



QUISPAMISIS TOWN COUNCIL REGULAR MEETING MINUTES

April 7, 2015, 7:00 pm
Council Chambers
Quispamsis Town Hall

Members Present: Mayor G. Murray Driscoll
Deputy Mayor Libby O'Hara
Councillor Gary Clark
Councillor Lisa Loughery
Councillor Kirk Miller
Councillor Emil T. Olsen
Councillor Beth Thompson

Members Absent: Councillor Pierre Rioux (vacation)

Staff Present Deuille, Susan; Acting CAO
Losier, Gary; Director of Engineering & Works
McGraw, Jo-Anne; Town Treasurer
MacInnis, Lisa; RIM Co-ordinator
Purton Dickson, Dana; Director of Community Services
Snow, Catherine; Town Clerk

1. Approval of Agenda

Moved By Councillor Clark

Seconded By Councillor Thompson

Agenda be approved as prepared.

Motion Carried

2. Mayor's Comments (Not at this time)

3. Moment of Reflection

Councillor Loughery read the Moment of Reflection.

4. Disclosures of Interest

Deputy Mayor O'Hara noted she would be vacating her seat for Item 10.1 as she was absent for the Public Hearing on this matter.

5. Presentations

5.1 CARILED, (Caribbean Local Economic Development Project) Presentation by Susan Deuille, Acting CAO; and Dana Purton Dickson, Director of Community Services

Mayor Driscoll read correspondence from CARILED Program Director, Alix Yule that expressed their gratitude to the Town's Acting CAO and the Director of Community Services for their generous contribution to CARILED.

Ms. Purton Dickson and Ms. Deuille presented a power point of their January 2015 mission, with Ms. Purton Dickson expanding upon her second mission volunteering for one week in Carriacou Grenada where she evaluated a Seafood Fest in Paradise Beach. As part of the process, she met with local business owners, Local Government officials, and conducted interviews with management committee, vendors, staff and community stakeholders.

Ms. Deuille provided highlights of her mission, volunteering for one week in St. Lucia, where she was given an assignment to evaluate a Rainforest Foods Group project. She conducted on-site visits, meeting the women involved in manufacturing the granola product and interviewed local customers, local distributors, farmers, marketing consultants, local government bodies and funding agencies.

It was noted these opportunities offer Staff skills development to increase their capacity to work in difficult circumstances, build interpersonal communications and project management abilities. Mayor Driscoll noted

Council is proud of these employees' accomplishments in the Eastern Caribbean States and is supportive of their good works.

6. Public Hearings

7. Minutes of Previous Meetings

7.1 March 17, 2015 - Regular Meeting

Moved By Councillor Olsen

Seconded By Deputy Mayor O'Hara

Minutes be approved as prepared.

Motion Carried

8. Unfinished Business

- 8.1 (Dec.2/14) Gondola Point Road Sanitary Sewage System - Letter from Mary Schryer & John Fullerton** - The residents' correspondence expressed their concern with the spring freshet and requested assurances that the residents are well prepared and understand the process the Town uses for power outages and maintenance concerning the Gondola Point Waste Water Pumping Stations.

Staff Report from Director of Engineering & Works – The Director of Engineering & Works noted the Engineering Staff will examine options for alternative power sources for the WWPS along the Gondola Point Road as part of the report that will be submitted to Council in June, pursuant to Council's December 2, 2014 motion. He stated, in the interim, there are regular inspections and maintenance programs for the Town's Collection lines and WWPS, and that NB Power has identified critical infrastructures, which include the Gondola Point WWPS as priorities for reinstatement of power during outages.

Moved By Councillor Thompson

Seconded By Councillor Clark

Ms. Schryer and Mr. Fullerton be advised that the items of concern will be

addressed in the initial system report already requested by council due to be delivered in June ; and,

Staff will investigate the possibility of creating a dedicated sub-group within the Sentinel Alert System and encourage any concerned residents along Gondola Point Road to register for this alert;

In addition, any direct communications regarding emergencies can follow current protocol and residents may contact the Town Hall Answering Service after hours or regular email for most any other issues.

Motion Carried

8.2 (Feb.17/15) EPR - Extended Producer Responsibility Plan for a Waste Packaging and Paper Stewardship Program Across NB - Response from Minister of Environment & Local Government

The Honourable Kenny's letter thanked the Town for its letter of endorsement for an Extended Producer Responsibility (EPR) Program for Plastic and Printed Paper (PPP) for New Brunswick. He noted his Department recognizes the benefits such a program can bring to the Province, and that Giroux Environmental Consulting has provided valuable information in their report. Over the next year, the Province, he said, plans to engage stakeholders and solicit feedback on the proposed PPP Program.

Moved By Councillor Clark

Seconded By Deputy Mayor O'Hara

The Honourable Brian Kenny's letter be received and filed.

Motion Carried

9. Correspondence

- 9.1 Rezoning Application for 351 Hampton Road (PID 00253641) –606366 N.B. Ltd - Single or Two Family Dwelling (R1) to Multiple Residential (R2) – 36 Condominium Unit Development. – An application on behalf of 606366 Ltd. requested Council's consideration of rezoning approximately five (5) acres of property located at 351 Hampton Road from One and Two Family Residential (R1) to Multi-Family Residential (R2). The letter noted a previous application for rezoning was denied last fall by Council for this property, and in light of the concerns raised at the time by residents and Council, significant changes have been made to the scope of the development.

Mr. Kelly Peters, Civil Architectural Technologist, Polyline Designs, representing 606366 NB Ltd., highlighted the application's proposed changes as follows:

1. The nine (9) unit condominium building accessing off Old Coach Road has been removed.
2. The total number of condominium units for the development has been reduced from 49 to 35 units.
3. The condominium buildings have been reduced in size to a maximum of four (4) units per building.
4. A minimum of 6.0 m will be maintained between buildings.
5. Additional proposed grades have been added to the plan.
6. Snow storage locations have been added to the plan.
7. The 4.50m natural landscape buffer zone along the property lines has been clearly indicated.
8. The 7.50m building setback line has been clearly indicated.

Mr. Peters stated the development is tentatively proposed to be constructed over the next 5 – 10 years pending the sale of units. Phasing will start with the construction of the 2 and 3 unit buildings in the Northeast corner of the site, and construction will then progress westerly into the site constructing the buildings alternating North and South of the main entry road with construction ending with the two most westerly 4 unit buildings. There will be a clearly defined 4.5m natural landscape buffer with infill planted where required and a 7.5 m building setback. The buildings are designed to accommodate the sloping site, and will be two story on one side, and a walk out basement on the opposite side. Condos, he noted are the growing trend, providing housing options for people who do not

have the time, or the interest in maintaining large properties. The Project's Condo Corporation, governed by the *Condo Act* will be responsible for snow removal, streets, building upgrades, etc. He noted such projects benefit municipalities by providing added tax revenue with very little infrastructure costs required of the Town.

A Staff Report from the Director of Engineering and Works acknowledged 606366 NB Ltd.'s revised proposal is being submitted under the provisions of Zoning By-law 38, Section 4G, which requires that unless Council is of the opinion there is valid new evidence or change in conditions, where an application under this Section has been refused by Council, no further application may be considered for one year from the date of the resolution refusing the rezoning if the application is in respect of the same area of land.

Moved By Councillor Thompson

Seconded By Councillor Clark

Council upon review of the revised application, and in accordance with provisions of Quispamsis Zoning Bylaw 38, Section 4 G, hereby deems there is valid new evidence and/or a change in conditions to permit the consideration of 606366 NB Limited's revised application to rezone 351 Hampton Road (PID 00253641), consisting of approximately 5 acres of land from Single or Two Family Dwellings (R1) to Multiple Residential (R2) for the purpose of a thirty five(35) unit Condominium Development.

Motion Carried

Moved By Councillor Olsen

Seconded By Deputy Mayor O'Hara

606366 NB Limited's proposed application, represented by Cipolla Developments Ltd., to rezone 351 Hampton Road (PID 00253641), approximately 5 acres of land, from Single or Two Family Dwellings (R1) to Multiple Residential (R2) for the purpose of a thirty five(35) unit Condominium Development –

1) Be referred to PAC for their written views,

- 2) A Public Hearing date be set for May 19th, 2015 to hear and consider any objections to the proposed rezoning, and
- 3) Notice of the proposed rezoning be issued to the property owners within a 100 meter radius of the property proposed for rezoning.

Motion Carried

10. By-laws

- 10.1 (Dec.16/14) Proposed Zoning By-law Amendment No. 38-20 - Route 66 Auto Car Wash - Dr. Jeff Sheppard - Request to Amend Zoning By-law to Permit a Car Wash Operation as a Notwithstanding Use on a Portion of 15 Pettingill Road - PID No. 30256226

Deputy Mayor O'Hara left the meeting.

A Staff Report from the Municipal Planning Officer indicated subsequent to first reading, the applicant has submitted to the Town a Traffic Impact Study, a Noise Level Analysis, and a Soap and Cleaning Product Information Package. Dr. Sheppard is requesting Council give consideration to second reading prior to incurring substantial costs associated with the hydrogeological study. He noted the location is not serviced by municipal water and the operation will require utilization of groundwater to aid in meeting the projected demand of 40,000 gallons per week. The projected water consumption for this operation is more than 3 times the annual average consumption for the car wash facility on the Hampton Road and more than 2 times the annual average consumption for the car wash facility on the Marr Road, both of which are serviced by municipal water in the Town of Rothesay. The Staff Report indicated the proposed water supply for this development will be a combination of groundwater draw, water reclaim technology and the importing of water to maintain adequate levels in a 25,000 gallon onsite water reservoir that will feed the car wash.

Dr. Jeff Sheppard spoke further to the proposed Route 66 Auto Car Wash Ltd. operation. He stated the biggest issue is the water consumption estimated at 40,000 gallons weekly. The site will contain a 25,000 gallon reservoir tank which will feed the car wash, and be replenished each

week. The proposed hours of operation, with a full-time attendant on site, will be from 8 a.m. to 8 p.m., seven days per week. He acknowledged the requirement of a Hydrogeological Report prior to consideration of third and final reading.

Mayor Driscoll noted should Council wish to proceed, consideration could now be given to second reading, with third reading subject to the submission of the Comprehensive Hydrogeological Report and the finalization of a development agreement.

Mayor Driscoll asked three times if a Member wished to put forth a motion for second reading of proposed Zoning By-law Amendment No. 38-20.

No motion was put forth. Mayor Driscoll explained to the Applicant by Council not proceeding with second reading of the Proposed Amendment No. 38-20, means that the proposed application to permit a Car Wash Operation at 15 Pettingill Road as a notwithstanding use has been denied.

Deputy Mayor O'Hara returned.

10.2 (Feb.3/15) Proposed By-law No. 049; A By-law to Stop Up & Close A Portion of Autumn Avenue to Thru Traffic

Consideration of Third and Final Reading

Moved By Councillor Thompson

Seconded By Councillor Loughery

Third reading be given to proposed By-law No. 049: A By-law of the Municipality of Quispamsis to Stop Up and Close a Portion of Autumn Avenue to delineate a specific area of Autumn Avenue as being closed to vehicular traffic so that the barriers can be replaced with a neighbourhood green space for the better enjoyment and safety of the public.

And further By-law No. 41, (as Amended by By-law 41-1), is hereby repealed.

On the question, Mayor Driscoll read proposed By-law No. 049 in its entirety.

11. New Business

11.1 Tender - Compressor Award - Staff Report from the Director of Engineering & Works

Moved By Councillor Clark

Seconded By Councillor Olsen

Council accept Staff's recommendation to award tender No 2015TQ02-4 for the supply of a new 2015 Model Portable Air Compressor (trailer mounted type), to the low bid from Hewitt Rentals Inc. for the submitted price of \$21,146.13 (inclusive of HST)

Motion Carried

12. Reports

- 12.1 KV Public Library Board Minutes of February 18, 2015
- 12.2 ARMA NB Chapter – Quispamsis Presentation at qplex – April 21, 2015
- 12.3 Fundy Regional Service Commission – Thank You to Blue Bin Hosts
- 12.4 Asian Heritage Society NB – 2015 Asian Heritage Month – May
- 12.5 CN Railway – Safety Initiatives – Correspondence from Sean Finn, Ex Vice-President of Corporate Services – CN
- 12.6 Kennebecasis Regional Joint Board of Police Commissioners – Minutes of February 26, 2015 Meeting
- 12.7 Kennebecasis Regional Joint Board of Police Commissioners Audited Financial Statements 2014
- 12.8 UNB – Thank You for Community Partnership and Annual Report
- 12.9 Town of Quispamsis Building Permit Report As At March 31, 2015

Moved By Councillor Clark

Seconded By Councillor Thompson

Reports be received and filed.

Motion Carried

13. Business Arising from Committee of the Whole (none)

14. Adjournment to Committee of the Whole

Moved By Deputy Mayor O'Hara

Seconded By Councillor Clark

Meeting adjourn to Committee of the Whole.

Motion Carried



BACK TO OPEN SESSION

Moved By Councillor Olsen

Seconded By Councillor Thompson

Meeting adjourn.

Motion Carried

 X G. Murray Driscoll Mayor	 X Catherine P. Snow Clerk
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