

CITY OF TESTVILLE
REGULAR COUNCIL MEETING
Tuesday, October 20, 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-2026-39 - 1175 Quarry Street (Bylaw 2026-49)

Meridian Land Holdings Ltd. has applied to rezone 1175 Quarry Street from R-1 (Single Detached Residential) to CD-14 (Comprehensive Development) to permit a four-storey mixed-use building containing 16 residential units above 240 square metres of ground-floor commercial space fronting Quarry Street. The proposal exceeds the maximum height of the underlying zone by one storey, which the CD-14 zone accommodates subject to Council-approved conditions. Staff recommend that Bylaw 2026-49 receive first and second reading and that a public hearing be set for November 3, 2026.

5. Development Permit DP-2026-124 - 2305 Bexley Court

Halstead Developments Inc. has applied for a development permit to construct a six-storey, 48-unit apartment building with 68 underground parking spaces at 2305 Bexley Court, adjacent to the Bexley Court transit loop. The proposal secures 12 units as below-market rental through a housing agreement for a term of 25 years, together with an \$86,400 public art contribution. Staff recommend approval of DP-2026-124 subject to registration of the housing agreement, a \$4,500 landscape security, and final engineering sign-off on the Bexley Court frontage improvements.

6. 2027 Insurance Renewal - Property, Liability and Fleet Program (FIN-2026-31)

Staff have completed the 2027 renewal of the City's property, liability and fleet insurance program through the Inter-Municipal Insurance Pool at a premium of \$2.84 million, an increase of 6.8 per cent over the 2026 premium of \$2.66 million, driven principally by fleet claims experience and regional liability settlement trends. Staff recommend that Council authorize the renewal effective January 1, 2027 and approve a transfer of \$182,000 from the Contingency Reserve to the 2027 insurance budget line.

7. Disposal of Surplus Property - 78 Colborne Street, Former Fire Hall No. 3 (PROP-2026-08)

The former Fire Hall No. 3 site at 78 Colborne Street was declared surplus to operational needs in June 2025 and was offered for sale through a sealed-bid process that closed October 2, 2026. Two bids were received, with the highest, from Quarryline Developments Ltd. at \$618,000, conditional on the purchaser obtaining rezoning for residential infill. Staff recommend acceptance of the Quarryline bid and authorization for the Mayor and Corporate Officer to execute a purchase and sale agreement, with net proceeds directed to the Land Acquisition Reserve.

8. Gorse Creek Trail Bridge Replacement - Contract Award (PR-2026-29)

Tenders closed September 30 for replacement of the 24-year-old timber pedestrian bridge

over Gorse Creek on the Ravine Trail, which load-rating assessments place at the end of its service life. Four tenders were received, with the lowest conforming bid from Northline Structures Ltd. at \$482,600, eleven per cent above the engineering estimate of \$435,000, reflecting steel price escalation since budget preparation. Staff recommend award to Northline Structures Ltd. and a transfer of \$52,000 from the Parks Renewal Reserve, with construction complete before the 2027 trail season.

9. Traffic Bylaw Amendment - Selby Drive School Zone and 30 km/h Pilot Extension (Bylaw 2026-50)

The amendment establishes a reduced-speed school zone on Selby Drive between Alderwood Avenue and Marquis Drive, fronting Maplewood Elementary School at 375 Selby Drive, with 30 km/h limits on school days between 7:30 a.m. and 4:30 p.m. It also extends the neighbourhood 30 km/h pilot, approved as a two-year trial in 2025, to the Hillcrest and Fairview Heights neighbourhoods following a petition signed by 62 per cent of households. Staff recommend that Bylaw 2026-50 be given three readings, with signage installation in spring 2027 at an estimated cost of \$41,000 funded from the Traffic Safety Reserve.

10. Emergency Management Bylaw 2026-48 - Municipal Emergency Plan Five-Year Review (EM-2026-05)

Staff present the five-year statutory review of the municipal emergency plan, which adds updated evacuation route mapping, hazard-specific annexes for wildland-urban interface fire and Kestrel River flooding, and renewed mutual aid agreements with the Township of Greyvale and the Village of Northport. Bylaw 2026-48 replaces the 2021 plan and formalizes the deputy mayor rotation as alternate Emergency Operations Centre director. Staff recommend that Bylaw 2026-48 be given three readings and that the updated plan take effect November 1, 2026.

11. Adjournment