Seconded by Councillor Julie McCabe

RESOLVED:

That the proposed site and building development concept drawings dated September 26, 2025 for the proposed seven (7) storey, mixed-use commercial and residential building with parking located within the building located at 68 Queen Street (PID#s 336982, 336974, 336909, 336917, 336966 and 1172915) subject to the Design Reviewer's recommendation concerning the windows at the corner of Queen and Dorchester Streets, be approved and

That the building be constructed with a deep-set doorway and large windows wrapping the facade around the corner as shown on the submitted floor plans,

And further that the step-backs on the 5th, 6th and 7th stories on the Dorchester and King Street facades as well as the east side of the building be recommended to be approved to step-back 2 meters (6.5 ft.) as proposed by the architect.

CARRIED 10-0

d) Two (2) 1st Readings to Amend the Zoning & Development Bylaw (& OP)

OFFICIAL PLAN AMENDMENT (PH.OPA.1) - To adopt the Official Plan Amendment, PH-OPA.1-055, that the land use for the property at **3 Oakland Drive (PID# 192245)** as shown on Appendix A – Future Land Use Map of the City of Charlottetown Official Plan, is designated as Institutional, hereby excluding it from its former designation of Low Density Residential.

RESOLVED:

That the Official Plan Amendment (PH-OPA.1-055), as it pertains to the property **at 3 Oakland Drive (PID# 192245)**, be adopted.

CARRIED 10-0

1ST READING OF THE ZONING & DEVELOPMENT BYLAW (PH-ZD.2) - To adopt Bylaw PH-ZD.2-105, 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-1L) Zone to the Institutional (I) Zone for the property at **3 Oakland Drive (PID# 192245)**."

RESOLVED:

That the Bylaw to Amend the City of Charlottetown Zoning & Development Bylaw (PH-ZD.2-105) as it pertains to the property at **3 Oakland Drive (PID# 192245)",** 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

● Councillor Doiron in conflict and did not vote on the following readings.

OFFICIAL PLAN AMENDMENT (PH.OPA.1) - To adopt the Official Plan Amendment, PH-OPA.1-056, that the land use for the unaddressed parcel on **Stanmol Drive (PID# 1047562)** as shown on Appendix A – Future Land Use Map of the City of Charlottetown Official Plan, is designated as Medium Density Residential, hereby excluding it from its former designation of Low Density Residential.

RESOLVED:

That the Official Plan Amendment (PH-OPA.1-056), as it pertains to the unaddressed parcel on **Stanmol Drive (PID# 1047562)**, be adopted.

CARRIED 6-3
Councillors Beck, MacKinnon & Tweel opposed

1ST READING OF THE ZONING & DEVELOPMENT BYLAW (PH-ZD.2) – To adopt Bylaw PH-ZD.2-106, A Bylaw to amend the Zoning & Development Bylaw, "To amend Appendix G – Zoning Map of the Zoning & Development Bylaw from the Low Density Residential Single (R-2S) Zone to the Medium Density Residential (R-3) Zone, for the unaddressed parcel on **Stanmol Drive (PID# 1047562)**."

RESOLVED:

That the Bylaw to Amend the City of Charlottetown Zoning & Development Bylaw (PH-ZD.2-106), as it pertains to the unaddressed parcel on **Stanmol Drive (PID# 1047562)",** be read a first time and approved; and that it be read a second time at the next Public Meeting of Council.

CARRIED 6-3
Councillors Beck, MacKinnon & Tweel opposed

- Councillor Doiron returned to the meeting via teleconference.

5. Motion to Move into a Closed Session as per the MGA of PEI (5:51 PM)

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

o CAO Performance Evaluation Process

Moved and seconded to move into a Closed Session. Carried.

6. Business Arising from the Closed Session (7:07 PM)

No business arose from the Closed Session.

7. Adjournment

Moved by Councillor Ramsay and seconded by Deputy Mayor Jankov that the meeting be adjourned. Carried. The meeting concluded at 7:07 PM.