



**QUISPAMIS TOWN COUNCIL
REGULAR MEETING
MINUTES**

**September 20, 2022, 6:00 pm
Council Chambers
Quispamsis Town Hall**

Present:

Mayor Libby O'Hara
Deputy Mayor Mary Schryer
Councillor Mike Biggar
Councillor Noah Donovan
Councillor Kerrie Luck (virtual)
Councillor Kirk Miller
Councillor Emil T. Olsen
Emmerson, Cheryl; Human Resources Manager
Losier, Gary; Director of Engineering & Works
MacInnis, Lisa; Assistant. Clerk
Purton Dickson, Dana; Director of Community Services
Snow, Catherine; Town Clerk

Absent:

Councillor Beth Thompson (Illness in family)
Brandon, Krista; Town Treasurer (illness)
Kennedy, Aaron; Acting CAO (vacation)

1. Approval of Agenda

Moved By Councillor Donovan

Seconded By Councillor Olsen

The Agenda be approved as prepared.

Motion Carried

2. Mayor's Comments

Mayor O'Hara thanked everyone who participated in the September 17, 2022 Terry Fox Run/Walk to help support cancer research projects. She also recognized that September

30, 2022 will mark the 2nd annual National Day of Truth and Reconciliation honouring the lost children and Survivors of residential schools, their families and communities.

3. Treaty Acknowledgement - Moment of Reflection

Councillor ^{Olsen} ~~Olen~~ read the Treaty Acknowledgement – Moment of Reflection -Ukraine War Reflection ²⁰²²

4. Disclosures of Interest

Mayor O'Hara declared a conflict on item 9.3; and Deputy Mayor Schryer declared a conflict on item 11.6.

5. Presentations (none)

6. Public Hearings (none)

7. Minutes of Previous Meetings

7.1 September 6, 2022 - Regular Meeting

Moved By Councillor Biggar

Seconded By Deputy Mayor Schryer

Minutes be approved as prepared.

Motion Carried

8. Unfinished Business (none)

9. Correspondence

9.1 Nominating Committee's Recommendations for Reappointments on Town Committees

Moved By Deputy Mayor Schryer

Seconded By Councillor Olsen

Council accept the Nominating Committee's recommendations, as highlighted in yellow on the attached Committee listing, dated September 2022; to appoint or renew the following appointments:

1. Regional Facilities Commission – *Mayor O'Hara* be appointed as the Town's representation, (replacing Councillor Thompson), and *Deputy Mayor Schryer* be appointed as the Alternate Member, (previously Mayor O'Hara); and both of these appointments be for a 4-year term, effective immediately and expiring June 1, 2026;

2. Kennebecasis Public Library Board – *Linda Hansen's* term be extended for a further 3-year term, expiring September 30, 2025.
3. PRO Kids – *Holly Knight's* term be extended for a further 3-year term, expiring September 30, 2025.
4. Imperial Theatre – *Paula Copeland's* term be extended for a further 2-year term, expiring September 30, 2024.

Motion Carried

9.2 Deputy Mayor Mary Schryer - Request to Establish a Housing Committee to Review Affordable Housing

Deputy Mayor Schryer expanded upon her correspondence recommending the establishment of a Housing Committee to determine how the municipality can support affordable housing. She noted the housing mandate falls under the Federal and Provincial government when it comes to funding and guidelines, and traditionally the role of municipalities has been within the zoning and land usage scope. She stated there are numerous examples of how municipalities across the country have undertaken a Housing Policy that can be examined with housing providers. Consideration for the composition of the committee should include, but not limited to staff from the engineering department, and members with expertise and experience in the non-profit and private housing industry.

Councillor Luck suggested the scope of such a Committee be broadened to include affordable living – not just housing, but also include food security and transportation. Councillor Donovan expressed his interest in serving as a member on the proposed Housing Committee.

Moved By Deputy Mayor Schryer

Seconded By Councillor Biggar

The Nominating Committee be requested to establish a Housing Committee to determine how the Municipality can support affordable housing and report back to Council with a draft copy for their review.

Motion Carried

Mayor O'Hara left the meeting and Deputy Mayor Schryer presided.

9.3 Megan O'Hara - Director of Community Relations, Kingsway Care Centre - Request for Crosswalk and/or Speed Bumps at Squire Drive/Carlton Drive Intersection

Ms. O'Hara's correspondence expressed concern about the higher traffic volumes and increased speed of motorists travelling on Squire Drive. She requested a crosswalk and some kind of speed deterrent be placed near the Carlton Drive and Squire Drive intersection, noting many children frequent the playground in this area, and seniors from the Kings Way Care Centre enjoy walking or wheeling in this neighbourhood.

Moved By Councillor Luck

Seconded By Councillor Miller

Council refer Ms. O'Hara's request to the Engineering Department for traffic monitoring and review to determine traffic speed and volumes in this area, as well as pedestrian traffic, to provide a detailed report back to Council.

Motion Carried

Mayor O'Hara returned and resumed the Chair.

9.4 Rezoning Application - R1 to R2 - 169 Vincent Road; PID No. 248518 - Bryden Property - Proposed Development of 4 - four Unit Terrace Dwelling Units (total 16 units)- Proponent: Andrew Dunn (In Attendance), and Andrew Toole of Don-More Surveys & Engineering Ltd.

Correspondence from Mr. Toole, on behalf of Mr. Dunn, requested the rezoning of 169 Vincent Road from Residential (R1) to Multiple Residential (R2) to support the development of four buildings, each containing 4 terrace dwelling residential units for a total of 16 dwelling units on 1.7 hectares of land. Access will be off a private lane from Vincent Road. The multiple unit buildings are proposed to be single storey, each with an attached garage. The lot will remain as a single property with the units being rental units owned by a single owner.

The units are self contained - two bedrooms, two baths and open concept living and dining. The property is bound by two 30 metre wetland/watercourse buffer zones, one at the front of the property and one at the back. The developer has been in contact with the Department of Environment to inquire about the need for a Watercourse and Wetland Alteration Permit.

Moved By Councillor Olsen

Seconded By Councillor Miller

That Council refer the application to the Planning Advisory Committee for their written views and comments, send notice to residents within a 100m radius of the property proposed for rezoning, and schedule a Public Hearing date for November 1, 2022 at 6:00 pm.

Motion Carried

9.5 Councillor Mike Biggar - Request for Study to Review the Reopening of the Old Coach Road/Quispamsis Road Traffic Bridge

Councillor Biggar expanded upon his correspondence suggesting a discussion on revisiting the reopening of the Old Coach Road to its former use as a traffic corridor connecting the lower portion of Quispamsis Road to the Hampton Road. This would reduce safety concerns and lessen current traffic volumes along the Pettingill Road. He noted the current and growing development either directly on the Pettingill Road or that connects to it, including schools, commercial and residential development, Alma Lane/Route 119, as well as the addition of multiple residential developments.

A discussion ensued on this matter. The Director of Engineering and Works noted joining the Quispamsis and Old Coach Road is a logical corridor, however, the challenging part is the requirements for a vehicular bridge over the CN Rail, where the current pedestrian bridge is located. He noted the significant involvement surrounding CN's requirements for clearance and the investment in abutments, and how they may impact access to nearby properties on either side of the bridge. With respect to expanding municipal water lines across the railway as part of a bridge construction, as suggested by some, he would prefer to see a water tower placed near the Chris Saunders school as was recommended in the Town's hydrogeological modeling review done several years ago.

Moved By Councillor Biggar

Seconded By Councillor Olsen

Council refer the idea of reopening the CN Rail pedestrian bridge site on Old Coach Road to two-way vehicular traffic as an additional commuter corridor in Quispamsis to the Consultants doing the Transportation Master Plan for their input on what possibilities might exist in this regard.

Motion Carried

10. By-laws

10.1 (Apr. 5/22) Rezoning Application – 160 Pettingill Road – PID No. 251462 – George Queen Property –Applicant, Andrew Dunn – Single and Two Family Residential to Multiple Residential

Gary Losier left the meeting.

The Municipal Planning Officer informed Council, under the terms and conditions of the signed Development Agreement the proponent is required to complete a hydrogeological assessment and a traffic study as part of the project. If there are any issues or concerns brought forth from these studies, they would need to be addressed prior to the Town issuing any building permits for the development to commence.

Moved By Deputy Mayor Schryer
Seconded By Councillor Donovan

Third and final reading be given to Zoning By-law Amendment No. 038-38; A By-law that would rezone PID No. 251462, with Civic No. 160 Pettingill Road, from Single and Two Family Residential (R1) to Multiple Residential (R2), subject to the terms and conditions of a Section 59, *Community Planning Act* Development Agreement.

Motion Carried

Gary Losier returned.

- 10.2 (June 21/22) Rezoning Application – 318 Hampton Road - PID No. 451815 - Proposed Hair Salon - Corner of Hampton Road and Autumn Avenue - Madison Wright- Proposed Municipal Plan By-law Amendment No. 054-04; and Proposed Zoning By-law Amendment No. 038-39

Moved By Councillor Donovan
Seconded By Councillor Olsen

Council give third and final reading to Proposed Municipal Plan By-law Amendment No. 054-04 to redesignate PID No. 451815, with Civic No. 318 Hampton Road, from Residential (R1) to Commercial (NC), subject to the terms and condition outlined in a Section 59 *CPA* Agreement.

Motion Carried

Moved By Councillor Olsen
Seconded By Councillor Donovan

Council give third and final reading to Proposed Zoning By-law Amendment No. 038-39 to rezone PID No. 451815, with Civic No. 318 Hampton Road, from Single and Two Family Residential (R1) to Neighbourhood Commercial (NC), subject to a Section 59 *CPA* Agreement.

Motion Carried

11. New Business

11.1 Award of Local Improvement Contract - 2022

Moved By Councillor Biggar

Seconded By Deputy Mayor Schryer

Council award the Local Improvement 2022 Contract to the low bidder, Renforth Construction, for the tender price of \$29,718.88.

Motion Carried

11.2 Award of Tender No. 2022TQ08-24 - Supply of One New 2023 6x4 Cab and Chassis Truck

Moved By Councillor Miller

Seconded By Councillor Biggar

Council award Tender No. 2022TQ08-24, for the Supply of One New 2024 6x4 Cab and Chassis Truck to the sole bidder Universal Truck & Trailer for the bid price of \$194,250.00 (plus HST, plates and tire levy).

Motion Carried

11.3 Award of Tender No. 2022TQ08-26 - Single Axle Dump Cab and Chassis

Moved By Councillor Biggar

Seconded By Deputy Mayor Schryer

Council award Tender No. 2022TQ08-26, for the Supply of One New 2024 Single Axle Plow/Dump Truck to the sole bidder Universal Truck & Trailer for the bid price of \$156,875.00 (plus HST, plates and tire levy).

Motion Carried

11.4 Carson Hill Estates Subdivision Phase 2A - PID 00230649 – Request for Council Assent

Moved By Deputy Mayor Schryer

Seconded By Councillor Miller

That the Council grant assent to the Carson Hill Estates – Phase 2A 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

- 11.5 Heritage Estates Land for Public Purposes (LPP) Subdivision Plan - A.E. McKay Builders Ltd. (PID 30295703) – Council Assent

Moved By Councillor Donovan

Seconded By Councillor Olsen

The Council grant assent to the Heritage Estates Subdivision Plan so the plan can be stamped and signed by the Town Clerk and Development Officer for registration in the provincial land registration system.

Motion Carried

- 11.6 90 Vegas Drive Land for Public Purposes (LPP) – Boundary Adjustment Subdivision – Council Assent White Subdivision Phase 6 Amending Plan

Deputy Mayor Schryer left the meeting.

Moved By Councillor Olsen

Seconded By Councillor Miller

The Council grant assent to the White Subdivision Phase 6 Amending Plan so the plan can be stamped and signed by the Town Clerk and Development Officer for registration in the provincial land registration system.

Motion Carried

Deputy Mayor Schryer returned.

12. Reports

- 12.1 Correspondence from Transition Leader, Ken Anthony, Fundy Region Service Commission – Announcement of New Chief Executive Officer of the FRSC – Phil Ouellette
- 12.2 Planning Advisory Committee Meeting Minutes - August 9, 2022
- 12.3 Kennebecasis Valley Fire Department Inc. - Jun 15, 2022 Meeting Minutes, Financials, and Associated Reports
- 12.4 Saint John Regional Hospital Foundation's 2021-22 Annual Report

Moved By Councillor Olsen

Seconded By Councillor Biggar

Reports be received and filed.

Motion Carried

13. Business Arising from Committee of the Whole

13.1 Non-Union Town Employees and Summer Students' Proposed 2023 Salary Compensation

Moved By Councillor Donovan

Seconded By Councillor Olsen

The Town Treasurer be directed to include in the preparation of the proposed 2023 budget the recommended increase for the Town's pay structure of 3% for 2023 for non-union town employees, as well as the increase of the base student rate to \$14.50 per hour, and the \$5,000 exceptional performance envelope.

Motion Carried

14. Adjournment

Moved By Councillor Olsen

Seconded By Deputy Mayor Schryer

Meeting adjourn.

Motion Carried

Meeting adjourned at 7:15 p.m.

 Elizabeth (Libby) O'Hara Mayor	 Catherine Snow Town Clerk
--	--

