

SPECIAL COUNCIL MEETING  
SEPTEMBER 22, 2021

Present: Mayor Eric Gavin; Deputy Mayor Darren MacKinnon; Councillors Valene Gallant, Kevin Maynard, Darrel Wood and Judy MacIsaac; and CAO Bev Shaw.

Regrets: Councillor Joey Dumville

1. Mayor Gavin called the meeting to order at 5:30 and declared a quorum present.
2. No additional items for agenda.
3. No conflict of interest declared regarding agenda items.
4. Removal of brush from park area - **Moved by D. MacKinnon, seconded by D. Wood and carried** that Davis Gallant be hired to chip and remove the brush for \$300.
5. Offer to purchase lot(s) at Pate Subdivision - Don Murphy advised that a client inquired whether the Town would consider selling one or two lots of Pate Garden Subdivision, to possibly be amalgamated with adjacent lot the client owns, and to be used for construction of 4 unit apartment complex. **Moved by K. Maynard, seconded by J. MacIsaac and carried** that due to non compliance with covenants attached to the Pate Garden Subdivision this request be denied.
6. Review of gas tax summary - History of gas tax receipts, allocations and commitments for 2014-2024 was reviewed indicating available gas tax funds totaling \$391,065.
7. Gospel Hall development proposal -

RESOLUTION RE CANADA COMMUNITY BUILDING FUND MUNICIPAL STRATEGIC COMPONENT AND CAPITAL INVESTMENT PLAN FOR DEVELOPMENT OF FORMER GOSPEL HALL LAND (PID # 41160 HOUSING DEVELOPMENT)

WHEREAS the need for affordable housing has been very evident in recent months and as O'Leary has no areas designated for mobile and tiny homes and this proposed development will provide much needed building lots;

WHEREAS O'Leary Town Council purchased this property, PID # 41160, for the purpose of development;

WHEREAS the Town of O'Leary accepts full responsibility of ongoing operations and maintenance costs;

WHEREAS the Town of O'Leary agrees to purchase and install signage as required;

WHEREAS the Town of O'Leary agrees to participate in the Province of PEI wide Asset Management Program;

WHEREAS the Town of O'Leary confirms that an auditor has been hired for the annual review of the Town's financial situation and that proper budgetary process has been followed; THEREFORE BE IT RESOLVED that the O'Leary Town Council authorize a Canada Community Building Fund Municipal Strategic Component funding application for \$227,510 and Capital Investment Plan application for \$186,000 be submitted to Infrastructure Secretariat; AND ALSO BE IT RESOLVED that the O'Leary Town Council approve \$42,000 from the Town's capital budget or financing of this amount to be applied to the costs of this project.  
**Moved by D. MacKinnon, seconded by J. MacIsaac. Motion carried.**

8. Fire Department tank replacement proposal -

RESOLUTION FOR FIRE DEPARTMENT TANK REPLACEMENT FUNDING APPLICATION TO CANADA COMMUNITY BUILDING FUND - MUNICIPAL STRATEGIC COMPONENT

WHEREAS the water tank on the O'Leary Fire Department firefighting vehicle is in dire need of replacement, being nearly 50 years old, rusty with a weakened frame and leaking; WHEREAS this vehicle is an important component to firefighting responsibilities; WHEREAS the O'Leary Fireman's Club has committed to funding 10% (\$13,200) of the cost for this project; WHEREAS the Town of O'Leary has committed to the responsibility of ongoing operations and maintenance for this project; WHEREAS the Town of O'Leary has committed to purchase and install signage when required through communications; WHEREAS the Town of O'Leary agrees to participate in Province - wide Asset Management Program; WHEREAS the Town of O'Leary confirms that an auditor has been hired; WHEREAS the Town of O'Leary confirms that proper budgetary process has been followed for this project; AND WHEREAS the Town of O'Leary confirms that the project has not been awarded or started; THEREFORE BE IT RESOLVED that the Town of O'Leary apply to PEI Infrastructure Secretariat Canada Community Building Fund, Municipal Strategic Component, on behalf of the Town of O'Leary Volunteer Fire Department for \$118,800 to replace the tank on firefighting vehicle. Total project \$132,000.  
**Moved by D. Wood, seconded by D. MacKinnon. Motion carried.**

9. Park/playground improvement project - additional funding application -

**Moved by V. Gallant, seconded by D. Wood and carried** that this proposed funding application to Canada Community Building Fund - Municipal Strategic Component not be submitted at this time.

10. Infrastructure Secretariat requirement for priority rating of funding applications -

**Moved by D. MacKinnon, seconded by D. Wood and carried** that Fire Department tank replacement project be rated as priority # 1 and Gospel Hall land development be rated as priority # 2 for the Canada Community Building Fund applications.

11. Official Plan and Bylaw review proposal -

OFFICIAL PLAN AND BYLAW REVIEW RESOLUTION RE FUNDING APPLICATION TO  
CANADA COMMUNITY BUILDING FUND - CAPACITY BUILDING

WHEREAS the Town of O'Leary Official Plan (2014) and Town of O'Leary Zoning and Subdivision Control (Development) Bylaw is due for five year review per PEI Planning Act;

WHEREAS numerous deficiencies and lack of clarification in the Bylaw have arisen, proposals for new development has occurred requiring zoning and property purchased that requires a Town boundary extension and zoning;

THEREFORE BE IT RESOLVED that the Town of O'Leary apply to Infrastructure Secretariat, Canada Community Building Capacity Building section for approximately \$50,000 to contract a Municipal Planner to conduct review;

AND ALSO BE IT RESOLVED that a Capital Investment Plan be submitted to Infrastructure Secretariat to allocate \$5000 of Direct Allocation Gas Tax towards this project.

***Moved by K. Maynard, seconded by J. MacIsaac. Motion carried.***

12. Adjournment -

***Moved by V. Gallant, seconded by K. Maynard and carried*** that meeting adjourn at 6:45 pm.