



**QUISPAMIS TOWN COUNCIL
REGULAR MEETING
MINUTES**

**May 1, 2018, 7:00 pm
Council Chambers
Quispamsis Town Hall**

Present:

Mayor Gary Clark
Deputy Mayor Libby O'Hara
Councillor Sean Luck
Councillor Kirk Miller
Councillor Emil T. Olsen
Councillor Pierre Rioux
Councillor Beth Thompson
Deville, Susan; CAO
Kennedy, Aaron; Communications Manager
MacInnis, Lisa; Assistant Clerk
McGraw, Jo-Anne; Town Treasurer

Absent:

Councillor Lisa Loughery
Snow, Catherine; Town Clerk
Losier, Gary; Director of Engineering & Works
Purton Dickson, Dana; Director of Community Services

1. Approval of Agenda

Moved By Deputy Mayor O'Hara

Seconded By Councillor Rioux

Agenda be approved as prepared.

Motion Carried

2. Mayor's Comments

Unprecedented Water Levels/Potential Flooding – Mayor Clark updated Council and people in attendance on the spring freshet flooding situation, stating the water levels have exceeded the flood stage in Quispamsis, and based on information received from the province's River Watch organization is that we can expect to see unprecedented water levels in Quispamsis by this weekend.

On April 30, 2018, 200 notification letters were hand-delivered to residents in the flood zone – many of these homes are located along the water on Gondola Point Road, Meenans Cove Road, Model Farm Road and Hammond River Road.

Quispamsis Emergency Preparedness Team, town staff and our police and fire services are prepared to do what we need to do to assist our residents. To monitor the flood situation, to offer comfort and essential information to the affected residents and to provide a coordinated response with respect to challenges faced with the Town's critical infrastructure, including roadways, utilities and facilities.

The Town is asking residents who live along the water to take action immediately:

- Secure items on your property that could float away, or that could create an environmental hazard, such as pesticides, oil, gasoline and propane tanks.
- Be prepared to leave their homes if evacuation is required in the coming days.
- If any residents plan to relocate with family or friends, to please register with the Canadian Red Cross by calling 800-863-6582.
- Emergency assistance at any time - call 911 immediately.
- Look out for one another – check on your neighbours, offer any help you can, and please be safe.

3. Moment of Reflection - Councillor Thompson read the Moment of Reflection.

4. Disclosures of Interest - No disclosures were declared.

5. Presentations

5.1 Smoke Free Outdoor Spaces Presentation

Presenter: Dr. Kerrie Luck, 55 Shornecliff Drive

Dr. Kerrie Luck was in attendance and expanded upon her presentation asking Council to create an enhanced smoke-free bylaw. Further, she reviewed and discussed violations to the *Smoke-Free Places Act* seen around Quispamsis, and provided examples of the careless disposal of cigarette butts and leadership taken in other municipalities.

She summarized the benefits of smoke free spaces, listed below:

1. Protects people from second hand smoke
2. Reduces litter and related cleanup costs, protects the environment and reduces poisoning (photos of Walter Jewett ballfield, qplex and other town facilities)
3. Decreases negative role modeling for children
4. Reduces fire risk
5. Increases the motivation for smokers to quit or cut back

Dr. Luck further requested Council to ask themselves the question: does exposure to second-hand smoke throughout our town advance or diminish our town vision?

Council Members thanked Dr. Luck for her presentation.

Moved By Deputy Mayor O'Hara

Seconded By Councillor Thompson

Council refer the Smoke Free Spaces Presentation to Town Solicitor and Staff and to report back to Council with any legal and administrative concerns.

Motion Carried

6. Public Hearings

- 6.1 (Feb.20/18) A. E. McKay Builders Ltd. - Rezoning Application - R1 to R2 - PID No. 00252403, 309 Hampton Road (Tom Daly Property) -Proposed 42 Unit Apartment Building

Mr. Joe Bent, representing A.E. McKay Builders Ltd., expanded upon the importance of mixed density residential housing in Quispamsis, the benefits of this parcel being located on main thoroughfare, and stated there comes a time when seniors can no longer maintain their single family homes and are looking to downsize to an apartment building.

A memo from the Municipal Planning Officer informed Council that the application has provided sufficient details to demonstrate that the proposed use of the land for a higher density residential development is in keeping with the intent of the Municipal Plan for the area.

The five parameters identified in Municipal Plan By-law No. 54, Section 4.2.1 have been met and consideration of this amendment by Council would be more than reasonable.

The Notice of Decision, dated March 1, 2018, from the Planning Advisory Committee expressed its support of the proposed rezoning application, subject to the following conditions:

That the PAC support Council in the rezoning of 309 Hampton Road, PID 00252403 for the proposed 42 Unit Apartment Complex subject to the following conditions:

1. A comprehensive storm water management report is prepared by a qualified engineer registered to the province of New Brunswick;
2. The development must connect to the municipal water and sewer systems;
3. A detailed landscaping plan is prepared demonstrating adequate buffering from adjacent residential properties;
4. All on-site lighting to be directed downward;
5. All buffering must comply with the Towns By-laws;
6. If any variances are noted on the Final Plan, the applicants must return to PAC for approval; and
7. Building permits are issued in accordance with the National Building Code of Canada.

Council reviewed correspondence from the following residents who reside within close proximity of the proposed rezoning:

1. Petition with 48 Signatures - opposed
2. Petition with 78 Signatures - opposed
3. Bob & Linda Moore – opposed
4. Douglas & Geraldine Black
5. Evelyn & Kathleen Haslett - opposed
6. Henry Bullet
7. Linda & Percy Cook - opposed
8. Paul & Julie Morneault - opposed
9. Roland Haslett - opposed
10. Dirk Larooi – in favor
11. Raoul & Lorraine Savoie - opposed
12. Trevor Edwards - opposed
13. Lori Anne Savoie & G. Black - opposed
14. Mike & Rose Martin - opposed
15. Walter & Theresa Bursey - opposed

Mayor Clark opened the floor to those wishing to speak for or against the proposed rezoning with the following individuals addressing Council:

1. Paul Morneault - 17 Haslett Drive – Concerns about size of building and feel apartments don't fit in area.
2. Beth Gunter, Haslett Drive – Concerns with proximity to school and daycare.
3. Henry Bullock, Old Coach Road – concerns with safety of children, the size of the building, drainage and talked about a shadow study.
4. John Bullock, Cedar Grove Drive – Concerns with his property value and feels there are better locations for this development.
5. Holly Ellis - Hovey Road – Concerns with parking.
6. Jonathan Rasberg - In support of proposal, stating that seniors have very limited options and it is clear that there is a demand for this type of housing in the Kennebecasis Valley.
7. Lynn Matthews, Stoneycroft Road – Concerns with size of the building.
8. Patricia Bullock – Cedar Grove Drive – Concerns with potential traffic.

9. William Daly, 309 Hampton Road - In support of proposal, he currently lives at 309 Hampton Road, stating that he doesn't feel the traffic will be impacted by development.
10. Jennifer Ross, 9 Haslett Drive – Concerns with potential traffic.
11. Kristine Bullock – Concerns with potential traffic.
12. Brad Doley, Haslett Drive – Concerns with groundwater.
13. Trevor Edwards, 19 Haslett Drive - Concerns with proximity to school and daycare and potential impact on well water.

Mayor Clark asked three times if anyone else wished to speak for or against the proposed rezoning. No one else spoke, which concluded the Public Hearing portion of the meeting.

Mr. Bent, on behalf of the proponent, responding to the residents' concerns, and queries of Council Members regarding the following:

- Traffic - Prepared to have an independent third party conduct a traffic impact analysis to determine the potential impacts on Hampton Road.
- Wells - development will be serviced by municipal water.
- Blasting – will be using Non-Explosive, Rock Breaking Technique, not blasting
- Drainage – A comprehensive Storm Water Management Plan will be required as part of the development approval process.
- Height – Prepared to reduce the height of the building to 36 feet
- Parking – 1 space is provided for every tenant in the underground parking, additional parking lot spaces on property are for guests

He also expanded on the construction schedule with market conditions driving the project.

Moved By Councillor Olsen

Seconded By Deputy Mayor O'Hara

First reading be given to proposed Zoning By-law Amendment No. 038-26 re the rezoning of 309 Hampton Road (PID 00252403) from Single or Two-Family Dwellings (R1) to Multiple Residential (R2) for the construction of a forty-two (42) unit apartment complex subject to a Section 39 CPA Agreement between the Town of Quispamsis and the property owner and a Traffic Impact Study is submitted to the Town.

Motion Carried

Moved By Councillor Olsen

Seconded By Councillor Rioux

Second reading be given to proposed Zoning By-law Amendment No. 038-26 re to the rezoning of 309 Hampton Road (PID 00252403) from Single or Two-Family Dwellings (R1) to Multiple Residential (R2) for the construction of a forty-two (42) unit apartment complex subject to a Section 39 CPA Agreement between the Town of Quispamsis and the property owner and a Traffic Impact Study is submitted to the Town.

Motion Carried

Against (1): Councillor Thompson

7. Minutes of Previous Meetings

7.1 April 17, 2018 - Regular Meeting

Moved By Councillor Rioux

Seconded By Councillor Olsen

MOVED BY minutes be approved as prepared. Motion Carried.

Motion Carried

8. Unfinished Business

9. Correspondence

9.1 Nominating Committee's Recommendations Re Regional Facilities Commission and Joint Advisory Committee

Moved By Councillor Olsen

Seconded By Councillor Rioux

Council approves Deputy Mayor O'Hara appointment as representative on the Regional Facilities Commission, for a term effective immediately, and expiring June 30, 2020.

Motion Carried

Moved By Councillor Luck

Seconded By Deputy Mayor O'Hara

Council approves the Nominating Committee's recommendation that the Joint Advisory Committee be restructured to consist of the Mayors and Town Managers of Rothesay and Quispamsis effective immediately.

Motion Carried

10. By-laws

10.1 Traffic By-Law Amendment #27-28 - Millican Drive – No Parking Zone Request

Moved By Councillor Miller

Seconded By Deputy Mayor O'Hara

Third reading be given to proposed Traffic By-law No. 27-28 creating a No Parking Zone on the full length of Millican Drive during weekdays only.

Motion Carried

10.2 Proposed Traffic Bylaw #27 Amendments i) Fines re illegal parking in Disabled spaces, ii)Speed limit reductions

Moved By Deputy Mayor O'Hara

Seconded By Councillor Luck

First reading be given to Traffic Bylaw amendment #27-29 in order to increase voluntary penalties under this Bylaw to \$75

Motion Carried

Moved By Deputy Mayor O'Hara
Seconded By Councillor Thompson

Second reading be given to Traffic Bylaw amendment #27-29 in order to increase voluntary penalties under this Bylaw to \$75

Motion Carried

10.2.1 Letter from Albert Comeau RE Disabled Parking

Moved By Councillor Rioux
Seconded By Councillor Olsen

Letter to be received and file and a letter of thank you sent to Mr. Comeau.

Motion Carried

12. Reports

- 12.1 Kennebecasis Valley Fire Department - Annual Report - 2017
- 12.2 FCM - Municipal Guide to Cannabis Legalization
- 12.3 Kennebecasis Valley Fire Department - Audited Financial Statements As at December 31, 2017
- 12.4 Memo from CAO RE Emergency Preparedness Week - May 6 to 12, 2018
- 12.5 Town of Quispamsis March 2018 Unaudited Interim Financial Statements
- 12.6 Fundy Regional Service Commission (FRSC) Minutes & Agenda Package - March 26, 2018

Moved By Councillor Miller
Seconded By Councillor Olsen

Reports be received and filed.

Motion Carried

14. Adjournment

Moved By Deputy Mayor O'Hara
Seconded By Councillor Thompson

Meeting adjourn.

Motion Carried

Meeting adjourned at 9:05 p.m.

X 

Gary Clark
Mayor

X 

Lisa MacInnis
Assistant Clerk