CITY OF CHARLOTTETOWN
REGULAR MONTHLY MEETING OF COUNCIL
COUNCIL CHAMBERS, CITY HALL, 199 QUEEN STREET
TUESDAY, JULY 14, 2026 at 5:00 PM

Mayor Philip Brown presiding

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

- 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 order of the Committee Reports be revised as follows: Environment & Sustainability first with Protective & Emergency Services, Planning & Heritage, and Public Works to follow; remaining reports to continue in their original order. Moved by Councillor Bernard and seconded by Councillor McCabe that the agenda be approved as amended. Carried.

4. Adoption of Previous Draft Minutes of Council

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

- Regular Meeting of Council – June 9, 2026
- Special Meetings of Council – June 18 & 23, 2026
- Public (Planning) Meeting of Council – June 18, 2026

CARRIED

5. Business Arising out of the Minutes

No business arose.

6. Council Inquiries to be taken Under Consideration

No inquiries were received.

7. REPORTS OF COMMITTEES/RESOLUTIONS/BYLAW READINGS

7.1 Environment & Sustainability – Councillor Trevor MacKinnon, Chair

Councillor MacKinnon indicated his Committee summary was included in the weekend package. He reported that due to ongoing funding, a significant number of trees continue to be planted throughout the city, $22,000 was awarded to 10 community-led projects through the Climate Action Micro-Grant Program and the Rotary Club of Charlottetown donated $1,000 to the City's Bike Bus.

7.2 Protective & Emergency Services – Councillor Julie McCabe, Chair

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

Concern was raised about speeding, aggressive and dangerous driving, and vehicles with excessively loud or modified exhaust systems. Councillor McCabe indicated that police actively conduct enforcement with regard to these issues but indicated the matter could be discussed further with the interim Police Chief, Darren MacDougall.

In response to an update regarding the proposed third fire station, Councillor McCabe indicated no update had been provided but the matter would be added to a future Committee agenda.

An update was requested with respect to off-leash dog incidents in Victoria Park. Councillor McCabe took the request under advisement.

2ND READING TO ESTABLISH THE FEEDING WILD BIRDS BYLAW - The purpose of establishing this Bylaw is to regulate the feeding of wild birds in order to prevent nuisances, protect public health and safety, minimize the attraction of pests and wildlife, and maintain clean and enjoyable properties within the City of Charlottetown.

Moved by Councillor Julie McCabe
Seconded by Councillor Kevin Ramsay

RESOLVED:

That the City of Charlottetown Feeding Wild Birds Bylaw, #2026-FWB-01 which was read a first time on June 18, 2026 be read a second time and that the said Bylaw now be approved and adopted.

CARRIED 8-1
Councillor MacKinnon opposed

7.3 Planning & Heritage – Deputy Mayor Alanna Jankov, Chair

Deputy Mayor Jankov indicated her Committee report was included in the weekend package.

Moved by Deputy Mayor Alanna Jankov
Seconded by Councillor Julie McCabe

RESOLVED:

That Council approve the proposed Major Variance for the subject property addressed as 180 Kent Street (PID# 342626) to allow for the installation of vinyl wrap artwork to be affixed to a nearby traffic control cabinet within the 500 Lot Area.

CARRIED 9-0

Moved by Deputy Mayor Alanna Jankov
Seconded by Councillor Julie McCabe

RESOLVED:

That Council approve the proposed Major Variance for the subject property addressed as 247 Prince Street (PID# 346247) to allow for the installation of vinyl wrap artwork to be affixed to a nearby traffic control cabinet within the 500 Lot Area.

CARRIED 9-0

Moved by Deputy Mayor Alanna Jankov
Seconded by Councillor Julie McCabe

RESOLVED:

That the following Major Variance for the subject property addressed as 27 Summer Street (PID# 547810) be approved:

1. To allow an appointment-based home occupation for a small electronics repair business.

And that Council establish:

2. The approved number of clients permitted to visit per day and the maximum number of business-based visits per week and;

3. The required on-site parking for the proposed home occupation.

Some Councillors indicated there was not sufficient information to establish appropriate operating conditions. The applicant had not confirmed the proposed hours and days of operation or the anticipated number of client visits per day and per week. It was moved by Deputy Mayor Jankov and seconded by Councillor MacKinnon that the motion be deferred to allow the applicant to provide further details. **Deferred 7-2 with Councillors Beck and Tweel opposed.**

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 65 Carraigbrook Avenue (Lot 162) in the Hidden Valley Subdivision (PID# 1192483) to:

- Increase the maximum number of apartment units on the site to be 59 units whereas current maximum density under zoning would allow for 56 apartment units and to

increase maximum allowed buildable height to be 17.25 metres (56.60 feet) whereas a maximum building height of 15 metres (49.21 feet) is otherwise permitted in the (R-4) Zone.

Concern was raised regarding overall density within the subdivision and Council was cautioned to monitor future development to ensure the subdivision does not exceed the approximately 600 dwelling units originally presented to residents.

CARRIED 8-1
Councillor MacKinnon opposed

Moved by Deputy Mayor Alanna Jankov
Seconded by Councillor Julie McCabe

RESOLVED:

That Council approve the 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 9-0

Moved by Deputy Mayor Alanna Jankov
Seconded by Councillor Julie McCabe

RESOLVED:

That Council approve the 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 9-0

Moved by Deputy Mayor Alanna Jankov
Seconded by Councillor Julie McCabe

RESOLVED:

That Council approve the request to rezone the unaddressed subject property identified as Mount Edward Road (PID# 440545) from the Single Detached Residential (R-1L) Zone to the Comprehensive Development Area (CDA) Zone and to change the land-use designation in the Official Plan for the subject property from the Neighbourhoods to the Nodes designation to facilitate future development of the property with three (3) apartment buildings (5-storeys each) having a combined total maximum of up to 87 dwelling units based on existing lot size,

And that Council approve the proposed concept plan for the development with respect to the regulations of the (CDA) Zone.

It was noted that the City received 27 written submissions opposing the proposal, and all residents that spoke at the Public Meeting of Council were opposed. Several Councillors felt that the proposed three five-storey apartment buildings, containing up to 87 units, represented too significant a transition from

the surrounding single-detached neighbourhood and could negatively affect neighbourhood character, privacy, property investments, traffic volumes and pedestrian safety.

Questions were also raised about changing the Official Plan designation from "Neighbourhoods" to "Nodes" and what future development rights this could create. Planning staff explained that an independent traffic study and the Public Works review supported the development from a technical traffic perspective, and that the CDA zoning and approved concept plan would generally restrict development to the proposal presented.

LOST 8-1
Councillor McAleer in favour

The following alternate resolution was brought forward to deny the request.

Moved by Deputy Mayor Alanna Jankov
Seconded by Councillor Julie McCabe

RESOLVED:

That Council deny the request to rezone the unaddressed subject property identified as Mount Edward Road (PID# 440545) from the Single Detached Residential (R-1L) Zone to the Comprehensive Development Area (CDA) Zone and to change the land-use designation in the Official Plan for the subject property from the Neighbourhoods to the Nodes designation to facilitate future development of the property with three (3) apartment buildings (5-storeys each) having a combined total maximum of up to 87 dwelling units based on existing lot size.

And that Council deny the proposed concept plan for the development with respect to the regulations of the (CDA) Zone.

CARRIED 8-1
Councillor McAleer opposed

• Councillor MacKinnon left the meeting at ~6:23 PM.

Moved by Deputy Mayor Alanna Jankov
Seconded by Councillor Julie McCabe

RESOLVED:

That Council approve the request to amend Figure 7 – Future Land Use Map (Section 3.2 Land Use Designations) of the City of Charlottetown Official Plan from Urban Expansion (UE) to Corridor (C) and approve the request 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.

CARRIED 8-0

Moved by Deputy Mayor Alanna Jankov
Seconded by Councillor Julie McCabe

RESOLVED:

That Council does not direct staff to issue a statement of concurrence to Industry Canada in relation to the proposed Antenna System (Bell Canada Tower) proposed at 7 Pond Street (PID# 367631).

CARRIED 8-0

1ST 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 Julie McCabe

RESOLVED:

That the Bylaw to amend the City of Charlottetown Zoning & Development Bylaw, (PH-ZD.2-112) as it pertains to the property located at **307 Patterson Drive (PID# 676585),** be read a first time and approved; and that it be read a second time at the next public meeting of Council.

CARRIED 8-0

1ST 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 Julie McCabe

RESOLVED:

That the Bylaw to amend the City of Charlottetown Zoning & Development Bylaw, (PH-ZD.2-113), as it pertains to the properties identified as **PID#s 390534** and **1179670**, be read a first time and approved; and that it be read a second time at the next public meeting of Council.

CARRIED 8-0

OFFICIAL PLAN AMENDMENT (PH.OPA.2) - To adopt the Official Plan Amendment, PH-OPA.2-003, That the land use for the unaddressed parcel identified as **PID# 140087** as shown on Figure 7 – Charlottetown's Future Land Use Map of the City of Charlottetown Official Plan, is designated as Corridor, hereby excluding it from its former designation of Urban Expansion.

Moved by Deputy Mayor Alanna Jankov
Seconded by Councillor Julie McCabe

RESOLVED:

That the Official Plan Amendment (PH-OPA.2-003) as it pertains to the unaddressed parcel identified as **PID# 140087**, be adopted.

CARRIED 8-0

1ST 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 Julie McCabe

RESOLVED:

That the Bylaw to amend the City of Charlottetown Zoning & Development Bylaw, (PH-ZD.2-115) , as it pertains to the unaddressed parcel identified as **PID# 140087**, be read a first time and approved; and that it be read a second time at the next public meeting of Council.

CARRIED 8-0

7.4 Public Works – Councillor Mitchell Tweel, Chair

In response to a question of how the City determines which streets get paved or new sidewalks installed, Councill Tweel as well as the Public Works Manager, indicated a paving rating system is used that considers numerous factors. A new rating/prioritization system had been developed for sidewalks and that sidewalk projects were selected through Council's approved five-year sidewalk and multi-use path plan.

Moved by Councillor Mitchell Tweel
Seconded by Councillor John McAleer

RESOLVED:

That, Council receives the "Parking Management Strategy Final Report and Appendices", and that Council adopts the Parking Strategy in principle, and use it as a guiding document to proceed with Capital and Operational parking improvements in future budget years,

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

To satisfy the approval component of the City's Housing Accelerator Fund commitment, it was clarified that the strategy be received and adopted in principle.

CARRIED 8-0

• Councillor Tweel left the meeting at 6:51 PM.

7.5 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 Julie McCabe

RESOLVED:

That Council approves the proposed revisions to the Occupational Health & Safety Policy, #P-HR-2, as per the attached.

CARRIED 7-0

7.6 Strat. Priorities, Comms & Intergovernmental Cooperation - Coun. Justin Muttart, Chair

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

Moved by Councillor Justin Muttart
Seconded by Deputy Mayor Alanna Jankov

RESOLVED:

WHEREAS the loss of the Charlottetown Farmers' Market on December 25, 2025 fire created significant hardship for the many farmers, producers, and craftspeople who rely on the market for their livelihoods; and WHEREAS since it opened on Belvedere Ave. in 1984~~4~~5, the Farmers' Market has become an important gathering place for both residents and visitors; and

WHEREAS the Farmers' Market is a key part of the social and economic fabric of the City of Charlottetown, connecting urban residents with rural producers, strengthening local food systems and supporting economic resilience; and WHEREAS the Farmers' Market is currently operating from a temporary location, with approximately 40 vendors compared to more than 60 vendors at their former location on Belvedere Avenue; and

WHEREAS vendors are now selling their goods in smaller spaces, resulting in reduced sales and lower revenues, and are facing uncertainty about their future and their ability to return to their existing site;

THEREFORE, BE IT RESOLVED that the City of Charlottetown, while working collaboratively with other levels of government and economic development partners, support and advocate the rebuilding of the existing and/or a new Charlottetown Farmers' Market.

It was clarified that construction of the former market began in 1984 and that it opened in 1985. The resolution was amended to reflect the correct opening year.

CARRIED 7-0

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 work had begun on the new multi-purpose field at Simmons with surveying and site preparation underway. Residents were asked to be patient with increased construction traffic; completion is anticipated in September.

An update was requested with respect to possible redevelopment for recreational uses at Rosemount Park. Councillor Ramsay agreed to place the matter on the Committee's next meeting agenda.

Moved by Councillor Kevin Ramsay
Seconded by Councillor Terry Bernard

RESOLVED:

That the City of Charlottetown grants permission to the Claddagh Holdings Inc. to serve alcohol at Confederation Landing during a private corporate event on September 19, 2026, from 5:00pm until 11:00pm with the last call for alcohol at 10:45pm.

It was questioned as to why the national corporate organization holding the event was not disclosed and if Council had enough information to make an informed decision.

A member of Council suggested the matter be discussed in a Closed Session to gather additional information on the event organizer. Staff explained that Meetings & Conventions PEI had secured the national conference and that Claddagh Holdings was the caterer requiring authorization to serve

alcohol. The event was described as a private, sit-down dinner for delegates of a reputable national organization. The organization had not authorized the City to publicly disclose its identity.

Council moved into a Closed Session. (YouTube open stream was paused at 7:16 PM).

At 7:26 PM, Council moved back into an Open Session. Mayor Brown cited Section 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.*

Vote was then taken on the resolution noted above.

CARRIED 7-0

Moved by Councillor Kevin Ramsay
Seconded by Councillor Terry Bernard

RESOLVED:

That Council supports staff proceeding with an in-depth review to gather the necessary information regarding the potential development of a curling facility in Charlottetown, And that, upon completion of this review, the Department will report back to the PRLA Committee with recommended next steps for Council's consideration.

It was expressed that an in-depth review would require staff time and resources when the City had other competing infrastructure and recreation priorities, regional partnership opportunities with Stratford and Cornwall should be explored and proceeding to preliminary design could create the impression that Council had already endorsed the proposal.

LOST 4-3
DM Jankov, Councillors Bernard & Ramsay in favour

7.8 <u>Water & Sewer Utility</u> – Councillor Bob Doiron, Chair

Councillor Muttart, on behalf of Councillor Doiron, indicated the Committee report was included in the weekend package.

The fibre-op matter (Miltonvale Wellfield Communications) was raised again and it was questioned whether the City should continue pursuing the project when there appeared to be no clear conclusion. The CAO assured Council that senior staff continue to pursue the best possible outcome for the City, regardless of the eventual result.

Moved by Councillor Justin Muttart
Seconded by Councillor John 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/maintenance be paid by the property owner and that due to the nature of operations –

Emergency Services Training Facility, the standard 25% premium surcharge for services provided outside the City of Charlottetown municipal boundary be waived.

In response to a question raised, it was explained that the waiver was recommended because the school provides a public emergency service that directly benefits Charlottetown. It was clarified that the Provincial Firefighting School would still be responsible for the standard water rate, connection/servicing costs, water bills and future maintenance costs.

CARRIED 7-0

7.9 Finance, Audit, Tendering & Administration - Councillor John McAleer, Chair

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

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

Councillor Bernard indicated his Committee did not meet since the last Regular Meeting of Council. He reported that Canada Day Capital City celebrations attracted record attendance and thanked the Tourism staff for organizing the events, the First Downtown Farmers' Market of the season was held July 5 at Confederation Landing. Upcoming events include Charlottetown Race Week, Winsloe Charlottetown Royals FC soccer tournament, PEI Chess Festival and PEI Pride Festival. Natal Day Weekend events take place July 30 to August 2, 2026. City staff are working with Club Red Productions and Netflix Canada on a new series based on Carly Fortune's bestselling novel, This Summer Will Be Different.

7.11 New Business

Moved by Deputy Mayor Alanna Jankov
Seconded by Councillor Justin Muttart

RESOLVED:

That the following appointments to the Remuneration and Allowances Commission, as recommended by His Worship, Mayor Philip Brown, be approved: Émile Gallant, Terry Hennessey, and Susan Willis.

CARRIED 7-0

8. Notice of Motion

Councillor Norman Beck - requesting that Council adopt a bylaw specifically as it pertains to the role of the Chief Administrative Officer (CAO) for Charlottetown. It is anticipated that a proposed bylaw would strengthen municipal governance by incorporating the CAO's statutory responsibilities, establishing clear hiring and performance-management processes, and defining roles, reporting practices, and expectations between Council and the CAO.

It was noted that the CAO's duties and responsibilities are already outlined by the Municipal Government Act and Council can add responsibilities or expectations to the CAO's job description without adopting a separate bylaw. It was suggested that with only a few months remaining in Council's term and other major priorities underway, the matter should be left for the incoming Council.

Council was not in favour or in consensus of moving the motion onto a responsible committee for further review and follow-up.

9. Adjournment

Moved by Councillor Ramsay and seconded by Deputy Mayor Jankov that the meeting be adjourned. Carried. Meeting concluded at 8:19 PM.