



Minutes From Regular Council Meeting
Held Monday, September 9th, 2025, at 7 PM

The regular council meeting was held Monday, September 9th at 7PM. Mayor Hector MacLeod, Deputy Mayor Cameron Boyce, Councillor Maureen Chaisson, Councillor Alan Curtis, Councillor Holly Gordon, Councillor Krista Murphy, Councillor Mary Jean O'Brien, Kelly Gillis, Jillian Trainor (West Prince Graphic, Constable Thomson and CAO Donna Thomson were in attendance.

Mayor MacLeod called the meeting to order.

DECLARE CONFLICTS OF INTEREST

Councillor O'Brien declared a conflict of interest due to a matter regarding health care

APPROVAL OF AGENDA

Mayor MacLeod called for a motion to approve the agenda. The motion to approve the agenda was made by Councillor O'Brien and seconded by Councillor Chaisson. The motion carried.

ADOPTION OF MINUTES

The motion to adopt the minutes from the June regular meeting, the public rezoning meeting of June 25th, and the Planning Board meeting September 4th was made by Councillor Gordon and seconded by Councillor Chaisson. The motion carried.

BUSINESS ARISING FROM THE MINUTES

The CAO noted that regarding the UV light had been agreed to purchase for the Lagoon project, after consultation with the funding section at the province, in

order for it to be included in the project it couldn't be purchased prior to so it will be included with the overall project bid submitted by AJL Contractors.

PUBLIC PRESENTATIONS/PETITIONS/ DELEGATION (limit to 15 minutes)

Kelly Gillis gave a presentation regarding recreational proposals (see attached). She would like the Town to invest some serious dollars into a better bocce court. Councillor O'Brien asked if Ms. Gillis had seen a court using oyster shells. Ms. Gillis said that she had not. She said that Stratford is the only area that has a bocce court and they use sod. Ms. Gillis said that the work would have to be done in the fall or early spring. Council wanted to get some prices on the different methods that were suggested.

Ms. Gillis then proposed some fall activities for the Town. One was a remote-control car racing using the walking track. Councillor O'Brien asked if Ms. Gillis would be willing to do through the library. Ms. Gillis said no that she was here as a resident. Her next suggestion was a turkey walk on French Lane with everyone putting their names in for a draw. She said that the walk could be led by a celebrity.

READING OF CORRESPONDENCE

Request letter from Public Library Services for the installation of a panic button at the Library. (see attached). Councillor Chaisson made the motion to have both types of panic buttons installed at the Library (a lanyard that you wear and one that is permanently attached). The motion was seconded by Councillor Murphy. The motion carried.

COMMITTEE REPORTS:

Police Report

The August police report was read by Constable Thomson. The reports for June and July were also distributed to Council and available to the people attending the meeting.



TOWN OF ALBERTON
MAYOR'S
POLICING REPORT
JUNE 2025

West Prince RCMP Detachment
“L” Division
Prince Edward Island

Theft under \$5,000	1
Cannabis Act	1
Firearms Act	1
911 Act	1
False alarm	4

Of the 16 calls for service, one was concluded and Cleared by Charge, nine were concluded as Complete-Solved, (Non-Criminal), one was concluded as Unfounded, one was concluded as Insufficient Evidence to Proceed, one was concluded as Victim Declines to Proceed; and one is Open/Still Under Investigation.

Occurrence Status Definitions

Cleared by charge/charge recommended – At least one charged or suspect chargeable (CSC) has been identified and there are charges laid against or recommended to be laid against the CSC in connection with the incident.

Complete – Solved (Non-Criminal) – For non-offence occurrence types (for example, Information File, Assistance to General Public, Traffic violations).

Unfounded – An incident is unfounded if it has been determined through police investigation that the offence reported did not occur and was not attempted.

Insufficient evidence to proceed – For incidents where there is insufficient or conflicting evidence for the police service to lay charges or recommend charges to the Crown.

Open/Still under investigation - For all open investigations and for those where action has yet to be taken on the reported incident.

Victim/Com Declines to Proceed – For incidents where an accused cannot be identified either because the victim or complainant or other witnesses do not want to identify a CSC, or they do not want to actively participate in the investigation.

Departmental Discretion – The police decide not to lay charges, and no diversionary program is involved (for example, the CSC may be issued a warning, caution, or referral to a community-based program).

Charges under the Provincial statutes for the month of June are as follows:

Speeding violation	1
Seatbelt violation	1
Non-moving traffic violation (registration/inspection)	2
Written warnings	2

Annual Performance Plan (A.P.P.'S) Community Priorities

Community approved APPs are:

1. Youth Engagement / Aboriginal Community Engagement
2. Traffic – Checkpoints/Traffic Enforcement
3. Police / Community Relations – Police Visibility / Community Events

The following Checkpoints/Traffic Enforcement efforts were made during the month:

- June 5th – Stationary radar Checkpoint was conducted on Church Street as vehicles were entering the Town limits from Elmsdale. Over 150 vehicles were checked for speeding with only one charge being issued.
- June 10th – Stationary radar Checkpoint was conducted on Church Street involving over 125 vehicles. Speeds were noted to be between 40 to 60 km/h. No charges or warnings were issued.
- June 14th – Over 40 vehicles passed through a stationary radar Checkpoint resulting in only one warning for speeding.
- June 16th Stationary radar was conducted within the community. Over 40 vehicles were checked for speeding with one vehicle stopped and given a verbal warning.

Prince District RCMP Members have reported 188 hours providing policing services to the Town of Alberton, during the month of June 2025. A short compilation of the above-noted hours includes time spent conducting traffic law enforcement in the community; conducting routine traffic monitoring; responding to individual calls for service; conducting investigations and required follow-up from previous calls for service and investigations. As well, this may include time spent attending community events.

In June, West Prince RCMP Detachment Services Assistants processed 15 Criminal Record Checks for residents of Alberton, completed for various reasons, including employment, volunteering, and applications for permanent residency.

A total of 16 calls for service were received during this past month and are broken down as follows:

Motor vehicle collision	2
Traffic complaint	2
Uttering threats	1
Fail to comply with Undertaking	1
Assault	1
Suspicious person	1

Should you have any questions or concerns regarding this report, please feel free to contact me to discuss.

A handwritten signature in black ink, appearing to read "Chris Fleming".

Sgt. Chris Fleming
A/District Commander
Prince District RCMP
902-436-9300



TOWN OF ALBERTON
MAYOR'S
POLICING REPORT
JULY 2025

West Prince RCMP Detachment
“L” Division
Prince Edward Island



Royal Canadian Mounted Police
Gendarmerie royale du Canada

1

Canada

Annual Performance Plan (A.P.P.'S) Community Priorities

Community approved APPs are:

1. Youth Engagement / Aboriginal Community Engagement
2. Traffic – Checkpoints/Traffic Enforcement
3. Police / Community Relations – Police Visibility / Community Events

Prince District RCMP Members have reported 169 hours providing policing services to the Town of Alberton, during the month of July 2025. A short compilation of the above-noted hours includes time spent conducting traffic law enforcement in the community; conducting routine traffic monitoring; responding to individual calls for service; conducting investigations and required follow-up from previous calls for service and investigations. As well, this may include time spent attending community events.

Of significance this month, 180 hours of service were accumulated in an investigation by the Joint Forces Operations Team. This included surveillance, investigation and execution of a search warrant at the beginning of June. Approximately 15,000 unstamped cigarettes were seized, and charges are pending.

In July, West Prince RCMP Detachment Services Assistants processed 7 Criminal Record Checks for residents of Alberton, completed for various reasons, including employment, volunteering, and applications for permanent residency.

On July 26th, Cst. Chloe Hunter attended the Annual Prince County Exhibition Parade that took place throughout the streets of Alberton. It was a fantastic crowd, and the parade seemed to go well!



A total of 28 calls for service were received during this past month and are broken down as follows:

Mischief	3
Mental Health Act	3
Break & Enter	2
Traffic complaint	2
Motor vehicle collision	2
Child pornography	1
Uttering threats	1
Flight from police	1
Fail to comply with Undertaking	1
Abandon vehicle	1
Trespass Act	1
Motor Vehicle Act	1
Off-highway Vehicle Act	1
Cannabis Act	1
Fire Prevention Act	1
False alarm	6

Of the 28 calls for service, one was concluded and Cleared by Charge, one was concluded by Departmental Discretion, 14 were concluded as Non-Criminal, two were concluded as Unfounded, seven were concluded as Insufficient Evidence to Proceed, two were concluded as Vic/COM Declines to Proceed, and one is still open and under investigation.

Occurrence Status Definitions

Cleared by charge/charge recommended – At least one charged or suspect chargeable (CSC) has been identified and there are charges laid against or recommended to be laid against the CSC in connection with the incident.

Complete – Solved (Non-Criminal) – For non-offence occurrence types (for example, Information File, Assistance to General Public, Traffic violations).

Unfounded – An incident is unfounded if it has been determined through police investigation that the offence reported did not occur and was not attempted.

Insufficient evidence to proceed – For incidents where there is insufficient or conflicting evidence for the police service to lay charges or recommend charges to the Crown.

Open/Still under investigation - For all open investigations and for those where action has yet to be taken on the reported incident.

Victim/Com Declines to Proceed – For incidents where an accused cannot be identified either because the victim or complainant or other witnesses do not want to identify a CSC, or they do not want to actively participate in the investigation.

Departmental Discretion – The police decide not to lay charges, and no diversionary program is

involved (for example, the CSC may be issued a warning, caution, or referral to a community-based program).

Charges under the Provincial statutes for the month of May are as follows:

Speeding violation	2
Other Non-Moving traffic violations: invalid inspection, invalid registration, driving without a license, improper window glazing	2
Written Warning	1

Should you have any questions or concerns regarding this report, please feel free to contact me to discuss.



Sgt. Chris Fleming
A/District Commander
Prince District RCMP
902-436-9300



TOWN OF ALBERTON
MAYOR'S
POLICING REPORT
AUGUST 2025

West Prince RCMP Detachment
“L” Division
Prince Edward Island



Royal Canadian Mounted Police
Gendarmerie royale du Canada

1

Canada

Annual Performance Plan (A.P.P.'S) Community Priorities

Community approved APPs are:

1. Youth Engagement / Aboriginal Community Engagement
2. Traffic – Checkpoints/Traffic Enforcement
3. Police / Community Relations – Police Visibility / Community Events

Prince District RCMP Members have reported 263 hours providing policing services to the Town of Alberton, during the month of August 2025. A short compilation of the above-noted hours includes time spent conducting traffic law enforcement in the community; conducting routine traffic monitoring; responding to individual calls for service; conducting investigations and required follow-up from previous calls for service and investigations. As well, this may include time spent attending community events.

In August, West Prince RCMP Detachment Services Assistants processed eight Criminal Record Checks for residents of Alberton, completed for various reasons, including employment, volunteering, and applications for permanent residency.

A total of 32 calls for service were received during this past month and are broken down as follows:

911 Act	2
Assault	2
Assistance to Canadian Provincial Agency	1
Cannabis Act	1
Disturbing the Peace	1
False Alarms	2
Fire Prevention Act	1
Mental Health Act	1
Mischief – Damage to Property	1
Traffic Violations	10
Flight from Police Officer	1
Operation of Motor Veh While Prohibited	1
Theft Under \$5000	3
Sexual Assault	1
Traffic Collision	2
Trespass Act	1
Wellbeing Check	1

Total	32
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Of the 32 calls for service, 8 were Cleared by Charge, 3 were concluded by Departmental Discretion, 10 were concluded as Non-Criminal, 7 were concluded as Insufficient Evidence to Proceed, 1 was concluded as Vic/COM Declines to Proceed, and 3 are still open and under investigation.

Occurrence Status Definitions

Cleared by charge/charge recommended – At least one charged or suspect chargeable (CSC) has been identified and there are charges laid against or recommended to be laid against the CSC in connection with the incident.

Complete – Solved (Non-Criminal) – For non-offence occurrence types (for example, Information File, Assistance to General Public, Traffic violations).

Unfounded – An incident is unfounded if it has been determined through police investigation that the offence reported did not occur and was not attempted.

Insufficient evidence to proceed – For incidents where there is insufficient or conflicting evidence for the police service to lay charges or recommend charges to the Crown.

Open/Still under investigation - For all open investigations and for those where action has yet to be taken on the reported incident.

Victim/Com Declines to Proceed – For incidents where an accused cannot be identified either because the victim or complainant or other witnesses do not want to identify a CSC, or they do not want to actively participate in the investigation.

Departmental Discretion – The police decide not to lay charges, and no diversionary program is involved (for example, the CSC may be issued a warning, caution, or referral to a community-based program).

Charges under the Provincial statutes for the month of August are as follows:

Seatbelt Charges	5
Other Non-Moving traffic violations: invalid inspection, invalid registration, driving without a license, improper window glazing	1
Written Warning	1

A new school year is upon us, and Prince District RCMP is wishing all students residing in Alberton, a successful and safe return to the classrooms! Cst. Simon Wetstein and Cst. Luke Dillon have been assigned as the 2025-2026 School-RCMP Liaisons for Alberton Elementary School. They will be in regular contact with the School for safety visits (lockdown drills, traffic safety, etc.) and will be

popping by to say hello to students and staff.

Should you have any questions or concerns regarding this report, please feel free to contact me to discuss.

A handwritten signature in black ink, appearing to read "C. Fleming".

Sgt. Chris Fleming
A/District Commander
Prince District RCMP
902-436-9300

Library Report – Deputy Mayor Boyce

Deputy Mayor Boyce read the library report.

Alberton Public Library Monthly Report

Reporting to: Town Council

Period: Month of Summer July and August 2025

Operations: Great summer for cyclists dropping in and remarking on the uniqueness of the train station as a library. It helped that the library was air conditioned!! Bathrooms always clean and stocked.

Programs: A busy, busy Summer Reading Program with over 70 children in attendance over the 7-week program whose theme was travel. So we had to decide how to get there; traveling on a summer safari; through sand and surf; through time and space; and travel in our imagination and if we were bored yet? Whew! The library also hosted a summer tutoring program, two brilliant labs (travelling science labs), and a senior tech and talk to help with electronic devices.

Planning: September is a wonderful month at the library. There is a beginner Nordic Walking program on Friday mornings and the book club attracts 12-15 people each month. For the children there is a Storytime for under 5 years old on Wednesday afternoons and Saturday Fun where children and their families create, experiment or play to the theme of “apples” this month. Also in the works for early October is a potato derby where we will be racing souped-up raw potatoes on a track. It will be spud-tacular!

Kelly Gillis

Branch Technician

Alberton Public Library

RECREATION no report

FIRE - Councillor Curtis

Councillor Curtis read the August fire report. The report for July was also distributed.



July-2025 fire report

Emergency Responses:

Medical first responder-3	M.V.C-2
alarm-2	Structure fire-2
Brush fire-1	Flue fire-1
Crash detection-1	Mutual Aid-1
Pole fire-1	

Total Emergency calls-14

Medical training-Summer break.

Fire training-Summer break.

Respectfully Submitted-Fire Chief Darrell Graham.



August 2025 fire report

Emergency Responses:

Medical first responder-2	M.V.C-3
alarm-3	Structure fire-2
Structure fire-3	water rescue-1
Sight/smell of smoke-1	Pole fire-1

Total Emergency calls-13

Medical training-Summer break.

Fire training-Summer break.

Respectfully Submitted-Fire Chief Darrell Graham.

Community and Business – Councillor Chaisson

Councillor Chaisson had nothing to report.

Special Events and Project Management – Councillor Gordon

Councillor Gordon had nothing to report.

EMO - Councillor O'Brien

Councillor O'Brien had nothing to report. Councillor Curtis said that the EMO supply cart arrived last week.

SENIORS – Councillor Murphy

Councillor Murphy had nothing to report. Ms. Thomson said that she sent Councillor Curtis the funding agreement that we received for meals for seniors and that we have to get going on the community meals so she might want to check with Isabel at the Heritage Centre. Councillor Curtis said that Isabel had a couple of suggestions. A Christmas dinner that could be held over two nights and have it catered. They think they could handle 60 to 70 per night. Councillor O'Brien wanted to know if people outside of Alberton could access that. Councillor Curtis said that it was for Alberton and area residents.

HOUSING – Councillor Murphy

Councillor Murphy had nothing to report

FINANCE – Deputy Mayor Boyce

Deputy Mayor Boyce made the motion to pay bills in the amount of \$258,216.17. This figure included bills from June, July and August as there were no council meetings in July and August. The motion was seconded by Councillor Murphy. The motion carried.

CAO REPORT – Donna Thomson

June – August

It's been a quiet summer and at the same time a busy summer. We held interviews for the Recreation position. Unfortunately, our number one choice didn't work out.

I assisted with the Island relay race by opening up the rink for the runners as the 2nd leg of the race started in Alberton. I had meetings with WSP and Loblaw's representative to discuss the subdivision project.

July 1st, Canada Day went off well. Thanks to the Councillors who participated in the setup and the event itself. We also had the renaming of the park on Albion to the David Gordon Memorial Park. Divercity Day was another successful event and maintenance staff helped with the setup.

I took few days off the 1st week of July to entertain visiting relatives. I also took time off for my Uncle's wake and funeral in July as well.

We had the audit in mid August so those were busy days. I had another wake and funeral with the death of a longtime friend. I also took a few afternoons off to get out and enjoy the beautiful weather.

September is going to be busy as the Lagoon project begins as well as applying for funding for other projects. The playground equipment has arrived, and Darrell is working on getting it setup.

Diane was busy harvesting the vegetables she grew for the pantry. As always our staff keep things running smoothly and we are lucky to have them

PLANNING BOARD RECOMMENDATIONS –

- The public rezoning meeting held June 25th for 3 rezonings had no one present from the public, nor were any comments received. Planning Board recommend approval of the 3 properties that were being rezoned. 1st is 920892 on Albion, PID 1136159 and PID 1133982 on Weeks Drive and Parcel 25-A on the Plan of Survey showing parcel 25-A and Lot 25-1. These readings will be done under the Bylaws later in the meeting.

The resolution was made by Councillor Gordon and seconded by Councillor Murphy. The resolution carried.

- Board recommended to begin a rezoning process for PID 1047810 on Lorne Street. This is 1.76 acre lot that is currently Agriculture and would be seeking new designation as well as a subdivision as a Multi-Unit R3 to allow for a 4 unit building on each new lot created. The subdivision would happen after the property is rezoned

The resolution was made by Councillor O'Brien and seconded by Councillor Curtis. The resolution carried.

- Request to subdivide PID 30254 on Kings Lane and fronting on Main Street and create a new lot noted on the land survey as 25-1. The new lot containing the residence will be .37 acre and upon approval the remainder of PID 30254 .75 acre will be consolidated with PID 842302

The resolution to approve the new lot and consolidation of the property was made by Councillor Murphy and seconded by Councillor Gordon. The resolution carried.

INTRODUCTION OF NEW BUSINESS

- **CIBC Loan renewal**

We had a Sewer loan up for renewal. It was renewed on August 1st at prime(4.95%) + 0.00%. As the loan renewed and as Council were not meeting at the time, we need a resolution to accept the terms.

The resolution to accept the terms of the loan renewal was made by Councillor Murphy and seconded by Councillor Chaisson. The resolution carried.

- **Resolution to apply to the Multiple Strategic Component fund**

A new round of funding has opened up on the MSC which is mainly for sewer / waste water infrastructure. **\$227,528.82 for 2024/25 and \$100,000.10 for 2025/26.

Resolution of Council

September 8th, 2025 Council meeting

Whereas the Town of Alberton recognizes the need for expanded housing opportunities and improved municipal infrastructure;

Therefore, be it resolved that the Town of Alberton apply to the Municipal Strategic Component Fund to secure financial support for sewer and wastewater upgrades related to the proposed new subdivision off Dufferin Street. Further, that the Town allocate the 2024-2025 Housing Accelerator Fund dollars and a portion of the 2025-2026 Housing Accelerator Fund dollars to facilitate the development of this subdivision, ensuring that the necessary infrastructure is in place to support future growth and community needs.

Moved by: Councillor Curtis

Seconded by: Councillor Chaisson

All in favour

Solar panels for fire hall – Quotes

Fire Chief Darrell Graham would like councils' approval so that the CAO can start looking for quotes for solar panels for the fire hall. Council thought that rooftop solar panels would be the best option. Council were in agreement.

INQUIRIES BY MEMBERS OF COUNCIL
Nil

INTRODUCTION AND READING OF BYLAWS
920892 - ALBION

1st Reading of Official Plan Amendment OPA #2-2025

Date: September 8th, 2025

“Whereas an application was received to rezone PID 920892 on Albion Street from Community Uses to Commercial for a future physiotherapy clinic;

And whereas this application requires an amendment to the Official Plan Future Land Use Map from Community Uses to Commercial;

Be it resolved that the Official Plan Amendment #2-2025 to amend the Official Plan Future Land Use Map be hereby read a first time.”

The resolution was made by Councillor O’Brien and seconded by Councillor Curtis
The resolution carried.

Official Plan Amendment Approval & Adoption

Council Meeting #1 OPA #2-2025 (Approval & Adoption)

Date: September 8th, 2025

“Whereas an application was received to rezone PID 920892 on Albion Street from Community Uses to Commercial for a future physiotherapy clinic;

And whereas this application requires an amendment to the Official Plan Future Land Use Map from Community Uses to Commercial ;

And whereas the Official Plan Amendment #2-2025 to amend the Official Plan Future Land Use Map was read a first time at this meeting;

Be it resolved that OPA #2-2025 be hereby approved and adopted.”

The resolution was made by Councillor Gordon and seconded by Councillor O’Brien. The resolution carried.

Development Bylaw Amendment # 2025-3 1st Reading (PID 920892 on Albion St)
Date: September 8th, 2025

“Whereas an application was received to rezone PID 920892 on Albion Street from Recreation and Open Space (O1) to Commercial (C1) ;

And whereas this application requires an amendment to the Development Bylaw Zoning Map (Appendix A) from Recreation and Open Space (O1) to Commercial (C1);

Be it resolved that Bylaw 2025-3 A Bylaw to Amend the Town of Albion Development Bylaw be read a first time at this meeting.”

The resolution was made by Councillor Gordon and seconded by Councillor Murphy. The resolution carried.

APPROVAL OF 1ST READING

Date: September 8th, 2025

“Whereas an application was received to rezone PID 920892 on Albion Street from Recreation and Open Space (O1) to Commercial (C1) ;

And whereas this application requires an amendment to the Development Bylaw Zoning Map (Appendix A) from Recreation and Open Space (O1) to Commercial (C1);

And whereas the Development Bylaw #2025-3 was read a first time at this council meeting;

Be it resolved that the Bylaw 2025-3 A Bylaw to Amend the Town of Albion Development Bylaw be approved”

The resolution was made by Councillor Chaisson and seconded by Councillor O'Brien. The resolution carried.

PID 1136159 -WEEKS DRIVE

1st Reading of Official Plan Amendment OPA #3-2025

Date: September 8th, 2025

"Whereas an application was received to rezone PID 1136159 on Weeks Drive from Low Density to Medium Density for duplexes;

And whereas this application requires an amendment to the Official Plan Future Land Use Map from Low Density to Medium Density;

Be it resolved that the Official Plan Amendment #3-2025 to amend the Official Plan Future Land Use Map be hereby read a first time."

The resolution was made by Councillor Gordon and seconded by Councillor Chaisson. The resolution carried.

Official Plan Amendment Approval & Adoption Council Meeting #1 OPA #3-2025 (Approval & Adoption)

Date: September 8th, 2025

"Whereas an application was received to rezone PID 1136159 on Weeks Drive from Low Density to Medium Density for duplexes;

And whereas this application requires an amendment to the Official Plan Future Land Use Map from Low Density to Medium Density;

And whereas the Official Plan Amendment #3-2025 to amend the Official Plan Future Land Use Map was read a first time at this meeting;

Be it resolved that OPA #.3-2025 be hereby approved and adopted."

The resolution was made by Councillor Chaisson and seconded by Councillor Curtis. The resolution carried.

Development Bylaw Amendment # 2025-4 1st Reading (PID 1136159 on Weeks Dr)

Date: September 8th, 2025

“Whereas an application was received to rezone PID 1136159 from Two Unit Residential (R2) to Medium Unit Residential (R3) ;

And whereas this application requires an amendment to the Development Bylaw Zoning Map (Appendix A) from Two Unit Residential (R2) to Medium Unit Residential (R3) ;

Be it resolved that Bylaw 2025-4 A Bylaw to Amend the Town of Alberton Development Bylaw be read a first time at this meeting.”

The resolution was made by Councillor Murphy and seconded by Deputy Mayor Boyce. The resolution carried.

APPROVAL OF 1ST READING

Date: September 8th, 2025

“Whereas an application was received to rezone PID 1136159 Two Unit Residential (R2) to Medium Unit Residential (R3);

And whereas this application requires an amendment to the Development Bylaw Zoning Map (Appendix A) from Two Unit Residential (R2) to Medium Unit Residential (R3);

And whereas the Development Bylaw #2025-4 was read for the first time at this council meeting;

Be it resolved that the Bylaw 2025-4 A Bylaw to Amend the Town of Alberton Development Bylaw be approved”

The resolution was made by Councillor Chaisson and seconded by Councillor Murphy. The resolution carried.

PID 1133982 WEEKS DRIVE

1st Reading of Official Plan Amendment OPA #4-2025

Date: September 8th, 2025

“Whereas an application was received to rezone PID 1133982 on Weeks Drive from Low Density to Medium Density for duplexes;

And whereas this application requires an amendment to the Official Plan Future Land Use Map from Low Density to Medium Density;

Be it resolved that the Official Plan Amendment #4-2025 to amend the Official Plan Future Land Use Map be hereby read a first time.”

The resolution was made by Councillor Gordon and seconded by Councillor Murphy. The resolution carried.

Official Plan Amendment Approval & Adoption

Council Meeting #1 OPA #4-2025 (Approval & Adoption)

Date: September 8th, 2025

“Whereas an application was received to rezone PID 1133982 on Weeks Drive from Low Density to Medium Density for duplexes;

And whereas this application requires an amendment to the Official Plan Future Land Use Map from Low Density to Medium Density;

And whereas the Official Plan Amendment #4-2025 to amend the Official Plan Future Land Use Map was read for a first time at this meeting;

Be it resolved that OPA #4-2025 be hereby approved and adopted.”

The resolution was made by Councillor Chaisson and seconded by Councillor Curtis. The resolution carried.

Development Bylaw Amendment # 2025-5 1st Reading (PID 1133982 on Weeks Dr)

Date: September 8th, 2025

“Whereas an application was received to rezone PID 1133982 from Two Unit Residential (R2) to Medium Unit Residential (R3);

And whereas this application requires an amendment to the Development Bylaw Zoning Map (Appendix A) from Two Unit Residential (R2) to Medium Unit Residential (R3);

Be it resolved that Bylaw 2025-5 A Bylaw to Amend the Town of Alberton Development Bylaw be read a first time at this meeting.”

The resolution was made by Councillor Murphy and seconded by Councillor Gordon. The resolution carried.

APPROVAL OF 1ST READING

Date: September 8th, 2025

“Whereas an application was received to rezone PID 1133982 Two Unit Residential (R2) to Medium Unit Residential (R3);

And whereas this application requires an amendment to the Development Bylaw Zoning Map (Appendix A) from Two Unit Residential (R2) to Medium Unit Residential (R3);

And whereas the Development Bylaw #2025-5 was read for a first time at this council meeting;

Be it resolved that the Bylaw 2025-5 A Bylaw to Amend the Town of Alberton Development Bylaw be approved”

The resolution was made by Councillor Chaisson and seconded by Councillor Gordon. The resolution carried.

PARCEL 25-A ON STATION STREET

1st Reading of Official Plan Amendment OPA #5-2025

Date: September 8th, 2025

“Whereas an application was received to rezone Parcel 25-A on Station St from Community Uses to Low Density;

And whereas this application requires an amendment to the Official Plan Future Land Use Map from Community Uses to Low Density;

Be it resolved that the Official Plan Amendment #5-2025 to amend the Official Plan Future Land Use Map be hereby read a first time.”

The resolution was made by Councillor Murphy and seconded by Councillor Curtis. The resolution carried.

Official Plan Amendment Approval & Adoption

Council Meeting #1 OPA #5-2025 (Approval & Adoption)

Date: September 8th, 2025

“Whereas an application was received to rezone Parcel 25-A on Station St from Community Uses to Low Density;

And whereas this application requires an amendment to the Official Plan Future Land Use Map from Community Uses to Low Density;

And whereas the Official Plan Amendment #5-2025 to amend the Official Plan Future Land Use Map was read a first time at this meeting;

Be it resolved that OPA #5-2025 be hereby approved and adopted.”

The resolution was made by Councillor Gordon and seconded by Councillor Murphy. The resolution carried.

Development Bylaw Amendment # 2025-6 1st Reading (Parcel 25-A on Station Street)

Date: September 8th, 2025

“Whereas an application was received to rezone Parcel 25-A on Station Street from Recreation and Open Space (OS) to Single Unit Residential (R1);

And whereas this application requires an amendment to the Development Bylaw Zoning Map (Appendix A) from Recreation and Open Space (OS) to Single Unit Residential (R1);

Be it resolved that Bylaw 2025-6 A Bylaw to Amend the Town of Alberton Development Bylaw be read a first time at this meeting.”

The resolution was made by Councillor Chaisson and seconded by Deputy Mayor Boyce. The resolution carried.

APPROVAL OF 1ST READING

Date: September 8th, 2025

“Whereas an application was received to rezone Parcel 25-A on Station Street from Recreation and Open Space (OS) to Single Unit Residential (R1)

And whereas this application requires an amendment to the Development Bylaw Zoning Map (Appendix A) from Recreation and Open Space (OS) to Single Unit Residential (R1);

And whereas the Development Bylaw #2025-6 was read for a first time at this council meeting;

Be it resolved that the Bylaw 2025-6 A Bylaw to Amend the Town of Alberton Development Bylaw be approved”

The resolution was made by Councillor O’Brien and seconded by Councillor Murphy. The resolution carried.

- Approval to append Parcel 25-A .007-acre as seen on Bernard Land Survey plan # 25-008 located on Howlan Street from PID 898148 (Town of Alberton) to PID 31377 (Michael and Vanessa Millman)

The resolution was made by Councillor Gordon and seconded by Councillor Murphy. The resolution carried.

APPOINTMENT TO COMMITTEES

NIL

ADJOURNMENT

The motion to adjourn the meeting was made by Deputy Mayor Boyce and seconded by Councillor Chaisson. The motion carried.

Attachments to September 2025 Regular Meeting of Council

What is Bocce?

Bocce is an Italian ball sport where two teams roll larger balls (bocce) as close as possible to a smaller target ball (pallino). Played on a court, the objective is to score points by having your balls closer to the pallino than the opponent's after all balls are thrown. The game involves strategy, as players can knock opponent's balls or the pallino itself to gain an advantage.

Bocce is a recognized sport and a prominent Special Olympics sport enjoyed by athletes of all abilities worldwide. While not an Olympic sport, its popularity makes it the **third most played sport globally, (after soccer and golf)** and international competitions like the World Championship in bocce ball take place annually.

Recreationally, it has many benefits:

Physical Benefits

- **Light Cardiovascular Exercise:**

The act of bending, lunging, and throwing provides a gentle workout, keeping your heart healthy without strenuous impact on joints.

- **Improved Flexibility and Coordination:**

Regularly bending and throwing the balls helps to enhance your flexibility and hand-eye coordination.

- **Better Balance:**

The movements involved in bocce ball, such as bending and walking, contribute to better balance.

- **Low-Impact Activity:**

Bocce is a great option for individuals with physical limitations or for those looking for a low-impact sport that doesn't put a strain on the spine or knees. Its low-impact nature and focus on social interaction make it a valuable form of therapeutic recreation, promoting overall well-being.

Mental Benefits

- **Mental Acuity:**

Strategizing how to get your bocce balls closest to the pallino (target ball) helps to keep your mind sharp.

- **Stress Relief:**

Playing outdoors in a natural setting and socializing with friends and family can effectively relieve stress.

- **Develops New Skills:**

For children, bocce teaches important skills like judging distances and building confidence through mastering a new skill.

Social Benefits

- **Promotes Inclusivity:**

Bocce is a versatile game that can be played by people of all ages and skill levels, from children to seniors. Bocce is a sport that encourages lifelong participation and can be enjoyed by individuals throughout their entire lives, making it an excellent way to stay active for life.

- **Fosters Friendship and Teamwork:**

Playing in teams encourages communication and cooperation, helping players to make new friends and build relationships within the community.

- **Universal Appeal:**

Its easy-to-understand rules and relaxed pace make it a perfect game for family gatherings, social events, and community activities.

Pictures below from Special Olympics, Albertain Bocce played every Tuesday evening (June, July, August) Taken September 2, 2025



Surface requirements:

Bocce court surfaces range from loose-fill options like oyster shells, clay, and decomposed granite (crushed stone), which offer faster play but require more maintenance, to synthetic turf and natural grass for lower maintenance, more forgiving surfaces.

It is recommended to go to this site to get the pros and cons of each type of surface materials but here is a quick comparison chart. **** Crushed shell might be easy to get here? With new ballfield at Mill River, AstroTurf or pea gravel may be able to obtain with shared purchasing?**

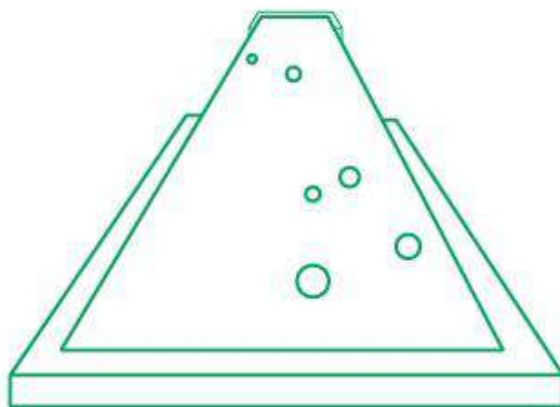
COMPARISON CHART				
See how crushed oyster shell surfacing compares to other popular bocce court surfacing options.				
				
	<i>Oyster Shells</i>	<i>Synthetic Turf</i>	<i>Sand or Pea Gravel</i>	<i>Clay</i>
<i>Dust/Mess Free</i>	✗	✓	✗	✗
<i>Low Maintenance</i>	✗	✓	✗	✗
<i>Environmentally Friendly</i>	✓	✓	✓	✓
<i>Great Drainage</i>	✓	✓	✗	✗
<i>Typical Cost (Surface Material Only)</i>	\$\$\$	\$\$\$	\$	\$\$

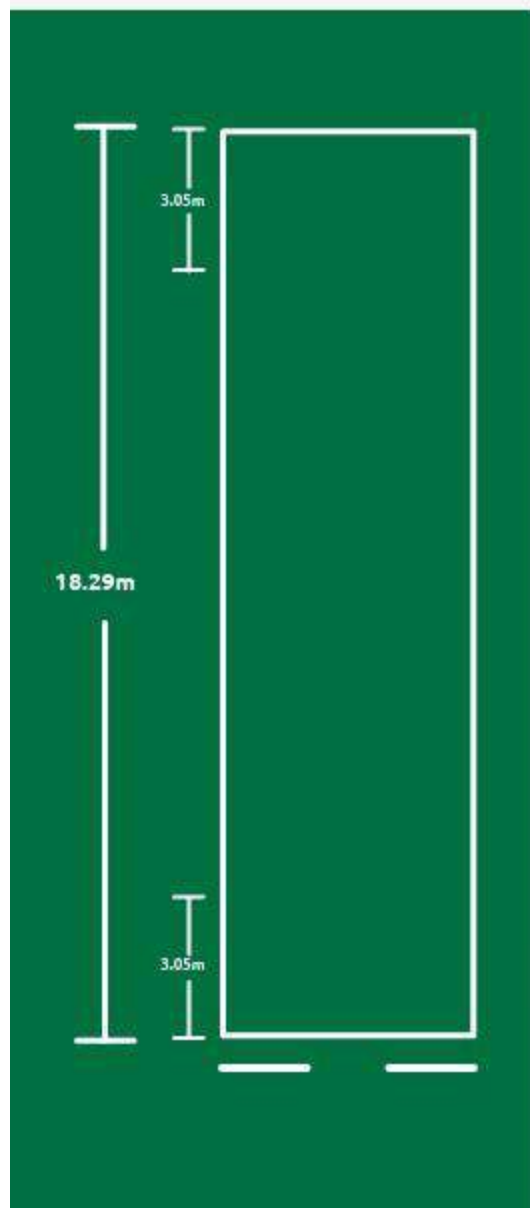
<https://www.xgrass.com/bocce-ball-court-surface-options.html>

SECTION C - Court and Equipment

C.1 Court

- I. The court is an area 3.66 meters (12 feet) wide by 18.29 meters (60 feet) long.
- II. The court surface may be composed of stone dust, dirt, clay, grass or artificial surface, provided there is no permanent or temporary obstruction in the court that would interfere with the straight line delivery of a ball from any direction. These obstructions do not include variations in grade, consistency or terrain.
- III. The court walls are the side and the end walls of the court and may be composed of any rigid material. The end walls should be at least 160 millimeters (6.3 inches). The end walls should be made of a rigid material such as wood or Plexiglas. The side walls must be at least 80 millimeters (3.15 inches). The side or end walls may be utilized during play for bank shots or rebound shots.
- IV. Backyard bocce courts are acceptable and commonly used in Canada. Walls with chalk lines are acceptable. If lines cannot be drawn, imaginary lines need to be identified.
- V. Lines measuring 50 millimeters (2 inches) in width should be marked on all courts for the following:
 - a. Foul line for pointing or shooting (hitting) 3.05 meters (10 ft line) from the backboards.
 - b. Half-court marker — minimum distance pallina is played at the start of the frame. During the course of play, the position of the pallina may change as a result of normal play; however, the pallina may never come to rest on or closer than the half-court marker, 9.15-meter (30 feet) line, or the frame is considered dead.
 - c. The 3.05-meters (10 ft) and 9.15-meter (30 feet) lines should be permanently drawn from sideboard to sideboard

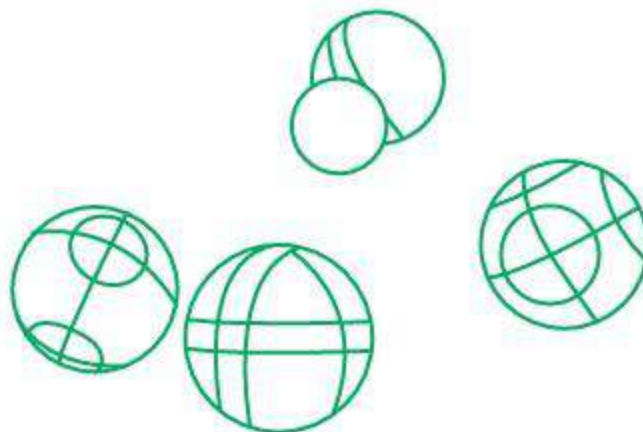




3.05m (10 feet) from backboard equals inbounds for pallina at start of frame and foul line for pointing and shooting (hitting or spocking).

9.15m (30 feet) from backboard equals center-court line. The pallina must pass this point at the start of the frame.

3.05m (10 feet) from backboard equals inbounds for pallina at start of frame and foul line for pointing and shooting (hitting or spocking).



Reference : pages 3 and 4 of bocce-rules-en-may-2025
PDF (www.specialolympics.ca)

Testimonial statements from Special Olympic Athletes and parents – September 2, 2025)

- “ too many hills...bumpy”
- “When you aim the ball it rolls the wrong way”
- “ I fell using my walker”
- “hazardous for some walkers, even for the helpers”
- “Bocce is fun; best night of the summer”
- “Get to meet my friends”
- “It’s right next to the accessible bathrooms”
- “There is water breaks and shade in the shelter (gazebo)”
- “We could host tournaments if it was fixed up”
- “level it out – it should be easy to do!”

References:

https://www.specialolympicsns.ca/wp-content/uploads/2023/12/Bocce-English_reduced.pdf
https://www.rossplace.ca/outdoor-summer-games-for-seniors/#:~:text=Benefits%20of%20Bocce%20Ball%20for%20Seniors%20*,to%20the%20pallino%20keeps%20the%20mind%20sharp.
<https://www.royaloaks.com/blog/beginners-guide-to-bocce-ball#:~:text=Bocce%20Ball%20and%20the%20Benefits,You'll%20love%20it!>
<https://www.skipsgarage.com/blogs/cornhole/social-benefits-backyard-games#:~:text=Benefits%20of%20Bocce%20Ball,a%20touch%20of%20friendly%20competition.>
<https://buybocceballs.com/pages/10-reasons-to-buy-a-bocce-set#:~:text=It%20lends%20itself%20to%20all,ideal%20way%20to%20enjoy%20retirement.>
<https://www.specialolympics.org/what-we-do/sports/bocce#:~:text=Physical%20and%20Social%20Development,participated%20sport%20in%20the%20world.>

**Public Library Service**

89 Red Head Road
Box 7500
Morell, PE C0A 1S0

Service des bibliothèques publiques

89, chemin Red Head
C.P 7500
Morell, PE C0A 1S0



3 Emma Drive, PO Box 153
Alberton PE C0B 1B0
August 28, 2025

Good Day Donna,

Many thanks for allowing myself to attend one of your recent Town of Alberton Council monthly meetings and give a presentation regarding the Alberton Public Library.

As discussed in the presentation, the structure of the PEI library system is delineated in the *Public Libraries Act*. This piece of provincial legislation describes the system's collaborative nature whereby the Provincial Government funds the library's materials and staffing, while local communities/municipalities are responsible for providing the physical facility and its associated operational costs.

Public libraries have evolved into community hubs where all Islanders are able to access services, resources and materials for free within inclusive, welcoming spaces. Unfortunately, with the rise of crime, addiction issues, and mental health conditions throughout society (not just in PEI but all of Canada), the safety of the public who visit our libraries and the safety of our library staff who work in these facilities, is a growing concern. Many library systems throughout the Maritimes are addressing this issue with the installation of security systems in their library buildings. Especially given that most rural library staff work alone (and work on evenings and weekends) having a security system in library buildings is becoming more necessary. These systems normally involve staff having a mobile panic button that they would wear on a lanyard during each shift. This button would allow staff to contact 911 directly if they encounter a threatening incident, or if they are injured, in a part of the facility where they do not have direct access to a phone.

In order to help preserve the safety of the public and the occupational health and safety standards of library staff, we are asking our community partners to consider installing a security system in their buildings that house public libraires. Based on quotes we have received from Island security companies, it is estimated that this ask would involve a one-time installation cost of around \$350 for the required hardware, along with an ongoing annual cost of \$300 for the associated alarm monitoring software. If the building in question already has security system hardware installed, the one-time hardware costs would not be applicable. A breakdown of this information is attached to this letter.

While we realize that all municipalities and communities are encountering increased economic pressure in this present climate, we hope you will consider investing in this request.

Maintaining the safety of the public and library staff is essential in our ability to offer valuable and impactful library services to all Islanders.

I would be happy to discuss this request in more detail at any time that works best with your schedule. Please feel free to contact me by phone, email or we could schedule an in-person meeting.

Many thanks for your consideration,

Krystal Dionne



Regional Librarian
kldionne@gov.pe.ca



First Year Costs	Cost - Discount*	Total Cost
Alarm Panel	\$823 - \$658	\$165
Wireless Transmitter	\$174 - \$139	\$35
Wireless Door Sensor	\$65 - \$52	\$13
Emergency call button	\$25 - \$20	\$5
Installation	\$105	\$105
Alarm Monitoring Subscription (annual)	\$300	\$300
TOTAL		\$623
Ongoing Annual Costs	Cost	Total Cost
Alarm Monitoring Subscription	\$25 per month	\$300

Note: Above (\$) figures provided by **Wilsons Security**. If building already has existing hardware that is up-to-date, new hardware might not be required.