CITY OF CHARLOTTETOWN
REGULAR MONTHLY MEETING OF COUNCIL
COUNCIL CHAMBERS, CITY HALL, 199 QUEEN STREET
TUESDAY, AUGUST 11, 2026 at 5:00 PM

Mayor Philip Brown presiding

Present:	**Deputy Mayor Alanna Jankov (T/C)**	**Councillor Mitchell Tweel**
	Councillor Terry Bernard	**Councillor Kevin Ramsay**
	Councillor Bob Doiron	**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**
	Tim Jenkins, AFC	**Jessika Corkum-Gorrill, ESM**
	Ylber Gashi, PWM (T/C)	**Emilee MacLeod, HRM**
	Joshua McInnis, UM	**Amy McQuillan, FM**
	Shane Jones, BIM	**Doug Dumais, CEC**
	Rory Chaisson, SITO	**Meaghan Hughes, CS**
	Tracey McLean, PRC	
Guests:	**Jacob Ritchie and Ruby Shepard, Fathom Studio (T/C)**	
Regrets:	**Councillor Julie McCabe**	**Darren MacDougall, APC**
	Wayne Long, EGAM	**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.

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

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4. Adoption of Previous Draft Minutes of Council

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

- Regular Meeting of Council – July 14, 2026

CARRIED

5. Business Arising out of the Minutes

Regular Meeting of Council (July 14, 2026) - At the July meeting, the Notice of Motion concerning a proposed CAO Bylaw was not referred to an appropriate committee for consideration. Questions were raised about why neither the outcome of the vote nor the names of the members who voted in favour or against were recorded. Mayor Brown indicated members are asked if they are for or against to get a consensus with regard to a Notice of Motion.

6. Council Inquiries to be taken Under Consideration

The Miltonvale Wellfield Communications Project – A definitive timeline for completion was requested.

Clearcutting of Trees – Concern was raised about Maritime Electric's removal of a significant number of trees outside the city, particularly near City wellfields, and the potential impact this activity could have on wellfield protection.

These matters were taken into consideration.

7. REPORTS OF COMMITTEESS/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 the draft Zoning and Development Bylaw would move to a public consultation meeting September 3, 2026.

In response to a question regarding the attached CMHC housing-market report, the Deputy Mayor indicated that CMHC was requested to narrow down and provide a clearer picture of Charlottetown's housing market and stock, not Prince Edward Island as a whole.

Moved by Deputy Mayor Alanna Jankov
Seconded by Councillor Norman Beck

RESOLVED:

That, pursuant to Subsection 8(3) of the PEI Building Codes Act as referenced by the Building Code Bylaw (PH-BC.3), Council hereby appoints Matt Mowry as a Level I Building Official, allowing him to undertake the duties and responsibilities that come with that level of authorization as per subsection 36(b) of the PEI Building Codes Regulations, and

That this designation of authority shall cease if the job duties of this employee no longer require the

designation, if the employee terminates employment with the City of Charlottetown, or upon further written notice.

Concern was raised that personnel details and an individuals' qualifications were being discussed publicly with regard to these appointments. The DIG stated that provincial planning and building legislation often requires municipal councils to formally appoint development officers and building officials and that once an employee has been properly hired and meets the provincial qualifications, Council's appointment is essentially a formality.

CARRIED 9-0

Moved by Deputy Mayor Alanna Jankov
Seconded by Councillor Norman Beck

RESOLVED:

That, pursuant to Subsection 8(3) of the PEI Building Codes Act as referenced by the Building Code Bylaw (PH-BC.3), Council hereby appoints Shane Jones as a Level II Building Official, allowing him to undertake the duties and responsibilities that come with that level of authorization as per subsection 36(c) of the PEI Building Codes Regulations, and

That this designation of authority shall cease if the job duties of this employee no longer require the designation, if the employee terminates employment with the City of Charlottetown, or upon further written notice.

CARRIED 9-0

Moved by Deputy Mayor Alanna Jankov
Seconded by Councillor Norman Beck

RESOLVED:

That Council approve the following Major Variance for the subject property identified as 32 Cordial Street, A to D (PID# 1185586) to:

- Permit a stacked townhouse building (4 units total) to be constructed on the subject property notwithstanding that no more than 3 townhouse dwellings with a maximum of 12 units total shall be permitted to be constructed on adjoining lots on the same side of the street in the Medium Density Mixed Use Residential (MUR) Zone as per Section 21.2.4 of the Zoning & Development Bylaw.

CARRIED 9-0

Moved by Deputy Mayor Alanna Jankov
Seconded by Councillor Norman Beck

RESOLVED:

That Council approve that the following rezoning request for the subject properties identified as Lots 526, 527 and 528 on Essex Crescent (PID#s 1100619, 1187640 and 1187632) proceed to public consultation:

- Rezone the subject properties identified as Lots 526, 527 and 528 on Essex Crescent (PID#s 1100619, 1187640 and 1187632) from the Low Density Residential Single (R-2S) Zone to Narrow

- Single Detached Residential (R-1N) Zone to facilitate the consolidation of the existing lots and their future re-subdivision into five single-detached residential lots within the R-1N Zone.

CARRIED 9-0

Moved by Deputy Mayor Alanna Jankov
Seconded by Councillor Norman Beck

RESOLVED:

That the application submitted by the owner's agent (David Crane, P.Eng.) and supporting traffic study prepared by Harbourside Transportation Consultants dated July 7, 2026 for the development of a drive-thru and queuing spaces at PID# 134114 for a combined coffee shop, convenience store and drive-thru car wash accessory to a proposed future gas station be accepted by Council in support of a future related Building & Development Permit; and

That Council direct Planning staff to stamp and approve the subdivision of approximately 0.74 acres (0.30 hectares) of land belonging to an abutting parcel to the south of the subject property and that this land be consolidated with the subject property identified as PID# 134114 measuring approximately 1.77 acres (0.72 hectares) in area to yield a new consolidated parcel of land within the Airport (A) Zone measuring approximately 2.51 acres (1.02 hectares) in area, subject to a final pinned survey plan.

Clarity was requested about exactly what Council was approving. The PDM clarified that Council was approving only the drive-through queuing plan and the lot consolidation as the Zoning & Development Bylaw specifically requires Council approval for new drive-through queuing spaces and for the lot consolidation.

CARRIED 9-0

Moved by Deputy Mayor Alanna Jankov
Seconded by Councillor Norman Beck

RESOLVED:

That Council approve the convening of a public meeting to provide residents and other interested persons with an opportunity to make representations regarding the City of Charlottetown's draft Zoning and Development Bylaw, in accordance with section 18 of the Planning Act, R.S.P.E.I. 1988, c. P-8;

And Further That, upon approval, the Planning and Heritage Department shall cause a notice to be published in a newspaper circulating in the area at least seven clear days before the public meeting. The notice shall describe, in general terms, the nature of the proposed Bylaw and specify the date, time, and place of the public meeting, in accordance with subsection 18(1)(b) of the Planning Act, R.S.P.E.I. 1988, c. P-8.

It was suggested that a full-page advertisement in the local newspaper be considered with regard to the upcoming Public Meeting for the draft Zoning & Development Bylaw. The Deputy Mayor indicated that staff would publish FAQs, an executive summary, and plain-language information beforehand for the public. The meeting would be promoted through advertisements, social media, and the Charlottetown Hall website.

CARRIED 9-0

● Councillor McAleer was out of the Chamber during the following OPA reading as well as the reading for 307 Patterson Drive.

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 Figure 7 – Charlottetown's 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 Norman Beck

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)**", as attached, be adopted.

CARRIED 8-0

2ND READING TO AMEND THE ZONING & DEVELOPMENT BYLAW - To adopt Bylaw PH-ZD.2-112, A Bylaw to amend the Zoning & Development Bylaw, to amend Appendix "G" – Zoning Map of the Charlottetown Zoning and Development Bylaw from the Low Density Residential (R-2) Zone to the Business Office Commercial (C-1) Zone for the property located at **307 Patterson Drive (PID# 676585).**

Moved by Deputy Mayor Alanna Jankov
Seconded by Councillor Norman Beck

RESOLVED:

That the said Bylaw (PH-ZD.2-112) be read a second time and approved.

CARRIED 8-0

Moved by Deputy Mayor Alanna Jankov
Seconded by Councillor Norman Beck

RESOLVED:

That the said Bylaw (PH-ZD.2-112) be adopted.

CARRIED 8-0

● Councillor McAleer returned to the Chamber.

2ND READING TO AMEND THE ZONING & DEVELOPMENT BYLAW - To adopt Bylaw PH-ZD.2 113, A Bylaw to amend the Zoning & Development Bylaw, "To amend Appendix "G" – Zoning Map of the Charlottetown Zoning and Development Bylaw from the Comprehensive Development Area (CDA) Zone to the Shopping Centre Commercial (C-3) Zone for the property identified as **PID 390534**, and from the Comprehensive Development Area (CDA) Zone to the Mixed Use Corridor (MUC) Zone for the unaddressed subject property identified as **PID#1179670**."

Moved by Deputy Mayor Alanna Jankov
Seconded by Councillor Norman Beck

RESOLVED:

That the said Bylaw (PH-ZD.2-113) be read a second time and approved.

CARRIED 9-0

Moved by Deputy Mayor Alanna Jankov
Seconded by Councillor Norman Beck

RESOLVED:
That the said Bylaw (PH-ZD.2-113) be adopted.

CARRIED 9-0

2ND READING TO AMEND THE ZONING & DEVELOPMENT BYLAW - To adopt Bylaw PH-ZD.2-115, A Bylaw to amend the Zoning & Development Bylaw, "To amend Appendix "G" – Zoning Map of the Charlottetown Zoning and Development Bylaw from un-zoned (N/A) lands to the ER-MUVC (East Royalty Mixed Use Village Centre) Zone for the unaddressed parcel identified as **PID# 140087**."

Moved by Deputy Mayor Alanna Jankov
Seconded by Councillor Norman Beck

RESOLVED:
That the said Bylaw (PH-ZD.2-115) be read a second time and approved.

CARRIED 9-0

Moved by Deputy Mayor Alanna Jankov
Seconded by Councillor Norman Beck

RESOLVED:
That the said Bylaw (PH-ZD.2-115) be adopted.

CARRIED 9-0

7.2. Human Resources – Councillor Norman Beck, Chair

Councillor Beck indicated his Committee had not met since the last Regular Meeting of Council.

7.3. Strat. Priorities, Comms & Intergovernmental Cooperation – Councillor Justin Muttart, Chair

Councillor Muttart indicated his Committee had not met since the last Regular Meeting of Council.

7.4. Parks, Recreation & Leisure Activities – Councillor Kevin Ramsay, Chair

Councillor Ramsay indicated his Committee had not met since the last Regular Meeting of Council.

In response to a question raised, Councillor Ramsay indicated that the Simmons Wall of Fame item is expected to be addressed at a Committee meeting in September.

An update on the progress of the turf field at Simmons was requested, Councillor Ramsay referred to the PRM who indicated groundwork is proceeding well but the completion date was not definite because the turf contract was still being awarded.

7.5. Water & Sewer Utility – Councillor Bob Doiron, Chair

Councillor Doiron indicated his Committee had not met since the last Regular Meeting of Council. He reported that the Committee is awaiting feedback concerning the fibre-optic matter and expects to meet in the near future on the matter.

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

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

1st 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 Deputy Mayor Alanna Jankov

RESOLVED:

That the City of Charlottetown Tax Rate Group Bylaw, #2026-TRG-01 be read a first time.

CARRIED 9-0

Moved by Councillor John McAleer
Seconded by Deputy Mayor Alanna Jankov

RESOLVED:

That the bylaw now be approved as a City Bylaw and that it be entitled the "City of Charlottetown Tax Rate Group Bylaw, #2026-TRG-01" and that it be read a second time at the next public meeting of Council.

CARRIED 9-0

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

Councillor Bernard indicated his Committee report was included in the weekend package. He praised staff and volunteers for the Natal Day celebrations held recently.

The curling-venue matter was discussed at length. Councillor Bernard clarified that Economic Development had completed the survey and concept work and transferred the matter to Parks and Recreation. The resolution went to Council on July 14 which was defeated 4-3. He noted that the Mayor suggested that possible new information be considered by the Parks and Recreation Committee. Councillor Ramsay, Chair of Parks & Rec, indicated he may place the matter on a future Committee agenda.

Moved by Councillor Terry Bernard
Seconded by Councillor Kevin Ramsay

RESOLVED:

That Council repeal the existing Public Art Policy P-ED-6 and replace it with the attached draft Public Art Policy P-CD-02, effective August 11, 2026.

The discussion primarily focused on how the policy would prioritize and support local PEI artists and how the 1% public-art funding provision would apply to eligible City-led capital projects. Councillors also questioned whether public art funding previously discussed for the Simmons Sports Centre should be revisited.

CARRIED 9-0

Moved by Councillor Terry Bernard
Seconded by Councillor Kevin Ramsay

RESOLVED:

That Council approve that the attached mural be installed on the exterior of the Hillsborough Park Community Centre located at 199 Patterson Drive, subject to receiving any required permits from the City's Planning & Heritage Department.

CARRIED 9-0

- Mayor Brown left the meeting at 7:19 PM and Councillor Bernard assumed the chair.

7.8. Protective & Emergency Services – Councillor Julie McCabe, Chair

Councillor Ramsay, on behalf of Councillor McCabe, indicated the Committee report was included in the weekend package.

Concern was raised regarding parking and traffic congestion on Thompson Drive during the farmers' market, particularly on Saturdays. It was noted that the Police are aware of the issue and would monitor the area. The City would investigate workable solutions to alleviate the problem.

In response to an update request on selecting a location for the third fire station, Councillor Ramsay indicated the item would be placed on the next Committee meeting agenda.

7.9. Public Works – Councillor Mitchell Tweel, Chair

Councillor Tweel indicated his Committee report was included in the weekend package. He advised Council that the Public Works resolution re: creation of an Assistant Manager of Engineering and Capital Projects position would be removed as more review is required. He highlighted staff performance, sidewalk and road work, the Sherwood Recreation Centre design tender, West Royalty Community Centre renovations, and the Exhibition Drive reconstruction project.

7.10. Environment & Sustainability – Councillor Trevor MacKinnon, Chair

Councillor MacKinnon indicated his Committee report was included in the weekend package. He reported that the East Royalty route continues utilization, while new service was introduced in Winsloe and Hidden Valley in late July.

- At this time, Council agreed to extend the meeting beyond the three-hour limit.

Moved by Councillor Trevor MacKinnon
Seconded by Councillor Norman Beck

RESOLVED:

That Council requests that the Government of PEI make four (4) key changes to the Highway Traffic Act or its regulations, in order to enable greater uptake of active transportation in municipalities,

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

It was suggested that Police and Public Works be included in this matter to get those departments perspectives. Moved by Councillor Tweel and seconded by Councillor Muttart to defer the motion. Tied 4-4. Chair Bernard voted in favour of the deferral.

DEFERRED 5-4
Councillors Beck, Doiron, McAleer & Ramsay opposed

7.11. New Business

No New Business items for consideration.

8. Adjournment

Moved and seconded that the meeting be adjourned. Carried. Meeting concluded at 8:10 PM.