



Quispamsis Planning Advisory Committee
Meeting
Council Chambers, Quispamsis Town Hall

April 9, 2024, 6:00 pm

Pages

1. Call to Order
2. Approval of Agenda
3. Disclosures of Interest
4. Approval of Previous Minutes 1 - 5
5. Business Arising from Minutes - Notice of Decisions 6 - 7
6. Unfinished Business
7. New Business
 - a. 80 Millennium Drive (PID 173435) - Liquor License Establishment - Discretionary Use 8 - 17
 - b. 184 Hampton Drive (PID 24979) - Liquor License Establishment - Discretionary Use 18 - 29
8. Information Items and/or Discussion
 - a. Council Meeting Minutes 30 - 46
9. Adjournment



QUISPAMIS PLANNING ADVISORY COMMITTEE MEETING MINUTES

March 26, 2024, 6:00 pm
Council Chambers
Quispamsis Town Hall

Present: Darin Lamont, Chair
 Darren Bishop
 Brenda Fowlie
 Marc Gosselin
 Brent Preston
 Kendall Mason

Staff Present Chrissy Scott, GIS & Planning Technologist
 Jennifer Jarvis, Planning Technologist
 Lisa MacInnis, Assistant Town Clerk

Absent Mark Guest

1. **Call to Order**

Darin Lamont called the meeting to order at 6:00 p.m.

2. **Approval of Agenda**

Moved By Darren Bishop
Seconded By Brenda Fowlie

That the Agenda be approved as written.

Motion Carried

3. **Disclosures of Interest**
No disclosures were declared.
4. **Approval of Previous Minutes**

Moved By Brent Preston
Seconded By Brenda Fowlie

That the minutes of the previous PAC meeting be received and filed.

Motion Carried

5. **Business Arising from Minutes - Notice of Decisions**

Moved By Kendall Mason
Seconded By Marc Gosselin

That the Notices of Decision be received and filed.

Motion Carried

6. **Unfinished Business**
None

7. **New Business**

7.1 164 Millennium Drive (PID65334) - Greenfoot Energy - Millennium Drive Development Scheme By-law No.017

That item 7.1 be postponed on the request of the applicant.

7.2 178 and 182 Millennium Drive (PID 30319198 & 30336473) - Eye Surgery Clinic & Professional Offices - Millennium Drive Development Scheme By-law No.017

Moved By Darren Bishop
Seconded By Brenda Fowle

That the Planning Advisory Committee support the Development Officer in approving the following variances;

1. a seven (7) metre variance to *Section 12.(E)(1) of Zoning By-law NO.038*;
2. a variance to *Section 6.(P)(2)(a)(1)* of the same bylaw to permit a reduction of required parking by twenty (20) stalls; a seven (7) metre height variance;
3. a variance to *Section 6.(J)(1) of Zoning By-law No.038* to permit a reduction in the required side yard setback to a residential use;
4. variances to *Section 7.(A)(iii) of Millennium Drive Development Scheme By-law No.017*, to permit a front yard setback of twenty-eight decimal seven (28.7) metres, a seven (7) metre variance to the ten (10) metre parking setback to a residential use, and to permit parking within a front yard;
5. a four (4%) percent variance to *Section 7.(A)(iv) of Millennium Scheme By-law No.017* to allow an increase in the permitted parking in a side yard

That the Planning Advisory Committee provide written comment to the Development Officer supporting the approval for the development of a four storey Eye Clinic with Professional Offices and retail space at 182 Millennium Drive (PIDs 30336473 & 30319198) giving consideration to the following terms and conditions:

1. The submission of a revised site plan including all of the requirements identified in this staff memo to the Planning Advisory Committee;
2. A Stormwater management plan to be submitted to the Town's Engineering Department for acceptance and approval, ensuring water is collected and removed from the subject lot without impacting neighbouring properties, with enough capacity provided in the system to meet the demands of a 1 in 100-year storm plus 20%;
3. A sidewalk or pathway be extended from the building to the front of the lot to tie into the Town's future Active Transportation corridor along the Millennium Drive;

4. The installation of a opaque fence two (2) metres in height, setback 60 centimetres form the sideline abutting the residential use at civic address 190 Millennium Drive, the full length of the apartment complex;
5. The buffer abutting the residential properties along the northwestern property line be enhanced to provide visual screening. Any trees located in the buffer zone that are impacted by the development and have to be removed are replaced by the landowner at their expense;
6. The applicant is granted a Wellfield Exemption by the Department of Environment and Local Government, prior to the issuance of a Development or Building Permit to the Lot;
7. A Watercourse and Wetland Alteration Permit is received from the Department of Environment and Local Government prior to the issuance of a Development and / or Building Permit;
8. A Development Permit is issued prior to any site work on the subject Lot;
9. A Building Permit is issued prior to construction of the building;
10. No other structures or signs are permitted on the site without first obtaining a permit from the Town; and
11. The applicant enters into a Development Agreement with the town of Quispamsis.

Motion Carried

7.3 168 Quispamsis Road - Application Withdrawn by Applicant - Request to remove from Agenda

That item 7.c be removed from agenda on the request of the applicant.

8. Information Items and/or Discussion

Moved By Brent Preston

Seconded By Kendall Mason

That the Information Items be received and filed.

Motion Carried

9. Adjournment

Moved By Darren Bishop
Seconded By Brenda Fowlie

Meeting adjourn.

Motion Carried

Meeting adjourned at 6:30 p.m.

CHAIRMAN

SECRETARY

NOTICE OF DECISION
178 & 182 Millennium Road

TO: S. Dwight Colbourne, Development Officer
Town of Quispamsis
12 Landing Court
Quispamsis NB E2E 4Z4

TAKE NOTICE that a decision of the Quispamsis Planning Advisory Committee was rendered in the matter of your request pursuant to the provisions of the *Community Planning Act of New Brunswick*.

1. Matter requested:

Approval of a seven (7) metre building height variance to *Section 12.(E)(1) of Zoning By-law N0.038*, a variance to *Section 6.(P)(2)(a)(1)* to permit a reduction of required parking by twenty (20) stalls, a seventeen (17) metre variance to *Section 6.(J)(1) of Zoning By-law No.038* to permit a required yard adjoining an R Zone a depth of seventeen (17) metres, a variance to *Section 7.(A)(iii) of Millennium Drive Development Scheme By-law No. 017* to permit a twenty-eight decimal seven (28.7) metres, a seven (7) metre variance to the ten (10) metre parking setback to a residential use, and to permit parking within a front yard, and a four (4%) percent variance to *Section 7.(A)(iv) of Millennium Scheme By-law No.017* to allow an increase in the permitted parking in a side yard for the purpose of developing an Eye Surgery Clinic with Professional Offices and Incidental Retail Sales at 178 & 182 Millennium Drive (PID 30319198 & PID 30336473).

2. Date, Place of Consideration of Request:

Date; March 26, 2024
Planning Advisory Committee Meeting, Town Hall

3. Decision of Committee:

That the Planning Advisory Committee support the Development Officer in approving the variances listed above and subsequent development of an Eye Surgery Clinic with Professional Offices with Incidental Retail Sales, at 178 & 182 Millennium Drive (PID 30319198 & 30336473), subject to the following terms and conditions:

1. The submission of a revised site plan to including all of the requirements identified in the staff memo, dated March 22, 2024, to the Planning Advisory Committee;
2. A Stormwater management plan to be submitted to the Town's Engineering Department

for acceptance and approval, ensuring water is collected and removed from the subject Lot without impacting neighbouring properties, with enough capacity provided in the system to meet the demands of a 1 in 100-year storm plus 20%;


3. A sidewalk or pathway be extended from the building to the front of the lot to tie into the Town's future Active Transportation corridor along the Millennium Drive;
4. The installation of an opaque fence two (2) metres in height, setback 60 centimetres from the sideline abutting the residential use at civic address 190 Millennium Drive, the full length of the apartment complex;
5. The buffer abutting the residential properties along the northwestern property line be enhanced to provide visual screening. Any trees located in the buffer zone that are impacted by the development and have to be removed are replaced by the landowner at their expense;
6. The applicant is granted a Wellfield Exemption by the Department of Environment and Local Government, prior to the issuance of a Development or Building Permit to the Lot;
7. A Development Permit is issued prior to any site work on the subject Lot;
8. A Building Permit is issued prior to construction of the building;
9. No other structures or signs are permitted on the site without first obtaining a permit from the Town; and
10. The applicant enters into a Development Agreement with the town of Quispamsis.

4. Other:

This variance approval by the Planning Advisory Committee is only for the property named herein.

DATED this 4th day of April A.D., 2024.

Cc: Planning Department, Town of Quispamsis



Lisa MacInnis, Secretary

Quispamsis Planning Advisory Committee

Staff Report

to Planning Advisory Committee

Date: April 5, 2024

From: Jennifer Jarvis, Planning Technologist

Subject:

An application to operate a Liquor Licensed Establishment, Firedrive Golf Simulator, at 80 Millennium Drive, Building 4, Unit 2-B (PID 00173435).

Bylaw Variances Requested:

- *Municipal Plan By-law No.054, Section 7.2.1* Liquor License Establishments shall be permitted in Commercial Designations as a Discretionary Use subject to terms and conditions of the Planning Advisory Committee.
- *Section 3.D of Zoning By-law No.038* states that the Planning Advisory Committee may permit, subject to such terms and conditions as it consider fit: a proposed use of land or a building that is otherwise not permitted under the Zoning By-law if, in its opinion, the proposed use is sufficiently similar to or compatible with a use permitted in the By-law for the zone in which the land or building is situated;

Background and Discussion:

- The lot is located in a Business Park Commercial Zone (BPC), with a lot size of 30,601 square metres;
- The unit, located in Building #4, Unit 2-B consists of a 346.8 square metres of gross floor area and is proposed to contain four (4) golf simulators, a putting green, a bar, lounge area, washrooms, pool table, and office space;
- The applicant is applying for a Liquor License from the province of New Brunswick, it is expected that it will be a Permanent Lounge Liquor License that is issued for the proposed use. As part of the application process a letter from the municipality must be provided to the Department of Justice and Public Safety indicating the Town's approval for the use. Therefore, a liquor license has not yet been issued to the business;
- The use of a Liquor Establishment is not a permitted use in the Zoning By-law No. 038; however, the Municipal Plan By-law No.054, under Section 7.2.1 does identify Liquor and Gaming Establishments as being permitted in all Commercial Zone designations, requiring approval for the use and the establishment of Terms and Conditions by the PAC. As the Municipal Plan supersedes the Zoning By-law, the use of Liquor License Establishment can be considered for approval by the Planning Advisory Committee in any Commercial Zone;

- As per the Municipal Plan By-law 054, Section 7.2.1, “it shall be a proposal of Council to permit liquor licensed establishments in Commercial Designations on the Future Land Use Map and in the Zoning Map as a Discretionary Use subject to terms and conditions of the Planning Advisory Committee.” This section provides the PAC with authority to consider the request as a Discretionary Use as it is within the parameters of the Municipal Plan;
- Section 3.(D)(1) of Zoning By-law No.038 states The Planning Advisory Committee may permit, subject to such terms and conditions as it considers fit: a proposed use of land or a building that is otherwise not permitted under the Zoning By-law if, in its opinion, the proposed use is sufficiently similar to or compatible with a use permitted in the By-law for the zone in which the land or building is situated.
- A licensed restaurant is a permitted discretionary use in Business Park Commercial Zoning, which staff consider to be similar to and compatible with the proposed use;
- A similar use was approved in this location in February 2021, the Riverside Golf and Country Club received permission to operate a golf simulator business at 80 Millennium Drive, that did include alcohol sales. The Country Club applied for a Special Facility Liquor License with beer and coolers being the only alcohol permitted for sale on the premises;
- As PAC is aware, the serving of alcohol is under provincial jurisdiction, the owner/operator must comply with all terms and conditions provided by the province as part of the Liquor License. If concerns or issues arise from this approval, enforcement of the Liquor License conditions is the responsibility of the province, with this in mind staff are confident that there is reasonable control to enforce compliance within the orders of the licensing;
- **The business focus is on an innovative golf simulator entertainment centre that combines state-of-the-art golf simulation technology with a laid-back and social atmosphere providing a unique and enjoyable experience for golf enthusiasts of all skill levels. Alcohol sales are supplementary to the business; however, they are not the focus of the business model;**
- The facility will be an incorporated family-run business and will feature four (4) golf simulator bays, a practice putting green, a bar, and a lounge area with a variety of soft drinks and alcoholic beverages. Players can tee off on famous golf courses while sharpening their golf skills in a controlled environment. The social atmosphere will make it an ideal venue for group outings, parties, and corporate events;
- Hours of operation are as follows: Sunday to Thursday 9:00 am to 10:00 pm, Friday and Saturday 9:00 am to 12:00 am;
- Liquor licenses are regulated by the province and as such, the owner will be required to comply with regulations under the Liquor Control Act including, but not limited to, the age of the servers and customers, the hours for served alcohol, license status, etc.
- Section 6.(P)(2)(b)(i) requires one (1) parking stall for every eight (8) square metres of gross floor area, as such the required parking for the proposed use is 44, and would need to include at least two (2) barrier free stalls to meet the requirements of Table 2 of Zoning By-law No.038. The overall parking plan for the site contains 144 parking stalls to support all of the business that are located on the site. As it is expected that the highest traffic levels for the proposed business will be experienced in the evenings, parking is thought to be sufficient.

Concern(s):

1. Notice was sent to property owners within 100-metres of the subject property; at the time of the writing of this report only one (1) letter of concern had been received, which is included in the overall agenda package for the PAC. The objection cited an increase in traffic and noise, with concerns regarding the negative affect on house values. The proposed business will operate within a commercially designated lot, as such staff consider the use appropriate for the proposed location, as the street is a collector highway staff have no concerns for traffic at this location.
2. Liquor licenses are regulated by the province and as such, the owner will be required to comply with regulations under the Liquor Control Act including, but not limited to, the age of the servers and customers, the hours for served alcohol, license status, etc.

Recommendation:

That the PAC approve the Discretionary Use of a Liquor License Establishment for FIREDRIVE Indoor Golf & Lounge at 80 Millennium Drive, building #4, Unit 2-B, in accordance with the *Municipal Plan By-law 054, Section 7.2.1* and through its powers granted through *Section 3.D(1) of Zoning By-law 038*, subject to following terms and conditions:

1. The applicant must apply to the province of New Brunswick's Justice and Public Safety Department for a Liquor License and adhere to any and all terms and conditions established by the province of New Brunswick;
2. Upon receipt of the aforementioned Liquor License, a copy of which will be provided to the Town of Quispamsis for their records;
3. The applicant complies with any and all requirements of the Provincial Fire Marshalls office;
4. The hours of operation shall be as follows: Sunday to Thursday 9:00 am to 10:00 pm, Friday & Saturday 9:00 am to 12:00 am;
5. As per Section 17.(B)(1) of Zoning By-law No.038, the applicant enter into a Development Agreement with the Town.

FIREDRIVE Indoor Golf & Lounge Inc. is an innovative golf simulator entertainment center that combines state-of-the-art golf simulation technology with a laid-back and social atmosphere providing a unique and enjoyable experience for golf enthusiasts of all skill levels, from beginners to experienced players. Golf simulators address three of the biggest limitations for outdoor golf: weather and seasonality, no nighttime play, and a lack of tee time availability.

The facility will be an incorporated family-run business and will feature 4 golf simulator bays, a practice putting green, a bar, and a lounge area with a variety of soft drinks and alcoholic beverages. Players can tee off on famous golf courses while sharpening their golf skills in a controlled environment. The social atmosphere will make it an ideal venue for group outings, parties, and corporate events.

FIREDRIVE will be located in Quispamsis, NB. There is only one public competitor which is located in Saint John, and a private members-only facility, also located in Saint John. Future goals include adding an outdoor patio area for relaxation during the summer months. We plan to partner with local fast food restaurants so that we may provide food at our facility.

Golf simulators can be enjoyed by people of all ages and all genders. FIREDRIVE aims to bring a smile to every customer's face by creating an exciting, professional environment that matches the "kick back and watch the game" feel mixed with "let's get our game on". FIREDRIVE will be sure to amplify every customer's golf game by providing some of the best equipment on the market today.

Hours of Operation:

Monday: 9am - 10pm

Tuesday: 9am - 10pm

Wednesday: 9am - 10pm

Thursday: 9am - 10pm

Friday: 9am - 12am

Saturday: 9am - 12am

Sunday: 9am - 10pm

Advertisement:

As social media tends to be the primary source of information, our focus will be to utilize these platforms strategically, as well as promoting the brand throughout the community.

Website:

- Ensure a professional & user-friendly website.
- Optimized for search engines to increase visibility.

Social Media Presence:

- Establish branded accounts on Instagram, Twitter (X), Facebook, and TikTok.
- Share engaging content, client testimonials and behind-the-scenes glimpses of the startup journey.
- Utilize advertising opportunities to promote the grand opening and ongoing activities and promotions.

Email Marketing:

- Build an email subscriber list through the website
- Send regular updates and promotions to keep the audience engaged

Participate in Golf Events & Advertise Locally:

- Attend golf events to showcase the brand and become a friendly face in the community
- Advertise at local sporting events and arenas

Customer Support:

- Provide excellent customer service at all times.
- Encourage satisfied customers to share their experience on social media or through testimonials on the website.

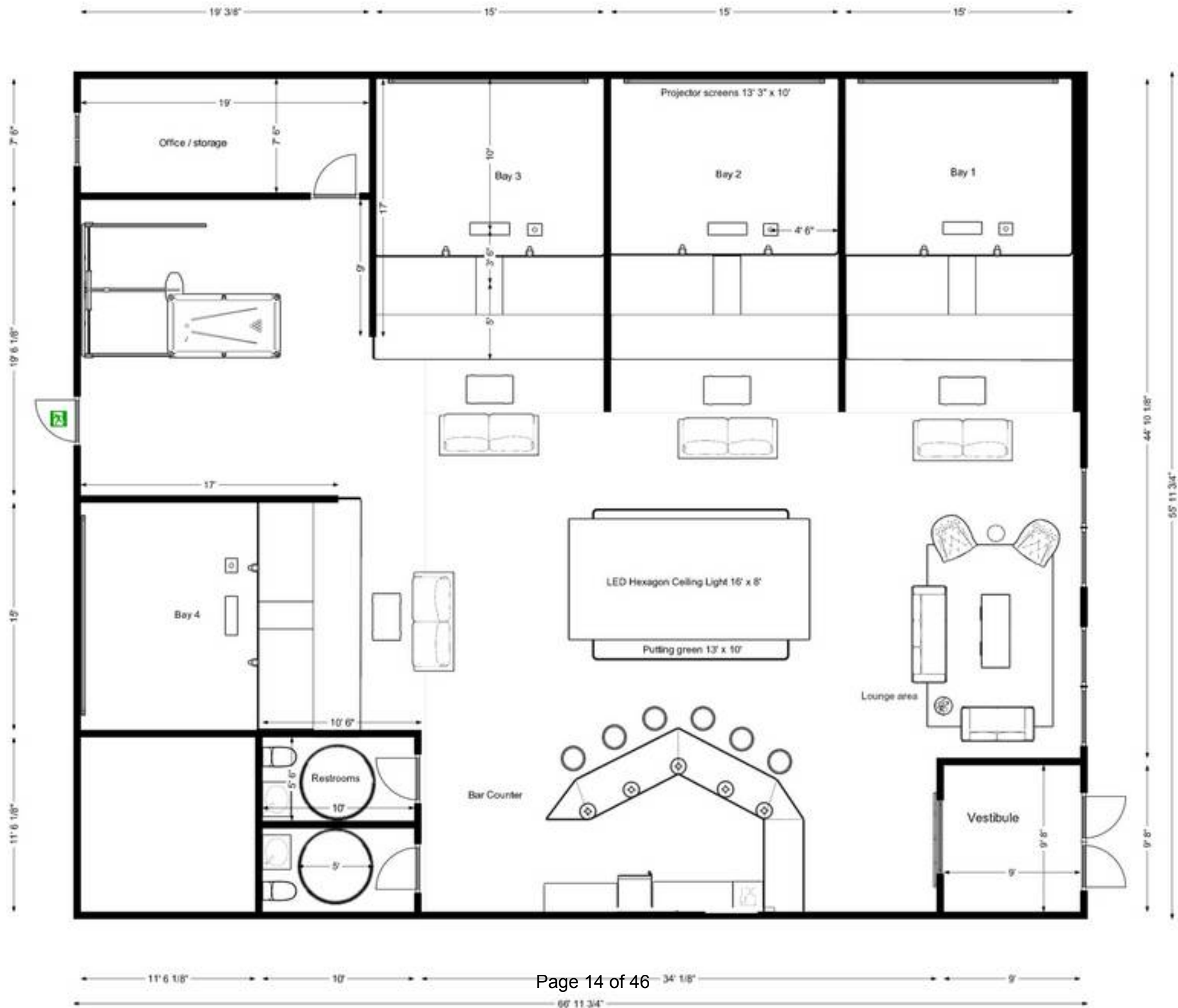
Tours and demonstrations:

- Provide potential customers with the opportunity to experience our facility through tours and live demonstrations.
- Highlight key features and benefits during these trials to showcase the value of the product.
- After a tour or demo, follow up with leads to gather feedback and address any remaining questions or concerns.

- Offer additional assistance and reiterate the benefits of the golf simulator.

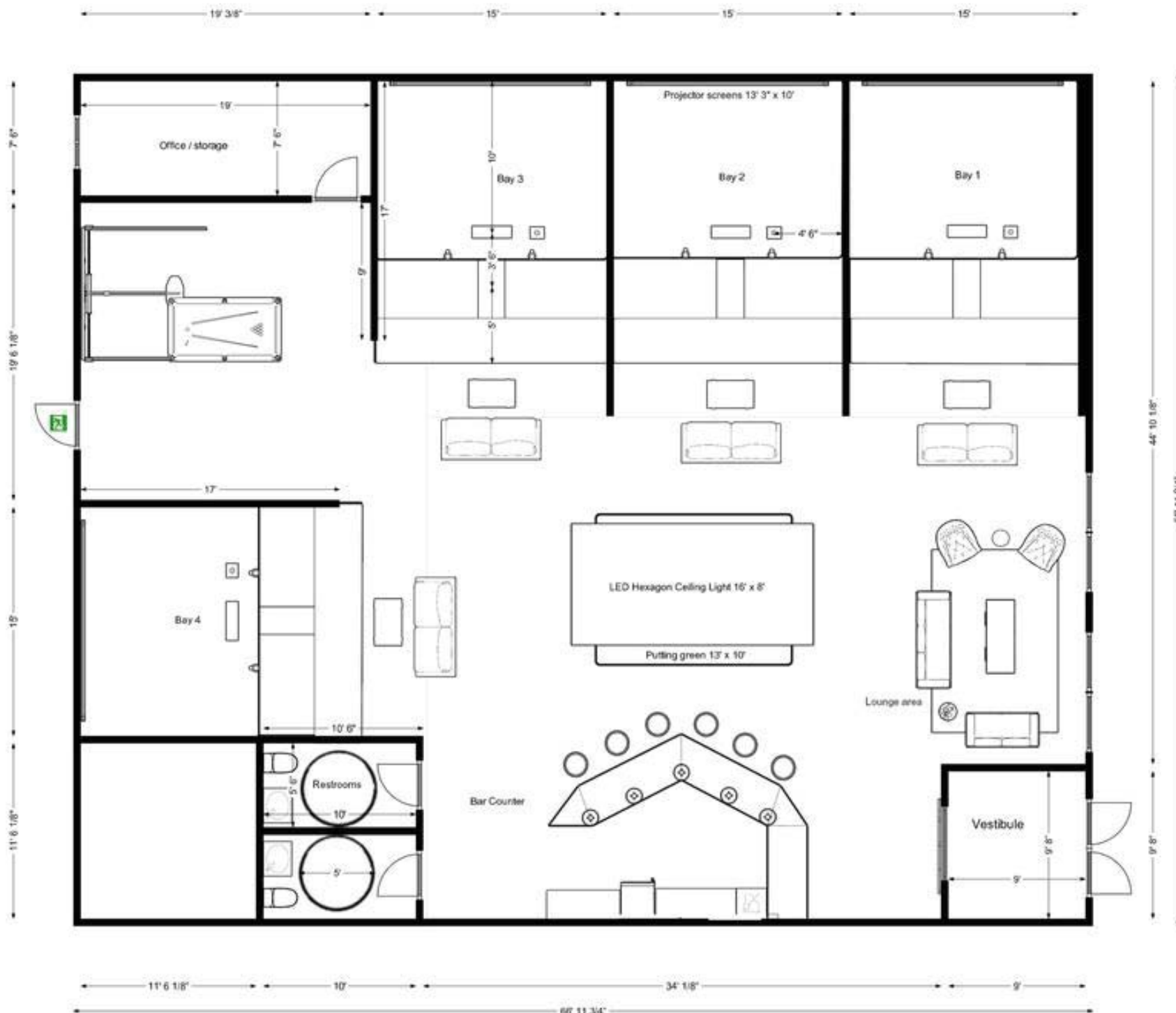
FIREDRIVE Indoor Golf & Lounge Inc. is located in the business park (BPC) as per Quispamsis Zoning bylaws.

Jack





Sources:
SNB Property Fabric February 2024
Quispamsis Orthophotography 2022



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Re. Liquor Licence Establishment - 80 Millenium Drivr PID 00173435

Angaila Smith <> To

Reply

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Tue 2024-04-02 4:20 PM

You replied to this message on 2024-04-02 4:35 PM.
If there are problems with how this message is displayed, click here to view it in a web browser.



I object to the above. I am concerned re increased traffic and noise. Also negative affect on house values.

Angaila Smith

Staff Report

to Planning Advisory Committee

Date: April 5, 2024

From: Jennifer Jarvis, Planning Technologist

Subject:

An application to operate a Liquor Licensed Establishment, Tragically Hopped Brewing, at 184 Hampton Road units 106 & 107 (PID 249797).

Bylaw Variances Requested:

- *Municipal Plan By-law No.054, Section 7.2.1* Liquor License Establishments shall be permitted in Commercial Designations as a Discretionary Use subject to terms and conditions of the Planning Advisory Committee.
- *Section 3.D of Zoning By-law No.038* states that the Planning Advisory Committee may permit, subject to such terms and conditions as it consider fit: a proposed use of land or a building that is otherwise not permitted under the Zoning By-law if, in its opinion, the proposed use is sufficiently similar to or compatible with a use permitted in the By-law for the zone in which the land or building is situated;

Background and Discussion:

- The lot is located in a Central Commercial Zone (CC), with a Lot area of 6946 square metres;
- The business is proposed to be located in units 106 and 107 in the Lakefield Plaza Building. The floor plan identifies the space is separated into two areas, connected by way of a “walk through”. There are 69 seats proposed for the overall space, with a stage area, bar and washrooms in the front of the house with the brewery portion of the business includes the electrical room and fermentation rooms located at the rear of the building and not accessible to the public;
- The applicant is applying for a Liquor License from the province of New Brunswick, and it is expected that it will be a Special Facility Liquor, as there is manufacturing of alcohol occurring on the premises. As part of the application process a letter from the municipality must be provided to the Department of Justice and Public Safety indicating the Town’s approval for the use. Therefore, a liquor license has not yet been issued to the business;
- The use of a Liquor Establishment is not a permitted use in the Zoning By-law No. 038; however, the Municipal Plan By-law No.054, under Section 7.2.1 does identify Liquor and Gaming Establishments as being permitted in all Commercial Zone designations, requiring approval for the use and the establishment of Terms and Conditions by the PAC. As the

Municipal Plan supersedes the Zoning By-law, the use of Liquor License Establishment can be considered for approval by the Planning Advisory Committee in any Commercial Zone;

- As per the Municipal Plan By-law 054, Section 7.2.1, “it shall be a proposal of Council to permit liquor licensed establishments in Commercial Designations on the Future Land Use Map and in the Zoning Map as a Discretionary Use subject to terms and conditions of the Planning Advisory Committee.” This section provides the PAC with authority to consider the request as a Discretionary Use as it is within the parameters of the Municipal Plan;
- Section 3.(D)(1) of Zoning By-law No.038 states The Planning Advisory Committee may permit, subject to such terms and conditions as it considers fit: a proposed use of land or a building that is otherwise not permitted under the Zoning By-law if, in its opinion, the proposed use is sufficiently similar to or compatible with a use permitted in the By-law for the zone in which the land or building is situated.
- A licensed restaurant is a permitted discretionary use in Central Commercial Zones, which staff consider to be similar to and compatible with the proposed use;
- Similar uses have been approved at this location since 2017 beginning with the Nano Brewery, Boot Straps, and then again in 2022, the Topsy Roadhouse was established in the subject location for a short period of time. These uses were able to apply for a Dining Room License as food was being served as part of the business models. The difference with this application is that there is no onsite food preparation and sales. Zoning By-law No.038 permits a Restaurant Use with a Dining Room License as the only permitted alcohol sales in commercial zones;
- There will be no food production on site, arrangements have been made with a local pizza delivery company to provide take-in options;
- The brewery will have five (5) fermenters, each with a 140-liter capacity. The expected amount of product produced each month is proposed to be 1100 liters;
- An information article by Brunswick Broker Commercial Real Estate Advisors, included in the overall PAC Agenda Package, indicates that the applicants have a vast amount of knowledge and experience in the field of beer brewing and entrepreneurship. One thing of note is that the article identifies an outdoor patio as part of the business model, this would need to be approved by the PAC prior to construction. Section 12.(B)(2) states that No use under Section 12.(B)(1) may be established or conducted except in a completely enclosed building (with the exception of a commercial parking lot). Therefore, a variance to this section would be required, as the use is considered to be similar and compatible with a discretionary use listed in 12.(A)(1). As none of the details of the deck are known, and no deck permit application has been received, this will need to be satisfied during the deck application process;
- Hours of operation are as follows: Sunday to Wednesday 12:00 pm to 9:00 pm, Thursdays 12:00 pm to 12:00 am, Friday and Saturday 12:00 pm to 1:00 am;
- As PAC is aware, the serving of alcohol is under provincial jurisdiction, the owner/operator must comply with all terms and conditions provided by the province as part of the Liquor License. If concerns or issues arise from this approval, enforcement of the Liquor License conditions is the responsibility of the province, with this in mind staff are confident that there is reasonable control to enforce compliance within the orders of the licensing;
- Section 6.(P) requires one (1) parking stall for every ten (10) square metres or one (1) stall for every four seats, whichever is greater. In this particular case the number of seats is proposed to be sixty-nine (69) therefore, the required parking is 18 parking stalls. The

overall parking plan for the site contains forty (40) parking stalls to support all of the business that are located on the site. As it is expected that the highest traffic levels for the proposed business will be experienced in the evenings, parking is thought to be sufficient by staff.

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Concern(s):

1. Notice was sent to property owners within 100 metres of the subject property; at the time of the writing of this report no letters of concern have been received.
2. Liquor licenses are regulated by the province and as such, the owner will be required to comply with regulations under the Liquor Control Act including, but not limited to, the age of the servers and customers, the hours for served alcohol, license status, etc.
3. Staff have no concerns at this time.

Recommendation:

That the PAC approve the Discretionary Use of a Liquor License Establishment for Tragically Hoppe Brewing at 184 Hampton Roads, Units 106 & 107, in accordance with the *Municipal Plan By-law 054, Section 7.2.1* and through its powers granted through *Section 3.D(1) of Zoning By-law 038*, subject to following terms and conditions:

1. The applicant must apply to the province of New Brunswick's Justice and Public Safety Department for a Liquor License and adhere to any and all terms and conditions established by the province of New Brunswick;
2. Upon receipt of the aforementioned Liquor License, a copy of which will be provided to the Town of Quispamsis for their records;
3. The applicant complies with any and all requirements of the Provincial Fire Marshalls office;
4. The hours of operation shall be as follows: Sunday to Wednesday 12:00 pm to 9:00 pm, Thursday 12:00 am to 12:00 pm, Friday & Saturday 12:00 pm to 1:00 am;
5. As per Section 17.(B)(1) of Zoning By-law No.038, the applicant enter into a Development Agreement with the Town.



Introducing Tragically Hopped: A New Brew Pub Coming to 184 Hampton Road!

By Connor Carson Posted in Lease, Quispamsis On March 12, 2024

Excitement is brewing in the local community of Quispamsis as a new establishment gears up to take over the vacant space at 184 Hampton Road. The buzz is all about “Tragically Hopped.” Owners Shane Steeves and Jeremy Harrington are thrilled to announce the arrival of their much-anticipated brew pub.

Shane Steeves, a seasoned figure in the brewing industry, brings over a decade of expertise to the table. With nearly 11 years of owning a successful local microbrewery under his belt, Shane is no stranger to crafting exceptional brews. His dedication to quality and innovation has earned him numerous awards on a national scale.

Joining forces with Shane is Jeremy Harrington, an established entrepreneur with a rich background in electrical contracting. With 22 years of business acumen and 30 years of industry experience, Jeremy's expertise extends beyond the realm of electrical solutions. His proficiency in new construction management, financial investments, and project cost control positions him as a valuable asset in the development of Tragically Hopped. Jeremy's extensive network and strategic insights will undoubtedly contribute to the success of this venture.

The collaboration between Shane and Jeremy represents a fusion of passion and professionalism, setting the stage for a brew pub that will quickly become your favourite hangout! With their meticulously crafted beers, newly designed interior and outdoor patio, Tragically Hopped aims to deliver an unforgettable experience that celebrates local flavours and community spirit.

The Landlord, The Gray Group Limited, are thrilled to welcome Tragically Hopped to Lakefield Plaza and are pleased to have secured a tenant with such proven track record.

As the final details fall into place, anticipation mounts for the grand opening of Tragically Hopped. Stay tuned for updates on this exciting development and get ready to raise a glass for this new brew pub!

The leasing of 184 Hampton Road was facilitated by salesperson Brock Turner of Brunswick Brokers, a reputable brokerage dedicated to connecting businesses with prime commercial spaces. With Brock's expertise and dedication, Brunswick Brokers successfully secured a tenant for the property.

Are you looking for space in the Kennebecasis Valley? Contact Brock Turner today to assist with your needs.

🔗 Brunswick Brokers, Commercial, CRE, Lease, New Brunswick, Quispamsis, realestate, retail

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Introducing Tragically Hopped: A
New Brew Pub Coming to 184
Hampton Road!



LEASING ACTIVITY AT
HARBOUR BUILDING



SOLD: One Magazine Street in
Saint John NB



Mariner Partners now occupying
former Canada Life Space

▶ SOLD: 1260 Fairville Boulevard

▶ Land

▶ Lease

▶ Listing Reports

▶ News

▶ Prince Edward Island

▶ Quispamsis

▶ Saint John

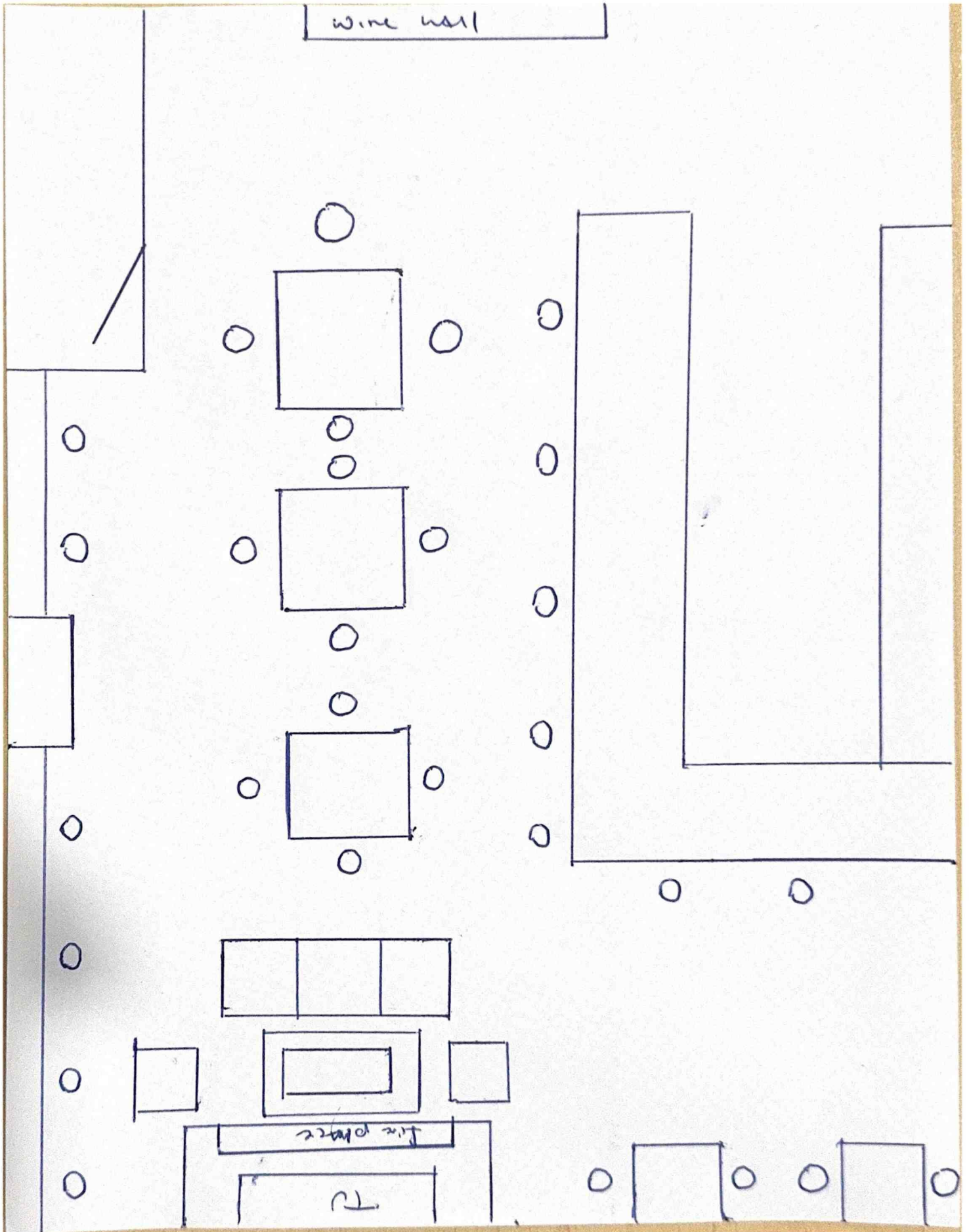
▶ Sale

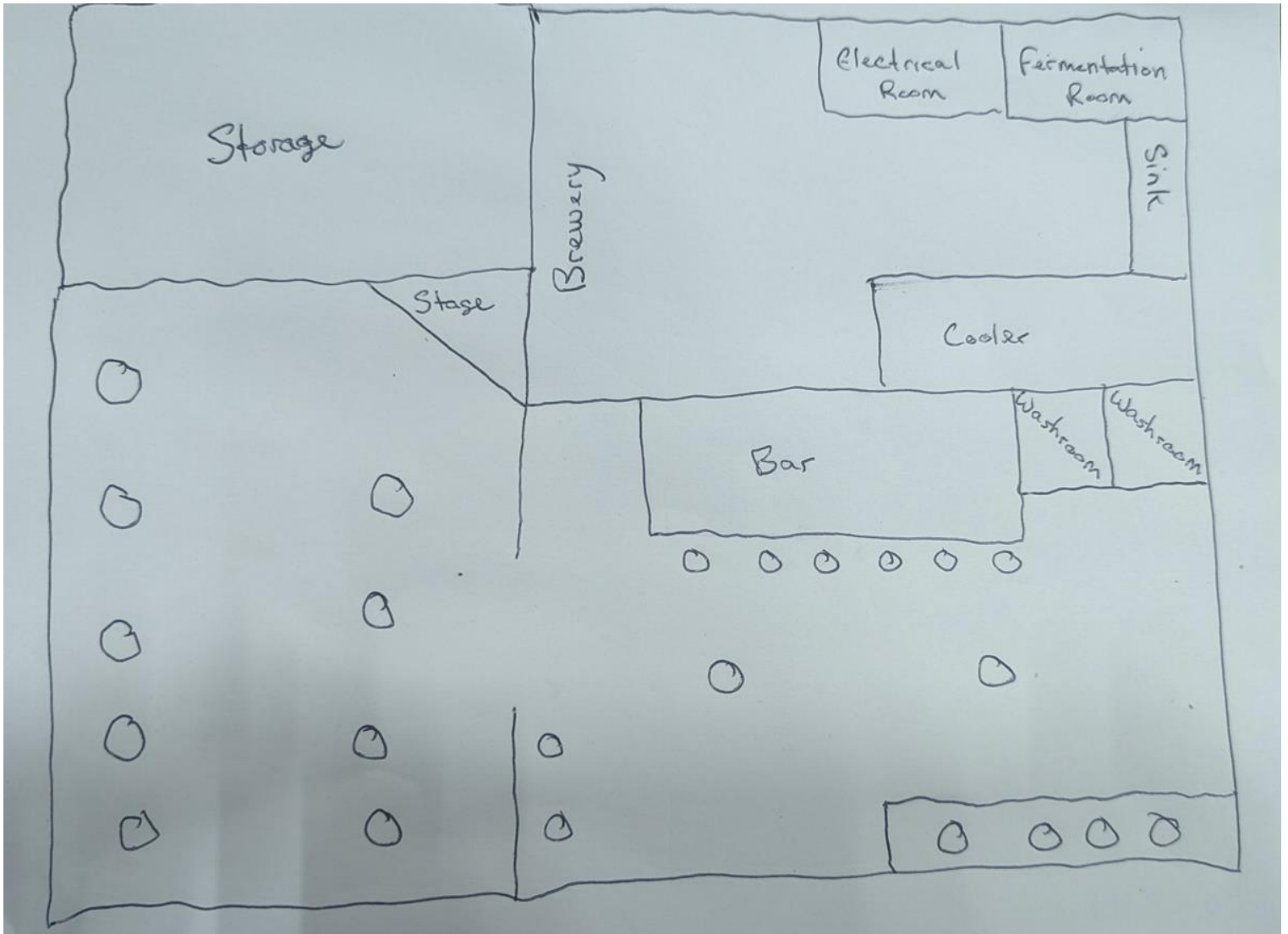
▶ Sublease

▶ Uncategorized



Sources:
SNB Property Fabric February 2024
Quispamsis Orthophotography 2022













QUISPAMIS TOWN COUNCIL

REGULAR MEETING

MINUTES

February 20, 2024, 6:00 pm

Council Chambers

Quispamsis Town Hall

Present:

Councillor Emil T. Olsen, Presiding Officer
Councillor Mike Biggar (virtual attendance)
Councillor Noah Donovan
Councillor Kerrie Luck (virtual attendance)
Councillor Kirk Miller
Councillor Beth Thompson
Kennedy, Aaron; Acting CAO
Colbourne: Dwight; Development Officer
Jarvis, Jennifer: Planning Technologist
Purton Dickson, Dana; Director of Community Services
Roszell, Tim; Communications Manager
Snow, Catherine; Town Clerk
Young, Nancy, Asst. Town Treasurer

Absent:

Mayor Libby O'Hara (out of country)
Deputy Mayor Mary Schryer (illness)

1. Election of Presiding Officer

Moved By Councillor Thompson

Seconded By Councillor Miller

Pursuant to Section 11.A. of Procedural By-law No. 033; in the absence of the Mayor and Deputy Mayor, Councillor Emil Olsen be nominated to be elected as Presiding Officer for the February 20, 2024 Regular Meeting.

Motion Carried

2. Approval of Agenda

Moved By Councillor Donovan

Seconded By Councillor Miller

The Agenda be approved as prepared.

Motion Carried

3. Treaty Acknowledgement - Moment of Reflection

Councillor Miller read the Treaty Acknowledgement - Moment of Reflection.

4. Chair's Comments

Chairman Olsen opened the meeting with the following remarks:

The Town has been actively seeking public input on its current review of the Quispamsis Municipal Plan, Zoning By-law and Housing Assessment needs through Open Houses and surveys available on the Town's website.

Fundy Winterfest has been a great event all around the region, including the Town's Trail of Hearts at the qplex and a Leap Year Family Skate on February 29 at the Arts & Culture Park.

International Women's Day will be held on Friday, March 8, 2024 at the qplex beginning at 10 am, and will feature NBCC CEO, Mary Butler as guest speaker.

In closing, Chairman Olsen wished everyone a safe and enjoyable March break.

5. Disclosures of Interest

No disclosures were declared.

6. Presentations

6.1 Presentation of Quispamsis Development & Building Permit Online Application Portal - Dwight Colbourne, Manager of Planning & Development Services/Development Officer

Mr. Colbourne presented to Council highlights of the soon to be launched *Online Development and Building Permit Portal* to deliver building and development permits in a timely and efficient way. The new system will take the Town from its current fillable pdf form application to a portal system, and will address legislated changes, access to assistance, opportunity to educate applicants, efficiencies and gathers full information on a digital platform that can be shared interdepartmentally and to outside agencies as required. It includes a built in permit approval process hierarchy and will benefit the applicant, the town and external agencies. Mr. Colbourne concluded noting that the new permitting system will launch in March.

Council Members commended Mr. Colbourne and his team for building a digital platform that will improve efficiencies and services for everyone involved in the Building and Development Permit process.

Moved By Councillor Donovan

Seconded By Councillor Thompson

Mr. Colbourne be thanked for his Presentation on the soon to be launched Quispamsis Development & Building Permit Online Application Portal.

Motion Carried

7. Public Hearings

8. Minutes of Previous Meetings

8.1 February 6, 2024 - Regular Meeting

Moved By Councillor Donovan

Seconded By Councillor Miller

Minutes be approved as prepared.

Motion Carried

9. Unfinished Business

10. Correspondence

10.1 Councillor Miller's Correspondence In Response to UMNB's Letter to the Honourable Mary Wilson, Minister of Service New Brunswick Re Property Assessments and Municipal Budgets

Councillor Miller's correspondence stated he disagreed with some of the contents contained in UMNB's letter to the Minister of SNB re property assessments and municipal budgets. He agrees that the local governments have been downloaded additional mandates, however the Town has isolated these costs in the budget which represent an \$85,000 increase in the 2024 budget vs the 2023 budget. The Town's overall increase in the budget from 2023 was \$3,000,000. Council, he said, controls the budget, and not assessments, and had the assessments stayed the same as last year, rather than increasing by 11.8%; the tax rate would have needed to increase from \$1.2777 to \$1.4055 to cover the same amount of budget increase. He asked that Council consider this during the 2025 budget deliberations.

Moved By Councillor Miller
Seconded By Councillor Donovan

Councillor Miller be thanked for his comments and correspondence be received and filed.

Motion Carried

11. By-laws

11.1 (Dec. 19/23) 157 Palmer Brook Road, Parcel A - Andrew Harrigan & Brad Lockhart, 669155 NB Inc. – Rezoning Application - Rural to Light Industrial

Extension of the Light Industrial Zoning to the Amalgamated Parcel – (Municipal Plan & Zoning By-law Amendment)

The Rezoning Schedule prepared by the Town Clerk noted the 30 day time period has elapsed since the January 16, 2024 Public Presentation for receipt of public input. A motion of Council would be in order to proceed with next steps of the rezoning process.

Moved By Councillor Donovan
Seconded By Councillor Miller

Council refer the application to rezone the property identified as Parcel A on the *McQuinn Amending Subdivision Plan Palmer Brook Road* with Civic No. 157 Palmer Brook Road from Rural to Light Industrial to the Planning Advisory Committee, notification be issued to property owners within a 100m radius of the property proposed for rezoning, and a Public Hearing date be set for April 2, 2024.

Motion Carried

12. New Business

12.1 Carson Hill Land for Public Purposes Subdivision Assent - Staff Report from Manager of Planning & Development Services/Development Officer

A Staff Report from Mr. Colbourne stated 629248 N.B. Ltd. Subdivision Plan proposes the creation of 1509 sq. metres of Land for Public Purposes to the benefit of Carson Hills Estates subdivision development. The LPP land will be used for a trail connection from the Hammond River Road via the Lambs Ferry Road right-of-way to Model Farm. This land will be combined with the strip of LPP land acquired through the MPSF Developments Inc. subdivision development to the north – Alpenglow Drive off the Model Farm Road. The Community Services Department have commenced construction on portions of the trail system in this area and the

acquiring of this land will allow for completion of the trail to Alpenglow Drive that provides a link to the Model Farm Road.

Moved By Councillor Miller

Seconded By Councillor Donovan

Council grant assent to the 629248 N.B. Ltd. Subdivision Plan (Carson Hill Estates LPP), so the plan can be approved by the Development Officer for registration in the provincial registration system.

Motion Carried

12.2 Country View Estates - Phase 6A - Council Assent

A Staff Report from Mr. Colbourne stated Country View Estates Phase 6A Subdivision Plan proposes the creation of:

- Twenty-five (25) residential building lots;
- One new street – Jade Court and extension of two existing – Pioneer Avenue and Squire Drive;
- 8283 sq. metres of Land for Public Purposes for and open green space (LFPP-1) and stormwater management environmental and pedestrian trail connection to Meenan's Cove Road (LFPP-2); and
- Public Utility Easements in favour of the public utility companies (Bell Canada, NB Power Distribution, Roger Communications Inc.) for the supply of electrical power and telecommunications services.

Moved By Councillor Donovan

Seconded By Councillor Miller

Council grant assent to the Country View Estates Phase 6A Subdivision Phase 6 final plan, subject to execution of a Subdivision Development Agreement with the Town, so the plan can be approved by the Development Officer for registration in the provincial land registration system.

Motion Carried

13. Reports

- 13.1 Town of Quispamsis Letter to The Honourable Glen Savoie, Minister of Local Government, Re Delay in Distribution of Canada Community-Building Fund Allocation
- 13.2 Stephen Tobias - The Saint John Theatre Company - Update on Progress of the Sydney Street Courthouse Theatre Development

- 13.3 Thank You - Junior Achievement - Sponsorship Grant
- 13.4 Thank You - Chris Saunders Memorial Elementary Playground Committee - Community Grant Program
- 13.5 Thank You - Ecole des Pionniers - Grade 2 & 3 Students Community Studies - Tour of qplex and Town Hall
- 13.6 Thank You - Kennebecasis Valley Food Basket - Community Grant Program
- 13.7 Horizon NB - Community Reception to Meet Horizon's Board of Directors and Executive Leadership Team - February 22, 2024 Invitation

Moved By Councillor Donovan

Seconded By Councillor Thompson

Reports be received and filed.

Motion Carried

14. Business Arising from Committee of the Whole

15. Adjournment

Moved By Councillor Thompson

Seconded By Councillor Miller

Meeting adjourn.

Motion Carried

Meeting adjourned at 6:45 p.m.

X

Elizabeth (Libby) O'Hara
Mayor

X

Catherine Snow
Town Clerk



QUISPAMIS TOWN COUNCIL

REGULAR MEETING

MINUTES

March 19, 2024, 6:00 pm

Council Chambers

Quispamsis Town Hall

Present:

Mayor Libby O'Hara
Councillor Mike Biggar
Councillor Noah Donovan
Councillor Kerrie Luck
Councillor Kirk Miller
Councillor Emil T. Olsen
Councillor Beth Thompson
Kennedy, Aaron; Acting CAO
Brandon, Krista; Town Treasurer (Virtual Attendance)
Colbourne, Dwight; Development Officer
MacInnis, Lisa; Assistant Clerk
Roszell, Tim; Communications Manager
Snow, Catherine; Town Clerk
Young, Nancy; Assistant Town Treasurer

Absent: Deputy Mayor Mary Schryer (illness)

1. Approval of Agenda

Moved By Councillor Biggar

Seconded By Councillor Luck

The Agenda be approved as prepared.

Motion Carried

2. Treaty Acknowledgement - Moment of Reflection

Councillor Olsen read the Treaty Acknowledgement – Moment of Reflection.

3. Mayor's Comments

Mayor O'Hara opened the meeting with the following comments:

- Thank you to Councillor Olsen for serving as the chair at the February 20th meeting in the absence of the Mayor and Deputy Mayor.
- Earlier this month, the Town of Quispamsis moved its permit process exclusively online. This means any building, renovation, development, water, and sewerage permit applications must be completed using a new Development and Building Permit Application Portal.
- The Mayor was proud to speak on behalf of the Town at this year's KV celebration of International Women's Day at the qplex, March 8th. An excellent crowd attended and interacted with guest speaker, President and CEO Mary Butler of NBCC.
- In recognition of February's Black History Month was the naming of a section of previously unnamed roadway at the UNB campus to be called Abraham B. Walker Way. Mr. Walker was a New Brunswicker who became the first Black lawyer in Canada.
- Extended condolences to the family of Wanda Roach of Crescent Valley on her sudden death. She will be a huge loss to her family and her community.
- A reminder that March is Colorectal Cancer Month. Those aged between 50-70 should ask their doctor for a colonoscopy. Further, there are free, take-home Fecal Occult Blood tests available at doctors' offices.
- Lastly, Spring officially sprung this day, and as the forecast improves, the warm weather amenities will be opening for the season.

4. Disclosures of Interest

No disclosures were declared.

5. Presentations

5.1 Replacement for Ladder Truck - Chief Michael Boyle, Kennebecasis Valley Fire Department Inc.

Chief Boyle presented information concerning the Quint 1 Ladder Truck which was designed in 2008 and delivered in 2009. This vehicle will soon be reaching the end of its service life. The Fire Underwriters Survey, a service to insurers and municipalities, recommends apparatus more than 15 years old that are still serviceable be placed in reserve status, or be upgraded. Apparatus exceeding 20 years of age may not be considered eligible for insurance grading purposes, which affects the community's fire insurance grades. This replacement proposal is driven by the age of the truck and the standards that govern fire apparatus. The new aerial truck should also have a longer ladder and greater reach than the existing ladder truck.

Population growth, the Chief noted, is driving an increase in the number of private dwellings, and the community is growing not only out but up. There has been a

significant increase in the construction of apartment buildings that are three- and four-stories in height with more either under construction or in the planning and development stages. This is in addition to the qplex, Kingsway Nursing Home, hockey arenas, schools and large box stores which all would require a ladder truck to fight a fire if one occurred in these buildings, especially one that compromised the roof structure or required a rescue from height.

To order a new ladder truck in 2024, delivery will take 36 – 48 months. To re-certify Quint 1 for first line of duty would still take 24 months or longer, and the subsequent order of the newer ladder truck would only see escalating cost at that time.

A copy of correspondence from the Town of Rothesay confirmed Rothesay Council at its March 11, 2024 Regular Meeting, passed motions authorizing the Fire Chief to proceed with the order of a new ladder truck and to submit prepayment of 25% if it is congruent with the town of Quispamsis.

The Town Treasurer noted she wants Council to understand the full financial impact of its potential decision to purchase through its operating budget the Town's approximate \$1.75m share of the total \$2.9m new ladder truck. If more time had of been provided, she would have recommended the Town borrow for this expenditure. However, that would require going through the lengthy provincial Municipal Capital Borrowing Board process to receive borrowing approval before being able to enter into any type of procurement contract for the new truck. As there is a significant lead time required, the impact going forward, starting with the 2025 budget, the 2026 budget and then the 2027 budget, a line item will be included for \$587,000 per year for each of these three years for this piece of equipment. These funds, she said, will then be transferred into reserves so that when the vehicle arrives in 2027 or 2028, the Town will have the funding to cover its share of the new ladder truck. She noted this purchase will represent approximately 2.3 cents per year for the next three years on the Town's tax rate.

Moved By Councillor Biggar

Seconded By Councillor Miller

Council authorize the Kennebecasis Valley Fire Department to proceed in principle with the order of the replacement ladder truck in 2024 with delivery within 36-48 months, with one-third (1/3) of the final purchase price being included in each of the 2025, 2026, and 2027 budgets, and transferred to reserves each year until payment is due and the apparatus is received. The estimated annual amount is \$587,000.

Motion Carried

6. Public Hearings (none)

7. Minutes of Previous Meetings

7.1 February 20, 2024 - Regular Meeting

Moved By Councillor Olsen

Seconded By Councillor Donovan

Minutes be approved as prepared.

Motion Carried

8. Unfinished Business

8.1 (Sept.5/23) Response to Quispamsis Application for Funding (\$9m) under the Canada Mortgage & Housing Corporation's Housing Accelerator Fund Program

Correspondence from Stephane Melanson, Senior Specialist, Canada Mortgage and Housing Corporation, informed the Town its Housing Accelerator Fund (HAF) application was not selected for funding. He stated they received more than 500 applications and were not able to support them all under this program. He added he would be happy to meet with the Town to explore other ways CMHS can partner with Quispamsis to support its housing objectives. He further suggested the Atlantic Community of Practice, a dedicated space on the Expert Community on Housing where people with diverse housing experiences collaborate, share knowledge, contribute to housing solutions, and build meaningful connections with stakeholders in the housing ecosystem.

Council Miller expressed his dismay with the Town not receiving funding under the HAF Program, noting the Town, in collaboration with Dillon Consultant, had submitted a thorough and full application. He referenced a listing indicating the many municipalities that did receive funding, and hoped political influence did not play a role in determining which local governments received funding.

Moved By Councillor Thompson

Seconded By Councillor Olsen

Council direct Town officials to proceed with their plans to meet with the CMHC's Municipal Relations Team to discuss the specifics of why the Town's application was denied, and further, to explore ways the Town can potentially partner with them to support the Town's housing objectives which includes development of affordable, inclusive, equitable and diverse housing options *and, (as amended by unanimous vote of Members in attendance), a copy of the correspondence be issued to all NB Members of Parliament.*

Motion Carried

9. Correspondence

9.1 Request for Pedestrian Crossing Control Rte. 119 and Hampton Rd. - Mr. George Chapman

Correspondence from George Chapman requested pedestrian access be provided at the traffic lights on the Gondola Point Arterial/Hampton Road intersection.

The Planning and Development Manager spoke to the Director of Engineering and Works' Staff Report. The cross streets identified, (Rte. 119 and Rte. 100), are both under the jurisdiction of the Provincial Department of Transportation and Infrastructure. The agreement in place requires that the province must approve any changes to the traffic controls following a warrant assessment review. The Town would be required to pay for any studies, (approximately \$5,000), and any further upgrades to the intersection, i.e. crosswalk installation, signage and traffic controller hardware and software, (\$25,000 - \$35,000). Funding for these items, Mr. Losier's Staff Report noted, is not included in the 2024 Operational or Capital budgets. The town has corresponded with DTI in the past regarding pedestrian access and crossing of the Gondola Point Arterial (Rte.119) as part of the Active Transportation initiatives, however their response has remained the same in that they will not grant any considerations unless there is an appropriate engineering study submitted. They have also refused to provide any funding assistance for similar requests.

Councillor Luck referenced her correspondence first submitted to Council on September 7, 2021 when she had asked for pedestrian crossings along the Gondola Point Arterial (Route 119), to provide a safe passage for pedestrians from the eastern to the western sides of the Town. Back in 2021, a meeting was requested with the Province and staff had advised the crossings should wait until the completion of the AT Plan in order to identify actual locations and styles of pedestrian crossings along Route 119. The design for a crosswalk is already included at the Squire Drive/Route 119/Alma Lane round-about.

Moved By Councillor Miller

Seconded By Councillor Biggar

Staff be directed to proceed, as soon as possible, with engaging a consultant to conduct a pedestrian crossing warrant analyses at the Route 100 and Route 119 intersection for an amount up to a maximum of \$5,000 from the Operating Reserve Fund; and the findings of the analyses be brought back to Council to determine pedestrian infrastructure requirements and associated costs for consideration in either the 2024 or 2025 budgets.

Motion Carried

9.2 Petition from Hazelton Drive Residents - Request to Investigate Cause and Rectify Flooding in Millennium Drive/Hazelton Drive Area

A petition received from 11 Hazelton Drive and area residents expressed concern about development in their area feeling it has reduced the capacity of the land to absorb water resulting in greater runoff from storm events. The development currently under review on the corner of Millennium and Hazelton Drive will only add to the current flooding issues as the drainage will inevitably run off to these adjoining properties. The residents requested Council investigate the cause of the flooding on their adjoining properties after each major rain event, apply the findings from their investigation to the proposed Millennium Drive development, and rectify the issue in order to avoid any further damage to residents' properties.

A Staff Report from the Director of Engineering and Works indicated the residents are linking the potential new development proposed on Millennium Drive to concerns that overall drainage may be impacted. In addition, they are requesting an investigation into recently experienced flooding events. Mr. Losier noted the lower Cedar Ridge drainage basin was reviewed a few years ago and there were recommendations for a phased approach to the installation of storm sewer that could potentially assist drainage away from the general area. While the Hazelton and Ridge Manor area was not fully incorporated into the review, there was some attention given to the lower drainage basin from this area as it would eventually flow into whatever storm system would be installed along lower Cedar Ridge leading to Peat Drive. The drainage basin in this subdivision is impacted by the large stormwater retention area located in the rear of the properties along Ridge Manor Civic #2 to #34. All stormwater flows to this low area and if there is any blockage or restriction to flow such as the frozen ground this winter, then there would see some level of flooding along Hazelton and Ridge Manor.

Mr. Losier's Staff Report confirmed any development along Millennium Drive is subject to engineering review and stormwater management conditions and as part of the approval process normally has to include stormwater retention to offset direct flows to surrounding drainage basins.

Moved By Councillor Thompson

Seconded By Councillor Biggar

Refer the petition to Engineering staff for a site analysis and assessment.

Motion Carried

9.3 UMNB Letter to Provincial Government Re SNB Insert Included in 2024 Property Tax Bills - Request to Local Governments to Send Template Letter

Correspondence from Dan Murphy, Executive Director of UMNb, had attached a letter sent to the provincial government addressing the insert that was included in the property tax bills last week. The insert does little to educate the public about property taxes and ultimately appears to shift the blame for property tax increases on local governments. He encouraged NB Councils to add their voices re the assessment challenges and restrictive tax regimes that impact local communities.

Moved By Councillor Donovan

Seconded By Councillor Biggar

Council support UMNb in its efforts for a new fiscal framework in NB that includes more education and awareness on the role local governments play in their respective communities, and Staff be authorized to finalize the template letter and forward it to Minister Mary Wilson of SNB to officially add Quispamsis' voice to the UMNb's recent letter regarding the SNB insert included with the 2024 property tax bills, with copies forwarded to MLA Higgs and applicable Ministers.

Against (2): Councillor Miller, and Councillor Olsen

Motion Carried

9.4 Correspondence from Councillor Kirk Miller

9.4.1 Request for Update on Quispamsis Website Redesign -

Staff Report from Acting CAO Kennedy – Mr. Kennedy's Staff Report advised the scheduled launch date for the new website is the latter part of April. The Content Management System which supports the back-end editing functions of the website is a brand new design, created in-house by the new provider. Because of that, there has been some technical developments to iron out along the way. Staff are confident in the new website's functionality as they continue to populate the different sections and pages.

Councillor Miller asked, for the next meeting, if he could get the total costs expended to date on the Town's new website design.

9.4.2 Request for Clarification on Budget Motion from October 24, 2023 Special Meeting

Councillor Miller referenced the motion of Council passed October 24 directing the Town Treasurer to transfer \$2,250,000 from the Reserve Fund and borrow \$2,255,000 thus reducing debt payments in future years. He stated what was then presented and voted upon at the November 21, 2024 meeting, when he was absent, the General Capital Reserve fundings were

\$395,000 less than the motion. He asked how the CCBF grant went up so much and who decided to reduce the reserve fund withdrawal vs. the motion, noting he was not advised as Chair of the Finance Committee.

The Town Treasurer explained the budget is processed over several meetings, and she reviewed with Council the Summary of Changes plus any additional changes that needed to occur at the November 7, 2024 Regular Meeting which can be viewed on the Council You Tube video, including the updated information to the Reserve Funds. The CCBF portion was adjusted for both the 2024 and 2025 years, noting the Town still does not have confirmation on these numbers from the Province.

Acting CAO Kennedy noted while consensuses/motions are reached throughout the budget process, the proposed budget is a fluid document until it is finalized, as has been the practice for many years.

9.4.3 Request for Verbal Updates

Update on qplex - Regional Facility or Credit - *Previous Response from Minister Savoie of Aug 2, 2023* - Councillor Miller acknowledged Minister Glen Savoie's letter of August 2, 2023 which had advised the issue concerning cost-sharing on regional facilities such as the qplex is a matter best addressed by the Fundy Regional Service Commission's Board of Directors. Mayor O'Hara, who serves as Chair on the FRSC, stated the qplex does not fall under the criteria for a regional facility and the FRSC was not interested in entertaining this matter further.

2025 Budget Items - Garbage Pick up and Compost - Apartment Buildings & Mobile Home Parks - *Staff Report from Acting CAO Kennedy* – Mr. Kennedy expanded upon his Staff Report indicating as *Circular Materials* plan to take over the collection of recyclable materials in New Brunswick questions have been raised regarding compost pick up for single family homes, as well as recycling pick up for those who live in multi-unit homes and mobile home parks. He noted -

- Single family homes will continue to see their compost collected by Fero as per the current solid waste contract.
- Recycling collection for multi-unit homes will begin in 2025. *Circular Materials* has yet to give a specific date as to when this collection will commence.
- Currently, those living in the mobile home parks receive garbage pick-up only. They are currently not required to separate their compost and recycling. Staff have reached out to 'Circular

Materials” and are waiting for clarification as to if or when these changes will come into effect for the mobile home parks.

Average Assessments & Equality in Assessments - Acting CAO Kennedy to Provide Verbal Response - Mr. Kennedy informed Council the average assessed value for homes is calculated for residential single and two family homes only and excludes vacant land, the mobile home parks and apartment buildings with 3 or more units. This is the average of the assessed values from SNB and range from a low of \$18,900 to a high of \$1,241,900 from the 2023 assessment data. From the 2023 data we have over 72% of single family homes that are assessed between \$200,000 and \$400,000, with the average property being assessed at \$340,000. He clarified the Province does the assessments and the 2024 numbers have just been received.

Councillor Miller expressed his concern about the need for fairness in assessments noting that neighbourhood homes of similar value do not necessarily have similar assessments.

10. By-laws

10.1 Proposed Procedural By-law No. 064

Moved By Councillor Biggar

Seconded By Councillor Donovan

Council refer the draft Proposed Procedural By-law No. 064 to an upcoming open Committee of the Whole Meeting for review and discussion prior to consideration of 3rd and final reading.

Motion Carried

11. New Business

11.1 2024 Application for Financing - Fire Station No. 2 Renovations - Staff Report from Assistant Treasurer

Moved By Councillor Donovan

Seconded By Councillor Olsen

Resolved that the Clerk and/or Treasurer and/or Mayor be authorized to issue and sell to the New Brunswick Municipal Finance Corporation a Municipality of Quispamsis debenture in the principal amount of \$1,750,000 on such terms and conditions as are recommended by the New Brunswick Municipal Finance Corporation, and be it resolved that the Municipality of Quispamsis agree to issue post-dated cheques payable to the New Brunswick Municipal Finance Corporation as and when they are requested in payment of principal and interest charges on the above debenture.

Motion Carried

12. Reports

- 12.1 Town of Quispamsis - Building Report - February 2024
- 12.2 (Feb.6/24) Minister Glen Savoie's Response to Town's Letter re Canada Community Building Fund Allocation for Quispamsis
- 12.3 Town's Letter of Support to RDC for Sydney Street Courthouse Theatre Development
- 12.4 Minister Kris Austin, Department of Public Safety and Solicitor General's Response on Police Commission Appointment Term
- 12.5 Kennebecasis Public Library - Minutes from April - November 2023 and 2021 and 2022 Audited Financial Statements
- 12.6 Kennebecasis Valley Fire Department Inc. - November 8, 2023 Meeting Minutes
- 12.7 Greater Moncton Romeo Leblanc International Airport - Partnership with Hope Air to Help Make Medical Access Far from Home More Accessible
- 12.8 Local Government Commission Act Summary
- 12.9 UMNb - February 28 and March 6, 2024 Bulletins

Moved By Councillor Olsen

Seconded By Councillor Donovan

Reports be received and filed.

Motion Carried

13. Business Arising from Committee of the Whole

14. Adjournment

Moved By Councillor Thompson

Seconded By Councillor Olsen

Meeting adjourn. Meeting adjourned at 7:55 p.m.

Motion Carried

X

Elizabeth (Libby) O'Hara
Mayor

X

Catherine Snow
Town Clerk