

CITY OF TESTVILLE
REGULAR COUNCIL MEETING
Tuesday, October 13, 2026, 7:00 pm
Council Chambers, City Hall, 100 Main Street

AGENDA

1. Call to Order

2. Adoption of the Agenda

That the agenda be adopted as circulated.

3. Adoption of Minutes

That the minutes of the previous meeting be adopted.

4. Rezoning Application RZ-2026-36 - 88-96 Larchmont Crescent (Bylaw 2026-47)

Halden Development Group has applied to rezone 88-96 Larchmont Crescent from the Residential Two-Unit (R-2) District to the Comprehensive Development (CD-14) District to permit a five-storey mixed-use building with 62 dwelling units and 390 square metres of ground-floor commercial space. Two public information meetings were held on September 10 and 24, 2026, and the applicant has secured a housing agreement committing 12 units at below-market rents for 20 years. Staff recommend that Bylaw 2026-47 be given first and second reading and that a public hearing be scheduled for November 9, 2026.

5. Development Permit DP-2026-121 - 412-420 Hargrave Road

The applicant seeks a development permit to construct nine three-storey townhouse units at 412-420 Hargrave Road, including two units with secondary suites, under the small-scale multi-unit housing provisions of Zoning Bylaw 2023-07. A variance is requested to reduce the north interior side setback from 3.0 metres to 2.2 metres in order to preserve three mature Douglas firs on the site. The Advisory Design Panel endorsed the design on October 1, 2026, and staff recommend approval subject to conditions, including an \$18,400 landscaping security.

6. Acquisition of 55 Industrial Road for Public Works Fleet Depot Expansion (\$1.86 Million)

Staff recommend that the City acquire the 0.9-hectare property at 55 Industrial Road for \$1.86 million to consolidate fleet maintenance operations currently split between the Public Works Yard and two leased satellite sites. Funding would come from the Land Acquisition Reserve, with \$120,000 in legal and due-diligence costs drawn from the 2026 operating budget. Staff recommend that Council authorize the acquisition and direct staff to report back on decommissioning the leased sites by mid-2027.

7. Traffic Signal Installation - Kingsway at Willowbrook Drive (T-2026-61)

This report responds to Council's February 2026 resolution directing a safety review of the uncontrolled intersection at Kingsway and Willowbrook Drive, which recorded 11 collisions and peak pedestrian volumes of 240 crossings per day over the past three years. Staff recommend awarding a supply-and-installation contract to Signet Traffic Systems Ltd. for \$412,000, funded through the Road Safety Reserve and a \$96,000 developer contribution from the Willowbrook subdivision. Installation would be complete by March 2027.

8. Mill Street Bridge Deck Rehabilitation - Contract Award (T-2026-58)

The 1962 Mill Street Bridge over Sable River received a condition rating of poor in the

2026 structure inspection, primarily due to deck corrosion and spalling. Staff recommend awarding the rehabilitation contract to Marshfield Marine Construction Ltd. for \$3.42 million plus a \$340,000 contingency, funded from the 2027 capital plan and a \$1.5 million provincial Bridge Program grant. Work would take place during the 2027 construction season, with single-lane alternating traffic maintained throughout.

9. Fox Run Park Community Garden Expansion - Concept Plan (PR-2026-27)

The Testville Community Garden Society has requested expansion of the Fox Run Park garden from 40 to 66 plots, including 10 accessible raised beds, a shared tool shed, and a piped water connection, at an estimated cost of \$148,000. The expansion would remove approximately 550 square metres of mown turf, consistent with the Fox Run Park Management Plan. Staff recommend that Council endorse the concept plan, authorize an application for a \$60,000 provincial Community Food Infrastructure grant, and refer the balance for consideration in the 2027 capital budget.

10. 2026 Supplementary Budget Amendment No. 2 - Fire Station No. 2 Apparatus Bay Roof (\$268,000)

Tenders for the Fire Station No. 2 apparatus bay roof replacement closed on October 2, 2026, with the lowest compliant bid from Ridgeline Roofing Ltd. at \$547,000, exceeding the approved 2026 budget of \$279,000 due to unforeseen sheathing deterioration identified during inspection and current market pricing. Staff recommend that Council approve Supplementary Budget Amendment No. 2 in the amount of \$268,000, funded from the Capital Contingency Reserve, and award the contract to Ridgeline Roofing Ltd., with completion targeted for December 2026.

11. Adjournment