



**Public Meeting of Council
Wednesday, January 25, 2017 at 7 PM
Rodd Charlottetown, 75 Kent Street**

Mayor Clifford Lee Presiding

Present:

**Deputy Mayor Mike Duffy
Councillor Greg Rivard
Councillor Terry MacLeod
Councillor Jason Coady
Councillor Kevin Ramsay**

**Councillor Terry Bernard
Councillor Melissa Hilton
Councillor Mitchell Tweel
Councillor Robert Doiron**

Also:

**Alex Forbes, PHM
Jesse Morton, PII
Greg Morrison, PI**

**Peter Kelly, CAO
Victoria Evans, PHAA**

Absent:

Councillor Edward Rice

Mayor Clifford Lee opened the meeting. He then turned the meeting over to Councillor Greg Rivard, Planning Board Chair, who introduced the first application.

1. Upton Road (PID# 388629)

Request to amend Appendix "A" – Future Land Use Map of the Official Plan from Low Density Residential to Medium Density Residential and to rezone the property located on Upton Road (PID# 388629) from the Single-Detached Residential (R-1S) Zone to the Medium Density Residential (R-3) Zone. The purpose of this request is to subdivide the property into approximately 14 lots for a townhouse development. The subject property is on Upton Road south of Parricus Mead Drive, and north of Sandlewood Street.

Councillor Rivard then introduced Tim McHatten, developer of the subdivision to present.

Mr. McHatten outlined his proposal for a subdivision with approximately 14 townhouses with 3-4 units each. He explained his background in sustainable construction, and noted that the proposed development will have many environmentally sustainable elements such as the use of recyclable materials.

Mr. McHatten further noted that the subdivision will be the first energy efficient development on Prince Edward Island. He stated that the subdivision will be a higher end development with curb appeal and landscaping which will add value to the community of West Royalty. The development will prioritize eliminating monthly energy bills such as by using better insulation and sealing techniques, and solar energy technology.

Mr. McHatten described the location of the subdivision which is bordered by Maritime Electric property and a property owned by the Provincial Government. The subdivision will not connect through to any other streets either, and therefore he argued that the surrounding neighbourhoods and subdivisions will be very minimally impacted.

Mr. McHatten also stated that he did door to door canvassing in the area and that the neighbourhood had a mostly positive response to the development.

Mayor Lee asked if there were any questions from Council or the public.

Flo Wood

Ms. Wood stated that she lives in the area. She asked Council that given there will be a greater population, if there are any plans to extend the sidewalk on Upton Road from Capital Drive to the roundabout on the Charlottetown Perimeter Highway. She explained that a lot of people walk in that area to the Upton Road dog park and to work at the industrial park.

Councillor Bernard responded that there are no immediate plans to extend the sidewalk, at least in the 2017 budget.

Councillor Rivard responded that Council can further look into the issue.

Councillor Tweel

Councillor Tweel asked Mr. McHatten what type of greenspace (both passive and active) the subdivision will have, and if there will be a walking trail.

Mr. McHatten responded that he will consider adding a trail or park in need be.

Mayor Lee asked if there were any questions; there being none, Councillor Rivard introduced the second application.

2. 33-35 Longworth Avenue (PID# 600411)

Request to amend the Business Office Commercial (C-1) Zone as it pertains to 33-35 Longworth Avenue (PID# 600411) in order to permit a crematorium in the existing funeral establishment.

Councillor Rivard then introduced Kevin Gallant, applicant and owner of the Hennessey-Cutcliffe Funeral Home.

Mr. Gallant explained that the application is a proposal to install a cremator and that it will be installed in an existing portion of the funeral home. He noted that cremation is becoming more popular and that the funeral home already provide cremation services but that these cremations are contracted out and done off site. He stated that he is looking for an even playing field as another funeral home in the city already has a cremator. Mr. Gallant also discussed the testing and standards that the cremator will need to follow. He explained that the cremator will produce no smoke or odour, and that emissions will be very minimal.

Mayor Lee asked if there were any questions from the floor; there being none, Councillor Rivard introduced the next application.

3. Crematoriums

Request to amend the definition of funeral establishments, as outlined in Section 3.114 of the Zoning & Development Bylaw, to include crematoriums as a permitted use of funeral establishments.

Councillor Rivard then introduced Jesse Morton, Planner II, to explain the proposed bylaw amendment.

Mr. Morton explained that when Planning Board reviewed the application for 33-35 Longworth Avenue, they questioned how the issue could be resolved in the long term. Presently the definition in the Zoning & Development Bylaw for funeral home does not explicitly list cremation as a permitted use for funeral homes, and therefore the application for a cremator at 33-35 Longworth Avenue requires a site specific amendment. Planning Board therefore instructed staff to amend the funeral home definition in order to permit cremators at other funeral homes. Mr. Morton presented the revised definition, and stated that while it will permit cremators, it will not permit standalone crematoriums.

Mayor Lee asked if there were any questions from the floor; there being none, the meeting was adjourned.

The meeting was adjourned at 7:20 p.m.