



QUISPAMIS TOWN COUNCIL REGULAR MEETING MINUTES

**August 18, 2020, 7:00 pm
Meeting Conducted By Electronic Participation**

Present:

Mayor Gary Clark
Deputy Mayor Libby O'Hara
Councillor Sean Luck
Councillor Lisa Loughery
Councillor Emil T. Olsen
Councillor Pierre Rioux
Councillor Beth Thompson
Deville, Susan; CAO
Kennedy, Aaron; Communications Manager
Losier, Gary; Director of Engineering & Works
Purton Dickson, Dana; Director of Community Services
Snow, Catherine, Clerk
MacInnis, Lisa; Assistant Clerk

Absent: Councillor Kirk Miller

1. Approval of Agenda

Moved By Councillor Luck

Seconded By Councillor Thompson

The Agenda be approved as prepared.

Motion Carried

2. Mayor's Comments (none)

3. **Moment of Reflection** – Councillor Luck read the Moment of Reflection.

4. **Disclosures of Interest**

4.1 Councillor Olsen stated he will recuse himself from Item 9.1 - Wash 66 Ltd. – Request to Reconsider Council’s Decision of July 21, 2020

4.2 Councillor Luck declared a disclosure on Item 11.3 - Woods of Forrester's Cove Subdivision - Council Assent

5. **Presentations**

5.1 The New Brunswick Medical Education Foundation Inc.

In Attendance: Presenter: Darren McLeod, Executive Director

Mr. McLeod presented the following highlights of The New Brunswick Medical Education Foundation Inc.:

- Since 2010, over 6 Million Dollars raised and 2 Million directed to medical students
- 143 students supported through 292 bursaries
- 42 scholarships given out this year totalling \$304,000
- 20 practicing physicians (alumni) in the province now. Example: if each physician took 1400 patients, then 28,000 people would come off the waiting list.
- 132 have pledged return to service agreements

Mr. McLeod was thanked for this presentation.

Moved By Deputy Mayor O’Hara

Seconded By Councillor Olsen

Mr. McLeod be thanked for his presentation and he be directed to complete and submit to the Town the Community Grant Program application by the September 11, 2020 deadline for Council's further consideration as part of the 2021 budget deliberation process.

Motion Carried

6. Public Hearings (none)

7. Minutes of Previous Meetings

7.1 July 21, 2020 - Regular Meeting

Moved By Deputy Mayor O'Hara

Seconded By Councillor Thompson

Minutes be approved as prepared.

Motion Carried

8. Unfinished Business

8.1 Request from Councillor Miller for Update on Queensbury Drive Traffic Calming - Director of Engineering and Works to Provide a Verbal Update

The Director of Engineering & Works updated Council on the Traffic Calming Study currently underway in the Queensbury Drive area, noting the speeds in 2015 averaged around 51 km per hour then Council changed posted speed limit to 40 km/hr. The average speed in 2017 was 48 km per hour. The results of the 2019 speed table indicate average speeds range from a low of 26 km to a high of 39 km per hour with the use of the temporary traffic speed bumps that have been placed along the lower end of Queensbury Drive.

The results of the 2020 speed table indicate average speeds range from a low of 36 km to a high of 41 km per hour with the use of road narrowing diversions and delineators that have been placed along the lower end of Queensbury Drive.

As part of the Traffic Calming Policy, residents' input will be sought in October or November. Staff will keep Council up to date as more information becomes available.

Moved By Councillor Rioux

Seconded By Councillor Olsen

Verbal staff report be received and filed.

Motion Carried

9. Correspondence

- 9.1 (Mar.17/20) Wash 66 Ltd. – Request to Reconsider Council’s Decision of July 21, 2020 – Letter from Mel Norton, Solicitor for Dr.Jeff Sheppard and Wash 66 Ltd.

Councillor Olsen left meeting.

In Attendance: Chris Isnor, Lawson & Creamer (Attending on Behalf of Mel Norton)

Moved By Councillor Luck

Seconded By Councillor Rioux

Pursuant to Section 20 of the Town of Quispamsis’s Procedural By-law No. 033; Council put forth a Motion of Reconsideration concerning its decision made at the July 21, 2020 Regular Meeting concerning Wash 66 Ltd.’s application.

Against (2): Deputy Mayor O’Hara and Councillor Thompson

Motion Defeated

(Reconsideration Motion Required 2/3 Majority Vote of Whole Council = 5 Affirmative Votes for Motion to Carry, due to Councillor Olsen being absent for item.)

- 9.2 Letter from Sgt. Joe Cantelo - Consideration for Enactment of By-law to Ban Leaf Blowers for Commercial Parking Lot Cleaning & Require Use of Water for Commercial Sweepers

Moved By Deputy Mayor O’Hara

Seconded By Councillor Luck

Sgt. Cantelo be thanked for his correspondence, and he be informed of the Building Inspector’s findings, acknowledging that like Rothesay, Quispamsis has not received any complaints from impacted residents, and/or businesses; recognizing there exists legislative protections for such complaints under the Clean Air Act, and Sgt. Cantelo’s letter be received and filed, and the Town of Rothesay be notified of same.

Motion Carried

Councillor Olsen returned.

9.3 Letter from Mike Higgins - Request for Reconsideration of Motion to Close Quispamsis Memorial Arena Until January 2021

Moved By Councillor Luck

A Motion of Reconsideration be put forward pursuant to Section 20 of the Procedural By-law to allow Council opportunity to address Mr. Higgins' request that Council reverse its previous decision to keep QMA closed until January 2021.

Motion not seconded; motion failed.

(Reconsideration Motion Required 2/3 Majority Vote of Whole Council =6 Affirmative Votes for Motion to Carry).

9.4 Letter from Bruce Nicolle - Request for Street Upgrade to Meenan's Cove Road Due to Road & Shoulder Erosion

Mr. Nicolle was in attendance via Go-to Meeting and spoke further on his correspondence regarding the condition of Meenan's Cove Road.

The Director of Engineering & Works provided background to Members and stated staff will review the status and report back to Council.

Moved By Deputy Mayor O'Hara

Seconded By Councillor Olsen

Mr. Nicole's correspondence be referred to the Engineering Department to review the status of the Meenan's Cove Report and to provide a report back to Council.

Motion Carried

9.5 Garth Millar, Fundy Sports & Tourism - KV Marathon - September 27, 2020 - Bloomfield Ridge to Bill McGuire Community Centre - Request for Council's Approval of Route through Quispamsis

Moved By Councillor Luck

Seconded By Councillor Rioux

Council approve the portion of the September 27, 2020 KV Marathon & Half Marathon route that runs through Quispamsis, acknowledging Run

NB's recent approval of the submitted Operational Plan referenced by Mr. Millar; and also the fact that Mr. Millar has noted he has been working with the Kennebecasis Regional Police Force on traffic safety, and has also made the Kennebecasis Valley Fire Department and Ambulance NB aware of this planned event.

Motion Carried

10. By-laws

10.1 (May 19/20) Rezoning Application - Elmtree Development Ltd. - 258 Hampton Road, PID No. 251959 - Corner of Hampton Road & Pinewood Crescent - R1 to R2 - (100 Unit) Phased Development -Three (3) Four Storey Multiple Residential Apartment Buildings

In Attendance: Peter MacKenzie, Comeau Mackenzie Architect & Jonathon Rasenberg

The Elmtree Development is a three phased multiple residential development proposing the construction of three (3) four-storey apartment buildings (100 total units), as well as a community garden, a community building and pickle ball court and a private lane access – Elm Tree Drive.

Peter MacKenzie, Comeau Mackenzie Architect, stated that after the Public Hearing, they revised the Development Plans to address concerns raised by Council and the Public, specifically the proximity to rear southern property line, the underground parking, and the shadows from the building.

The Municipal Planning Officer presented an overview, highlighting the revised development plan:

- Increase the setback distance for the 24 unit building adjacent to the Peat Drive lower density property. The setback distance is now set at 22.9 m, which is 2.5 times the minimum by-law requirement. Based on the 15 – 18 m rear yard setback distance of the dwellings on Peat Drive, the building separation is a least 37 m (121 feet) while increase the treed buffer area as well by pulling the building forward.

- Increase in parking spaces to a ratio of 1.4 versus the by-law 1.5 space per dwelling unit. As proposed in the initial plan, a parking of 1.25 is the best practice in most urban and suburban areas as the residents of the units intent to change their lifestyle by reducing the number of vehicles owned, and adjust to new style of living.
- A groundwater impact study completed by Fundy Engineering, to consider the impact underground parking may have on the groundwater table and wells in the area, reports there was no concerns with the depth of the underground parkade.
- The phasing plan has been altered so the 24 unit building adjacent to the Peat Drive properties will now be Phase 3, versus Phase 2. This is to provide time for the buffer enhancements to develop prior to construction of the building. The enhancement and management of the buffer abutting the Peat Drive properties will commence with Phase 1. The enhancement will include the planting of various types of the vegetation to densify the buffer.
- A study of the tree heights was completed to determine the building height to tree heights along the rear of the property.
- The Development Agreement as a condition that the Developer will be penalized if they fail to protect buffer areas during construction. This will discourage the unnecessary cutting and damage to buffer areas, which sometimes occur with these developments.
- The Development Agreement contains Architectural Exterior Design Guidelines that ensures a uniformity in the style of the development through each phase of the development and assures the Town the design present to the Council, the PAC, and the Public holds true to complete buildout.
- The Development Agreement requires the completion of a Traffic Study prior to the issuing of a Building Permit for the Phase 1. In the event the study recommends specific measures to mitigate traffic concerns identified through the study, whether current or future, the recommend measures will have to be completed prior to completion of the phase for which the concerns have been identified.

Mr. Colbourne summarized:

- The need for housing diversification, including multiple residential developments, was identified in the Municipal Plan Background Study document.
- The Municipal Plan is established on three (3) fundamental principles of sustainable development:
 1. Economic sustainability - making wise financial decision now so not burden future generations. This includes building on the investments already made infrastructure to maximize return. The revenue from this multi-million dollar development utilizing the existing infrastructure falls in line with sustainable economic policies and wise asset management.
 2. Environmental sustainability - Policies focus on reducing building footprints and hard surfaces, retaining and enhancing greenspace, reducing carbon footprint and developing walkable communities – everything this development proposes. It mitigates significant stormwater and drainage concerns and provides for recharge of the groundwater table to support the wells in the area. Being located within walking distance of the core of the Town encourages more pedestrian trips versus vehicles trip to the stores and amenities. Building on a fundamental policy of the Municipal Plan.
 3. Social sustainability - These developments are communities within communities and support social inclusion and well-being. Social well-being requires a sense of belonging and acceptance into the community, multiple residential and mixed residential developments within the Town provides a means to build strong social connection, to flourish socially and an opportunity to be a complete community.

Mayor Clark thanked Mr. Colbourne for his presentation and read PAC Notice of Decision dated June 16, 2020 in entirety.

Members thanked proponent and stated they were happy with changes.

Proposed Amendment No. 038-33 to Zoning By-law No. 038 was read in its entirety.

Moved By Councillor Rioux

Seconded By Councillor Loughery

Third and final reading be given to Amendment No. 038-33 to Zoning By-law No. 038; A By-law of the Municipality of Quispamsis Respecting Zoning rezoning PID No. 251959 from Single & Two Family Residential to Multiple Residential, subject to the property owner entering into a development agreement pursuant to the provisions of Section 59 of the *Community Planning Act, 2017, Ch. 19*.

Motion Carried

10.2 By-law No. 011-2020; A By-law Respecting the Undertaking of Certain Works As A Local Improvement on Various Streets in Quispamsis

Proposed Local Improvement By-law No. 011-2020 was read in its entirety.

Moved By Deputy Mayor O'Hara

Seconded By Councillor Luck

Third and final reading be given to Proposed By-law No. 011-2020; A By-law Respecting the Undertaking of Certain Works as a Local Improvement on Various Streets in Quispamsis.

Motion Carried

11. New Business

11.1 Award of Tender - Local Improvement Projects for 2020

Moved By Councillor Rioux

Seconded By Councillor Loughery

Council award the tender to the low bidder, Steele Trucking Ltd. at the tender price of \$25,265.50 including HST.

Motion Carried

11.2 Maple Ridge Subdivision Phase 3A - Council Assent

Moved By Councillor Thompson

Seconded By Deputy Mayor O'Hara

That the Council grant assent to the Maple Ridge Subdivision Plan Phase 3A Subdivision Plan so the plan can be stamped and signed by the Town Clerk and Development Officer for registration in the provincial land registration office.

Motion Carried

11.3 Woods of Forrester's Cove Subdivision - Council Assent

Councillor Luck left meeting.

Moved By Councillor Rioux

Seconded By Councillor Loughery

That the Council grant assent to the Woods of Forresters Cove Subdivision Plan, subject to the execution of a standard Development Agreement, so the plan can be stamped and signed by the Town Clerk and Development Officer for registration in the provincial land registration office.

Motion Carried

Councillor Luck returned.

12. Reports

- 12.1. PNB News Release - Long Term Funding for Economic Development Initiatives in Greater Saint John
- 12.2. Animal Control Report As At July 31, 2020
- 12.3. Business Community Anti-Poverty Initiative in Saint John - Applauds Greater SJ Municipalities for Regional Economic Development Agency Efforts
- 12.4. Acknowledging Importance of the New Economic Development Agency Building Economic Solutions that Complement and Contribute to Living SJ Priorities
- 12.5. Canadian Blood Services Promotion - August 14 - 31, 2020 - Quispamsis Donation Event at the Kennebecasis Baptist Church on August 24 from 4:30 to 8:30 pm

- 12.6. The Canadian Appeal - 'Say No to 5G' & FCM's Guide on Preparing Municipalities for 5G
- 12.7. PNB Assessment Bulletin for Municipalities and Associated Slide Show re Assessments and Property Tax
- 12.8. Town of Quispamsis Building Report As At July 31, 2020
- 12.9. PNB - Return to School Guide - Fall 2020
- 12.10. Planning Advisory Committee Meeting Minutes of July 15, 2020 Meeting
- 12.11. Marley McRae, 2020 Town Scholarship Recipient - Thank you Letter

Moved By Councillor Rioux
Seconded By Councillor Luck

Reports be received and filed.

Motion Carried

13. Business Arising from Committee of the Whole

14. Adjournment

Moved By Councillor Luck
Seconded By Councillor Rioux

Meeting adjourn.

Motion Carried

Meeting adjourned at 8:38 p.m.

Gary Clark
Mayor

Lisa MacInnis
Assistant Town Clerk