



## QUISPAMISIS TOWN COUNCIL

### REGULAR MEETING

### MINUTES

**November 7, 2017**

**7:00 pm**

**Council Chambers  
Quispamsis Town Hall**

**Present:**

- Mayor Gary Clark
- Deputy Mayor Libby O'Hara
- Councillor Kirk Miller
- Councillor Emil T. Olsen
- Councillor Beth Thompson
- Colbourne, Dwight; Municipal Planning Officer
- Deuille, Susan; CAO
- Losier, Gary; Director of Engineering & Works
- MacInnis, Lisa; Assistant. Clerk
- McGraw, Jo-Anne; Town Treasurer
- McPhee, Richard; Town Solicitor
- Snow, Catherine; Town Clerk

**Absent:**

- Councillor Lisa Loughery (out of town)
- Councillor Sean Luck (out of town)
- Councillor Pierre Rioux (out of town)
- Kennedy, Aaron; Communications Manager (out of town)
- Purton Dickson, Dana; Dir. of Community Services (out of town)

#### **1. Approval of Agenda**

**Moved By** Deputy Mayor O'Hara

**Seconded By** Councillor Olsen

The agenda be approved as prepared.

**Motion Carried**

## 2. Mayor's Comments

KVMHA Benefit Hockey Game for Marissa Gootjes - Mayor Clark recognized the tremendous community spirit shown at the qplex November 4, 2017 as more than 1000 people came out to support Marissa Gootjes, who was recently diagnosed with a brain tumour. He noted the Kennebecasis Valley Minor Hockey Association sprang into action and organized a Benefit Hockey Game and raised more than \$19,000 to assist the family with travel and other expenses. He offered Council's best wishes to Marissa and her family as they fight this terrible disease and commended the organizers for the event and those who participated for their community spirit.

Greater Saint John Sports Hall of Fame Induction Ceremony - Mayor Clark announced also on November 4, 2017, he attended the Greater Saint John Sports Hall of Fame Induction Ceremony where Dave Arsenault, Ron Hutton, Pat Barry, Norm Wickens, Derek Doucette and the late Victor Fitzgerald were all inducted into the local shrine.

Mayor Clark further noted Discover Saint John presented to the Town's Communications Manager, Aaron Kennedy, the *Sport Planner of the Year Award* in recognition of Aaron's chairing the hugely successful 2016 TELUS Cup at the qplex, and for co-chairing Rogers Hometown Hockey on the Saint John Waterfront. He noted Aaron is currently with four other Quispamsis residents in Dawson Creek, British Columbia, for this year's World Under-17 Hockey Challenge, an event Quispamsis and Saint John will be co-hosting next November.

Remembrance Day Ceremony - Mayor Clark reminded everyone the Town will host the official Kennebecasis Valley Remembrance Day Ceremony at the qplex which will begin promptly at 10:30 a.m. November 11, 2017, and encouraged people to arrive early due to its very strong attendance over the past four years.

## 3. Moment of Reflection

Councillor Thompson read the Moment of Reflection.

## 4. Disclosures of Interest

No disclosures were declared.

## 5. Presentations

### 5.1 KV Committee for Disabled Persons - Funding Request for Accessible Van Service in the KV - \$7,000

Presenter: Dr. Shawn Jennings, Chairman

Dr. Jennings expanded upon Treasurer, Dean Mullin's correspondence requesting continued funding in connection with the management of an accessible van service in the KV, with equal funding of \$7000 each being

requested from the towns of Quispamsis and Rothesay. The proposed 2018 KVCDP's Budget totals \$14,000, anticipating this level of funding will sustain the accessible van service throughout 2018 as well as cover their overage from 2017. Dr. Jennings informed Council while the Towns subsidize 60% of the transportation costs, the individuals pay \$24 for a local round trip and \$32 for a round trip from the KV to Saint John, which represents 40% of the fare. A spreadsheet was attached, indicating the 2017 ridership numbers.

Councillor Olsen noted at the previous meeting, Council had referred the KVCDP's request for more guidelines with respect to administering the Accessible Transportation Program to him to meet with a representative from the town of Rothesay and the KVCDP's to establish more guidelines for use of the service.

**Moved By Deputy Mayor O'Hara**

**Seconded By Councillor Miller**

Dr. Jennings be thanked for his presentation, and the KVCDP's request for \$7000 to cover expenses associated with the upcoming 2018 Accessible Van Service in the KV be referred to the 2018 budget deliberation process.

**Motion Carried**

## 5.2 Key Industries Ltd. - Update on Past Year's Operations and Budget Ask for 2018

Presenter: Mr. Tom James, Chairman

Mr. James expanded on Key Industries many services offered to support and empower persons with a disability achieve social, community and economic independence. The program provides opportunities for participants to experience success, pride, respect, connection and achievement, building self-esteem, confidence and a sense of personal control, skills and motivation. A Welcome Home Residential Service has recently been added to their programs which creates an environment which fosters the actualization of an individual's full potential while providing supports to maximize quality of life. Future possibilities include sewing and cooking programs, new social enterprise and residential supports. Also noted was the significant business side of Key Industries, mainly their Promotional Business, which helps generate revenues for their operations. Mr. James acknowledged Key Industries President and CEO, Ms. Christine Evans and her amazing staff for the work they do with over 500 participants, 14 of whom are Quispamsis residents. He expressed Key Industries appreciation to the Town of Quispamsis for its past support and hoped

that they could count on a further donation of \$5000 to help offset their 2018 operating expenses.

**Moved By** Councillor Miller

**Seconded By** Deputy Mayor O'Hara

Mr. James be thanked for his presentation, and Key Industries' request for a 2018 financial contribution of \$5000 be referred to the 2018 Budget Deliberations.

**Motion Carried**

5.3 Kennebecasis Crime Stoppers - Request for Financial Contribution of \$3000

Presenter: Mr. Kevin Taylor, President

Kennebecasis Crimestopper's President, Kevin Taylor, acknowledged the Municipal Councils have been instrumental in providing financial support since their inception in 1986. They have received a significant share of their annual budgets from the two KV Towns, as well as various fundraising activities to ensure there is sufficient funds available to pay for important TIPS that provide aide to the local police forces in solving crimes. NB Crimestoppers is managed by a Civilian Board of Directors who establish policy, raise funds to operate the program and authorize award payments to tipsters. Crimestoppers has proven to be an effective world-wide crime solving organization with the primary objective of combining the resources of media, law enforcement and the general public to solve crimes. Total anonymity is guaranteed to overcome people's fear of retaliation. The distinctive feature of Crimestoppers, Mr. Taylor noted, is it is a community based program, administered by citizens, an extension of the community responding to crime. A short video was displayed explaining how Crimestoppers works. He concluded noting he hopes Council will again provide financial support in the amount of \$3000 towards the KV Crimestoppers' 2018 Budget.

**Moved By** Councillor Olsen

**Seconded By** Councillor Thompson

Mr. Taylor be thanked for his presentation, and the Kennebecasis Crime Stoppers' request for \$3000 be referred to the 2018 budget deliberation process.

**Motion Carried**

5.4 St. Joseph's Hospital Foundation - Cognitive Assessment Unit - Fundraising Campaign

Presenter: Ms. Laurie Flood, Executive Director

Ms. Laurie Flood, St. Joseph's Hospital Foundation's Executive Director, informed Council they are renewing the Cognitive Assessment Unit (CAM) at St. Josephs, a 20 bed inpatient unit specializing in enhancing the lives of older adults living with moderate to severe dementia or age related cognitive impairments. The much needed changes will support excellence in care for patients and will include therapeutic items, furnishings and refurbishment totaling \$541,511, with the overall aim to improve the patient/family experience, noting some patients are there for up to six months, and for some, it is there 'forever home'. Currently, the unit which is over 60 years old, is clinical and unwelcoming, lacks colour, air conditioning, natural light and proper way finding. Ms. Flood stated they would be most grateful of a financial contribution to assist in the project, noting she will leave the specific amount at Council's discretion.

**Moved By** Councillor Miller

**Seconded By** Councillor Olsen

Ms. Flood be thanked for her informative presentation, and St. Joseph's Hospital Foundation's request for sponsorship be referred to the 2018 Budget Deliberation Process.

**Motion Carried**

5.5 City of Saint John and Town of Quispamsis' Hosting of the World Under-17 Hockey Challenge - Request for \$10,000 Grant to Assist with Operating Costs, November, 2018

Presenter: Joanne Ferguson

Ms. Ferguson informed Council the City of Saint John and the Town of Quispamsis have won the bid to Co-host the International 2018 World Under - 17 Hockey Challenge which will feature the top 16 year old hockey players in the world. Participants will hail from Canada, USA, Russia, Czech Republic, Sweden & Finland. The World Junior Championships has seen more than 1200 NHL picks, including 13 of the last 17 first overall selections. Names noted included Connor McDavid, Alexander Ovechkin, Auston Matthews, Patrick Kane, John Tavares and Nathan MacKinnon. Ms. Ferguson referenced the huge success of the 2016 Telus Cup held at the qplex, noting it brought in \$1.9 million in economic activity to NB, with \$519,000 in economic activity for Quispamsis as well as a \$175,000 legacy fund. The Telus Cup also received the Economic Driver of the Year Award, Sport Planner of the Year Award and PRO Kids Primary Smile Award.

The Co-Hosting Committee, Ms. Ferguson informed, will be responsible to provide the players of the eight (8) participating teams transportation and meals. Hockey Canada projects that the World Under-17 Championships will bring in \$6 million in economic activity to New Brunswick, with a significant amount of that in the Saint John and Quispamsis area. She closed her presentation noting she hopes the Hosting Committee can count on the Town of Quispamsis' support of a \$10,000 financial contribution to assist with the operating costs of the 2018 World Under-17 Hockey Challenge, co-hosted by Quispamsis and Saint John from November 3 - 10, 2018.

The games will be played at Harbour Station and the qplex, and ticket packages will soon be available for \$100 which will provide access to all games.

**Moved By** Deputy Mayor O'Hara  
**Seconded By** Councillor Thompson

Ms. Ferguson be thanked for her presentation, and the 2018 World Under -17 Hockey Challenge's request for a \$10,000 donation be referred to the 2018 Budget deliberation process.

**Motion Carried**

5.6 City of Saint John and Town of Quispamsis' Hosting of the Canada 55+ Games 2018 - Request for Town Support

Presenters: Glen Hicks, Sponsorship Chair and Barb Curry, Co-Chair

Mr. Hicks and Ms. Curry made presentation to Council on the Town of Quispamsis and the City of Saint Johns' upcoming hosting of the 2018 Canada 55+ Games, August 21 - 24, 2018. It will be the largest sports event held in the region in 30 years, with 2000 participants from across Canada and over 600 local volunteers. The event will be Co-Chaired by Quispamsis Councillor, Emil Olsen, and Scott McCain has been designated Honorary Chair and Signature Sponsor. It will involve a week of events at over 30 venues, which will include Quispamsis' qplex for hockey, and the Walter Jewett and the Meenan's Cove ballfields. Any new infrastructure installed for the games will stay in the community, they noted.

Mr. Hicks informed Council the focus of this event is on social, physical and psychological involvement with a quality event that encourages older adults to remain active as either participants or volunteers. Participants must qualify through their provincial organization in order to be eligible. A recent STEAM

report projects the Canada 55+ National Games will add \$3 million to the local economy and showcase the community. A year of activities and communications engaging participants, public and sponsors will highlight all of what the community has to offer. The presenters requested Quispamsis' support by Council Members presenting medals, dignitary involvement and waiving fees associated with rent and maintenance of fields and ice, as well as welcoming signage, gift bags, etc.

**Moved By** Councillor Thompson

**Seconded By** Councillor Olsen

Mr. Hicks and Ms. Curry be thanked for their presentation, and the 2018 Canada 55+ Games' request for Town support, dignitary involvement and presentation of medals by Council Members, as well as waiving fees and maintenance of fields and ice be referred to the Director of Community Services.

**Motion Carried**

5.7 Saint John Theatre Company Inc. - Request for \$1500

Presenter: Mr. Stephen Tobias, Executive Director

Mr. Tobias informed Council the SJTC has just experienced its largest year yet with over 180 performances of 41 creative works in 10 various venues on two separate continents. Opportunities were offered to 100 community based theatre makers, and over 100 professional theatre artists, with performances viewed by over 15,000 people. In 2016-17, the SJTC launched a new endowment fund called, "Staging the Future" This fund has been established with the Greater SJ Community Foundation and has been structured so as to qualify for matching federal funds which will help the SJTC grow as they plan for the future. The revenues support production and training, a core permanent staff of 8, facility costs and the engagement of professional theatre practitioners. The company provides numerous Educational Outreach activities reaching out to nearly 7000 students. Mr. Tobias stated the SJTC has been very grateful for the Town's past support, and hopes Quispamsis will again support the work of their company by making a contribution of \$1,500 towards their 2017-2018 annual operating budget. He noted the SJTC is now reaching out to additional municipalities between St. Stephen and Sussex for support, noting municipal support goes a long way in their leveraging funding from the Federal and Provincial governments.

**Moved By** Deputy Mayor O'Hara

**Seconded By** Councillor Miller

Mr. Tobias be thanked for his presentation, and the Saint John Theatre Company's request for a \$1500 financial donation be referred to the 2018 budget process.

**Motion Carried**

5.8 YMCA Camp Glenburn Revitalization Project - Request for \$10,000

Presenters: Greg Bishop, YMCA Volunteer & Cindy Floyd, VP, Philanthropy and Communications

Mr. Bishop made presentation to Council on the YMCA's Camp Glenburn Revitalization Project. He noted Camp Glenburn has been providing a non-denominational overnight camp to New Brunswickers for nearly 90 years. It is the only 'Y' overnight camp in the Province, situated on a beautiful waterfront property on Belleisle Bay. The camp provides youth with opportunities for healthy living, leadership development, and opportunities for all, with 35% of campers receiving financial support in 2017. Over the past 3 summers, Camp Glenburn has enrolled 1133 campers, with 18% of the campers from the Kennebecasis Valley, and 9% from Quispamsis. Their seasonal staff of 40 include 22 young adults from the Kennebecasis Valley, 10 of which are from Quispamsis. The Revitalization Project for 2018 will focus on building a new dining hall, with it being noted to date the Y has realized over 63% of their \$2m goal. Mr. Bishop noted he is a long term Quispamsis resident who frequented Camp Glenburn as a child, and then later as a Counsellor and is now the Volunteer Director at Camp Glenburn. He noted the Program offers superb leadership programs for youth and promotes healthy, outdoor living. He closed the presentation asking Quispamsis to consider supporting their Fundraising Campaign with a \$10,000 financial contribution.

**Moved By** Deputy Mayor O'Hara

**Seconded By** Councillor Olsen

Mr. Bishop and Ms. Floyd be thanked for their presentation, and the YMCA's Camp Glenburn Fundraising ask of \$10,000 be referred to the 2018 budget deliberation process.

**Motion Carried**

**6. Public Hearings (none)**

**7. Minutes of Previous Meetings**

7.1 October 17, 2017 - Regular Meeting



**Moved By** Deputy Mayor O'Hara  
**Seconded By** Councillor Thompson

Minutes be approved as prepared.

**Motion Carried**

## **8. Unfinished Business**

### **8.1 (Aug.15/17) Motorcycle Training Course at qplex South Parking Lot - Staff Report from Director of Community Services**

A Staff Report from the Director of Community Services informed Council Safety Services NB, to mitigate the concerns of residents re noise and yet to still be able to offer the course to the community, they propose to start their program at the qplex for the months of April, May and June; and then move the course to NBCC in Saint John over the summer months of July, August and September.

**Moved By** Councillor Olsen  
**Seconded By** Councillor Thompson

As a compromise to address the noise concerns over the summer months expressed by two neighbouring residents, Council permit Safety Services NB to operate the motorcycle safety program at the qplex only from April thru June, 2018, following which they will operate their training course at the NBCC in Saint John Site for July, August and September 2018; and Mr. Paul LeBlanc and Mr. John Beyea also be informed of this decision.

**Motion Carried**

### **8.2 (Oct.3/17) Request for Use of Upstairs Area of QMA - Saint John Kings Adult Learning Inc. (GED Preparation) and YMCA (Child Care Program) - Staff Report from Director of Community Services**

A Staff Report from the Director of Community Services advised Council the YMCA of Greater Saint John have opted to withdraw their request for use of the upstairs portion of the QMA as it impacts other community organizations, which was not their intent. Ms. Purton Dickson informed Council the Saint John Kings Adult Learning GED Program will remain in Rooms C and D, and have now offered to pay rent of \$300 per month, beginning in January. The Quispamsis Figure Skating Club has agreed to pay the \$20 per hour rental fee for the use of Room A for their office off-ice programs.

**Moved By** Councillor Miller  
**Seconded By** Councillor Olsen

As the YMCA of Greater Saint John has withdrawn their request to rent space at the QMA due to its impact on other community organizations, the Saint John Kings Adult Learning GED program be permitted to remain in Rooms C and D and the Town accept their offer to pay rent of \$300 per month beginning in January. Additionally, the Town accept the Quispamsis Figure Skating Club 's offer to pay the \$20 per hour rental fee for the use of Room A for their off-ice programs.

**Motion Carried**

## **9. Correspondence**

### **9.1 Norman Gaillard - Request for Upgrade of French Village Road - Section Between Kallars Hill and Elliot Road**

Presenter: Mr. Norman Gaillard

Mr. Gaillard expressed his disappointment that the portion of the French Village Road from Kallars Hill to Elliott Road, a distance of 1.3 km, was not paved this past year as part of the Town's Street Capital Program, which he felt Council had approved during its 2017 Budget process. He stated this section of road is in very poor condition, and he would like assurances for safety reasons that it will be completed in 2018, noting it has been deferred for five years.

In response to Mr. Gaillard's concerns, the Director of Engineering & Works informed those in attendance the French Village Road has been identified as a transportation corridor which is being upgraded in phases over the past two years. The portion done in 2017 was extended to the Elliott Road as a result of Council's decision to borrow additional funding for the capital streets program 2017. Council's direction was to apply the additional funding to street upgrades based on the Engineering Department's assessment of Street Capital priorities and efficiencies. Mr. Losier advised the section of the French Village Road from the Elliott Road to Kallar's Hill is being recommended for 2018.

**Moved By** Councillor Thompson  
**Seconded By** Deputy Mayor O'Hara

Mr. Gaillard be thanked for his presentation and the upgrade of the portion of the French Village Road between Kallars Hill and the Elliott Road be referred to the 2018 Capital Budget deliberations.

9.2 Old Neck Road Status

Mayor Clark advised those in attendance no decision has been made concerning the possible development of the Old Neck Road to provide access to waterfront properties as it relates to an application for subdivision of land. The Town is going through its due diligence of listening to the residents' concerns, and if there are any specific inquiries, residents are directed to submit them, in writing, to the Town Clerk.

9.2.1 Letter from Rod Crowther, Remax Professionals Inc. on behalf of A. E. McKay Homes

Joe Bent, on behalf of A. E. McKay Homes, was in attendance advising they have submitted to the Town for approval a two lot subdivision plan to build on a portion of PID No. 231019, formerly owned by Thomas Johnson Architect Inc. two waterfront homes, valued at \$950,000 and \$800,000. There is no plans at this time to develop the remnant parcel of land on the upper side of the property. He noted A. E. McKay Homes will work with Town Staff on the issue of street access to these Residential (R1) properties.

9.2.2 Letter from Todd Seeley, 75 Old Neck Road

Request to Speak

Mr. Seeley made presentation to Council expressing his concerns about the development of the Old Neck Road. The existing road, he said, has been there for over 40 years and the mature trees and older growth on the hill keeps the steep hill and embankment from eroding or flooding properties downstream. Neighbouring property owners do not want to see the road extended from the Old Neck Road to the upper end of the Neck Road as they feel it would take away from the peacefulness, and water, erosion and contamination to the river would become issues. He expressed concerns as to why residents did not receive written notifications concerning the subdivision process, and requested that they be kept informed on any considerations re the road status.

The Director of Engineering and Works clarified it was the residents' letters that precipitated this item being placed on the Council agenda, and that the subdivision application has not gone before PAC at this point.

9.2.3 Letter from Glen & Beth Fitzpatrick, 71 Old Neck Road

#### Request to Speak

Mr. Glen Fitzpatrick addressed Council stating they own two properties on the upper side of the Old Neck Road, and feel that there has been a lack of transparency as to future development plans for the road. He expressed concerns he is having with water run off on his newer, undeveloped lot, due to a culvert installation, and has not received satisfaction from the Town in addressing this issue. He requested that the residents be kept informed on this matter.

#### 9.2.4 Letter from Harry Veino & Heather Peterson, 65 Old Neck Road

##### Request to Speak

Harry Veino and Heather Peterson's daughter, Stephanie Peterson, spoke on behalf of her parents conveying their personal perspective as the landowners of the property most impacted by the proposed development on the Old Neck Road. The correspondence cited potential hill side erosion from removal of trees, water run off, washouts and floods, along with environmental impacts from the proposed development as their main areas of concern. Ms. Peterson stated the Veino family has lived on the property for nearly three (3) generations, and they are contesting the existence of the public road easement, noting there is a file dating back 30 years as to the status of this roadway. She stated primarily Council needs to address the status of the road which is the main issue, and impacts the subdivision approval process. She feels once it goes to PAC, the road access issue will be a moot point.

Ms. Peterson stated her parents first wrote to Council Members in May, and had not received communication from the Town until August. She noted they have retained legal counsel, stating her parents have endured stress, hardship and financial burden over the potential development of the road. In closing, Ms. Peterson requested what process would be required for action to release the road of any public access as it has been abandoned for many years, and have the Town maintain a position that it is a closed country lane.

The Town Solicitor suggested that the Petersons could submit a written request to this effect to the Town Clerk.

#### 9.2.5 Letter from Shawn and Dawna Kelly, 75 Neck Road

Correspondence from Mr. and Mrs. Kelly informed Council they recently purchased a property on the Neck Road and are concerned that the development of the Old Neck Road will result in large mature trees behind

their home being cut down, increasing the angle of the already steep slope, and asked if there has been a proper geological survey done as well as plans for drainage run-off.

9.2.6 Letter from Jane and Steve Whitters, 69 Neck Road

Correspondence from Mr. and Mrs. Whitters expressed concern re the proposed changes to the Old Neck Road, which they wrote, borders on the back of their property. They understand that it has been proposed that the road will be widened substantially to accommodate four new houses that are to be built by AE McKay Builders, which raises concern about the loss of many mature trees situated behind their property.

9.2.7 Letter from Marc Pusch, 74 Neck Road

Correspondence from Mr. Marc Pusch expressed concern about the increased traffic if the Old Neck Road would exit at the lower end of the Neck Road, noting he has safety concerns for the children, and concerns of removing mature trees that now act as a wind and snow block. He requested a halt to any future development of the Old Neck Road, and that the Department of Environment be involved in any plans, surveys, etc.

9.2.8 Letter from Anthony and Bonnie Richards, 61 Neck Road

Correspondence from Mr. and Mrs. Richards expressed concern re the development of the Old Neck Road , namely that the removal of trees would impact the wind and snow block. They asked that an independent unbiased engineering study be done of the area to address such concerns

9.2.9 Letter from Lois Thompson, 79 Neck Road

Correspondence from Ms. Thompson informed Council she is one of several property owners who would be directly affected if the Old Neck Road joins the main Neck Road, and asked to see any plans that may affect her property, noting she trusts that if there are to be any changes the Town will exercise transparency and provide ample public notice to residents before a motion is brought forth by Council.

9.2.10 Letter from Gary MacKay, 53 Neck Road

Correspondence from Mr. Gary MacKay informed Council the proposed Andrew MacKay development is situated behind his Neck Road property and he is concerned that he has not received any notice of development from the Town; the loss of trees will increase the wind striking his home,

the loss of trees will increase land erosion, large expensive homes will increase his property tax, and loss of privacy and quiet. He asked when will a public meeting be held to discuss this matter.

Mayor Clark thanked those who submitted letters and those who spoke on this matter, noting Council and Staff have heard the concerns expressed by the residents, and will take the residents' concerns into consideration as the Town does its due diligence in going through the proper subdivision process re A. E. McKay Homes subdivision application.

**Moved By** Deputy Mayor O'Hara  
**Seconded By** Councillor Miller

Letters from the Old Neck Road and area residents be referred to Staff.

**Motion Carried**

9.3 A. Malcolm Properties Ltd.'s River View Estates Multi-Residential Development – Rezoning PID 30325906 - Single or Two Family Dwelling (R1) to Multi-Residential (R2) – Staff Report from Municipal Planning Officer, Dwight Colbourne and Developer, Mr. Adam Hoar, In Attendance

A Staff Report from the Municipal Planning Officer informed Council the Town has received a preliminary application from A. Malcolm Properties for a multi-residential development to be situated at the end of Merritt Hill Drive and Matthews Drive. The 23.3 acre property is the remnant parcel of land previously owned by John Hart Ltd. The developer is proposing two (2) three (3) storey multi-residential elevator serviced buildings, each with 36 two (2) bedroom units to be built over a single storey parking structure. The development will be serviced by municipal sanitary sewerage that is relatively new and capable of supporting this type of development. In the absence of municipal water, a hydrogeological study will be required to determine the quantity and quality of groundwater available to support the proposed development. The adjacent area, he noted, underwent a rezoning to multi-residential to support the Merritt Hill Garden Homes development that contains 64 units over 11 acres. This proposed development presents a similar level of development with more sustainable use of the land area for buffering and groundwater recharge.

Mr. Colbourne's Staff Report further stated the Developer and the Town's Planning Department are seeking Council's direction on whether Council wishes to consider this application for rezoning from Single or Two Family Residential (R1) to Multi-Residential (R2) as part of the new Municipal Plan Adoption process. Plans of the proposed Multiple Residential complex were attached.

Developer, Mr. Adam Hoar, expanded upon his proposal informing Council it would be similar to his "Meadows" Luxury Apartment Complex at 175 Gondola Point Road in Rothesay. The 28 acre parcel of land would encompass a gated community that would overlook the Kennebecasis River. The two bedroom units would be rentals, and include generous terraces to enhance both indoor and outdoor living, a meeting room, gym, rooftop terrace, indoor parking, with access off Merritt Hill Road, Matthews Drive and Kane Road.

Mr. Hoar advised Council initially it would be done in two phases with the potential to add two more phases. Due to the size of the land parcel, it will provide many green spaces and connect to the new trail system. He hopes to break ground next June, noting it would take 12 – 14 months to build.

**Moved By** Councillor Thompson  
**Seconded By** Deputy Mayor O'Hara

Council direct the Developer and the Planning Department to include the rezoning of PID 30325906 to permit the construction of two (2) three (3) storey buildings each containing thirty-six (36) dwellings unit as part of the new Municipal Plan and Zoning By-law process.

**Motion Carried**

9.4 Martin and Paulette Doyle, 4 Lynn Court Drainage Ditch

Correspondence from Mr. and Mrs. Doyle, further to their presentation before Council of July 18, 2017, requested that the Council minutes reflect their safety concerns re the drainage ditch at 4 Lynn Court.

**Moved By** Deputy Mayor O'Hara  
**Seconded By** Councillor Miller

Further to the Doyle's presentation made at the July 18, 2017 Regular Meeting, reference be made in the minutes of the November 7, 2017 Regular Meeting of the Doyle's safety concerns re the drainage ditch situated in front of their property at 4 Lynn Court.

**Motion Carried**

9.5 Bullying Canada - Rob Benn-Frenette, Request for Financial Support

Correspondence from Rob Benn-Frenette of Bullying Canada requested a donation from Quispamsis to support Bullying Canada's efforts of standing on the frontline to help resolve bullying situations by facilitating communication between

parents and teachers. In 2016, he stated, they received 60 calls from NB youth daily, with 80 NB youth contacting them via email or live chat, as well as an increase in emails from parents, students and educators requesting assistance. Bullying, he said, is a major problem for Canadian children that we can no longer afford to ignore.

**Moved By** Deputy Mayor O'Hara  
**Seconded By** Councillor Miller

Mr. Frenette's request be referred to the 2018 Budget Process.

**Motion Carried**

9.6 Mr. Scott Russell - Request for Upgrade & Bicycle Lanes on Model Farm Road

Correspondence from Scott Russell suggested the Town look into Federal/Provincial infrastructure with a view to accessing funds for cycle lane improvements to Model Farm Road. Identifying the road as a cycling route and painting on the cycle pavement markings does not ensure cyclist safety when the road is narrow in width including in places narrow in shoulder width with poor road edges and blind spots on hills where neither the motorist nor the cyclist can see what is coming ahead, and gives each other the distance required by Ellen's law.

**Moved By** Councillor Thompson  
**Seconded By** Councillor Miller

Mr. Russell's correspondence be referred to the 2018 Capital Streets Program for consideration as part of the 2018 Budget Process.

**Motion Carried**

**10. By-laws**

10.1 (June 20/17) Origins Natural Learning Childcare – Rezoning Application – Residential (R1) to Institutional (INST) – 193 (formerly 213) Pettingill Road – Proposed Municipal Plan By-law No. 037-07; and Zoning By-law No. 038-24

Consideration of Third and Final Reading (Proposed By-laws to Be Read in their Entirety)

The Municipal Plan By-law No. 037-07 and the Zoning By-law No. 038-24 were read in their entirety.

**Moved By** Councillor Olsen  
**Seconded By** Deputy Mayor O'Hara



Third and Final reading be given to Municipal Plan By-law Amendment No. 37-07 for the rezoning of 193 Pettingill Road, (formerly 213 Pettingill Road), from Single or Two Family (R1) to Institutional (Inst.) for the purpose of the operation of a Childcare and Learning Facility in accordance with the executed Development Agreement.

**Motion Carried**

**Moved By** Deputy Mayor O'Hara  
**Seconded By** Councillor Olsen

Third and Final reading be given to Zoning By-law Amendment No. 38-24 amendment for the rezoning of 193 Pettingill Road from Single or Two Family (R1) to Institutional (Inst.) for the purpose of the operation of a Childcare and Learning Facility in accordance with the executed Development Agreement.

**Motion Carried**

## **11. New Business**

### **11.1 Council Assent of Country View Estates Subdivision Phase 7C – PID 30297097 - Schooner Point Development Limited ("Developer")**

**Moved By** Councillor Olsen  
**Seconded By** Councillor Miller

Council grant assent to Country View Estates Phase 7C subject to the following conditions:

Execution of a standard Subdivision Development Agreement with the Town;

Depositing with the Town appropriate security bonding as determined by the Town's Engineering Department;

All street, sanitary sewer and storm water management work be completed in accordance with the professionally engineered design and meet or exceed the minimum requirements of the Town's Subdivision Specifications and the terms and conditions of the Subdivision Development Agreement;

The Wastewater Pumping Station deficiencies be completed to the satisfaction of the Town prior to the release of any Building Permits for Country View Phase 7C;

Subdivision filing fees in the amount of Three Hundred Thirty Dollars (\$330.00) for a thirteen (13) lot phase;

LPP requirement is met through land dedication;

Properly signed plans are submitted to the Town for final approvals; and

Building permit issuance will be subject to the provisions of Quispamsis Subdivision By-law No. 035, and Quispamsis Building By-law No. 044.

**Motion Carried**

11.2 Council Assent of Fernwood Park Phase Subdivision Phase 3-A (PID 30322069) – 658760 N.B. Ltd. (“Developer”)

**Moved By** Councillor Miller

**Seconded By** Deputy Mayor O’Hara

To grant assent to Fernwood Park Subdivision Phase 3A, subject to the following conditions:

Execution of a standard Developer’s Agreement with the Town;

Depositing with the Town the appropriate bonding as determined by the Town’s Engineering Department;

Submission inspection reports for the road, sanitary sewerage system and the storm water management infrastructure confirming compliance with the engineered design drawings and the Town’s Subdivision Specifications and Guidelines prior to the release of any building permits for this phase;

Submission of the Comprehensive Water Source and Supply Assessment prior to the release of any building permits for this phase;

Subdivision filing fees in the amount of \$310.00 for a eleven (11) lot phase;

The LPP requirement of 2011 sq.m to be satisfied through land dedication with the amount being taken from the 6233 sq. m credit remaining from Phase 1. The remaining balance of 4222 sq. metres being credited toward LPP requirements in future developments undertaken by Schooner Point Development and approved by the Town;

Properly signed plans are submitted to the Town for final approvals; and

Building permit issuance will be subject to the provisions of Quispamsis Subdivision By-law No. 35, and Quispamsis Building By-law No. 44.

**Motion Carried**

11.3 Town Committee Appointments - Recommendation of the Nominating Committee

**Moved By** Deputy Mayor O'Hara  
**Seconded By** Councillor Thompson

Council endorse the Nominating Committee's recommendation to appoint Mr. Richard Arbeau for a three year term on the Kennebecasis Regional Joint Board of Police Commissioners; and, thank Mr. Dan Dobson for his many years of service to this Board on behalf of Quispamsis; and further, Mr. Brent Preston be appointed to the Planning Advisory Committee for a three year term, and Mr. Bob McLaughlin be thanked for his many years of service to the Town's PAC.

**Motion Carried**

**12. Reports**

- 12.1 Regional Facilities Commission - Breakdown of 2018 Budget
- 12.2 Nuisance Deer Management Program - Copies of Letters from Rothesay & Quispamsis to Minister
- 12.3 News Release - Retail Model for Recreational Cannabis Announced
- 12.4 ACOA - Denial of Canada 150 Infrastructure Grant Project No. 210050
- 12.5 Regional Development Corporation - Denial of Canada 150 Funding for Community Centre Retrofit
- 12.6 Velante Provincial Electronic Medical Records System - Summer 2017 Report
- 12.7 RCMP of NB's 2016 Annual Report - Working Together for a Safer NB
- 12.8 NBCC - 2016-2017 Annual Report
- 12.9 KV Softball - Thank you
- 12.10 Kennebecasis Public Library - Board of Directors September, 2017 Meeting Minutes & Associated Documents
- 12.11 Town of Quispamsis - Building Report As At October, 2017

**Moved By** Councillor Olsen  
**Seconded By** Councillor Thompson

Reports be received and filed.

**Motion Carried**

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

14. **Adjournment**

**Moved By** Councillor Thompson

**Seconded By** Councillor Olsen

Meeting adjourn.

**Motion Carried**

Meeting adjourned at 9:50 p.m.

X

Gary Clark  
Mayor

X

Catherine P. Snow  
Clerk