



**QUISPAMISIS TOWN COUNCIL
REGULAR MEETING
MINUTES**

**October 7, 2014, 7:00 pm
Council Chambers
Quispamsis Town Hall**

Members Present: Mayor G. Murray Driscoll
Deputy Mayor Libby O'Hara
Councillor Gary Clark
Councillor Lisa Loughery
Councillor Kirk Miller
Councillor Emil T. Olsen
Councillor Pierre Rioux
Councillor Beth Thompson

Staff Present Deville, Susan; Acting CAO
Losier, Gary; Director of Engineering & Works
McGraw, Jo-Anne; Town Treasurer
Purton Dickson, Dana; Director of Community Services
Richard McPhee, Town Solicitor
Snow, Catherine; Town Clerk

1. Approval of Agenda

Moved By Councillor Clark

Seconded By Councillor Olsen

The agenda be approved as prepared.

Motion Carried

2. Mayor's Comments

Mayor Driscoll acknowledged Bonfire Communications recent Silver ICE (Innovation, Creativity and Enterprise), Award - Identity Design category for the new logo and branding for Quispamsis. The ICE Awards are organized by a diverse group of advertising and marketing professionals to celebrate creative

advertising made in Atlantic Canada. He congratulated Bonfire for their Silver ICE Award, specifically Creative Director, Lisa Hansen and Copywriter Donna Gates for their work.

3. Moment of Reflection

Councillor Loughery led the meeting in prayer.

4. Disclosures of Interest

No disclosures were declared.

5. Presentations

5.1. Fundy Regional Service Commission's Waste Diversion Report Analysis

Brenda McCullum, Public Relations & Program Development; & Marc MacLeod, General Manager - In Attendance

Ms. McCullum informed Council the Waste Diversion Committee had analyzed current Waste Diversion programs that resulted in their coming up with three options. After public consultation and review of consultant assumptions and costing, the Waste Division Committee recommended the Fundy Regional Service Commission proceed with Option 3 - complete garbage collection, compost collection and curbside recycling. The Fundy Region Service Commission then requested their Executive Director, Jack Keir, to review and analyze each of the following options:

1. *Recycling Depots & Compost; (Status Quo); Cost, \$8,077,709; with added new equipment and more pickups. It is an already accepted program, and allows multi-residential access to depots. The Kennebecasis Valley has the highest user rate. This option, however, does not allow further growth of the recycling program. Additionally, Rio Can Inc., the property host of the current blue bins near the Shoppers Drug Mart site, has recently requested that the bins be removed from their property. The Regional Service Commission is currently holding discussions with nearby grocers to see if they would be willing to host a blue bin site. The cost of this option is an approximate 12% increase directly to Quispamsis residents, approximately \$30 per household extra.*

2. *Curbside Recycling Only* (Removal of Compost); Cost Total, \$7,188,452; and, due to the negative environmental impacts Mr. Keir recommends removal of this option altogether from the table.

3. *Curbside Recycling & Composting*, Cost Total, \$9,140,526; most expensive but a full collection of recycling would be introduced effecting highest diversion rate. It is projected more people would recycle, with an expected 50% increase in recyclables, and a further two year life span being added to the life cycle of the landfill. This option would increase cost to Quispamsis by approximately 25%, which would include both added costs charged directly to the residents from the private haulers, and tipping fees of \$60,000 charged directly to the Town. Bins would be provided to households for recyclables, which would be picked up once every two weeks. This program would not commence until 2016. Initially the service would not be provided to small businesses, but possibly in future, a private hauler would offer this service to businesses. If this option were chosen, an RFP would be put out for collection, and then a determination would be made, depending on costs, to go with either a contractor or in-house.

Ms. MacCullum noted Mr. Keir has acknowledged both Option 1 and 3 are good options, but questioned the affordability of Option 3, noting Option 1, the status quo, will meet the objectives, and that the decision should be based on the next 15 years.

It was noted if Option 1 is chosen, any one of the participating municipalities could still consider, on their own, going with curb side recycling, they would just need to hire their own collection contractor and provide the recycling curbside bins.

Moved By Councillor Clark
Seconded By Councillor Olsen

Council recommends Mayor Driscoll put forth Option 1, Recycling Depots & Compost (status quo), to the Fundy Region Service Commission at its meeting of October 28 as the Town of Quispamsis' preferred Waste Diversion Option.

Motion Carried Unanimously

5.2. Fundy Regional Service Commission's Proposed 2015 Budget

In Attendance: Marc MacLeod, General Manager

Mr. Marc MacLeod presented the Fundy Regional Service Commission's 2015 Budget, highlighted as follows:

- Tipping Fee Remains the same;
- Corporate Services decreased;
- Impact to all communities reduced; and
- Second year surplus.

The Corporate and Local Planning Services Budget, \$705,401; and Landfill Budget \$8,255,023.

Mr. MacLeod related the Board has asked each of the Board Members to submit the 2015 draft budget to their respective communities for their information as required by the legislated 45 day notice, and to bring back any comments or concerns to the October meeting; at which time the vote to approve the proposed budget will take place.

Moved By Councillor Olsen

Seconded By Councillor Miller

The Town of Quispamsis recommends approval of the Fundy Regional Service Commission's proposed 2015 budget as presented.

Motion Carried

6. Public Hearings

- 6.1. (Aug.19/14) Cipolla Developments (606366 NB Ltd.)- Rezoning Application – R1 to R2 – 351 Hampton Road (PID No. 00253641) – Proposed 49 Condominium Unit Development – 5.11 Acres – Residential (R1) to Multiple Residential (R2)

6.1.1. Cipolla Developments (606366 NB Ltd.) - Proposed Application - In Attendance: Mr. Gerry Roberts, Kierstead Quigley & Roberts Surveyors; Mr. Dino Cipolla, 606366 NB Ltd.; and Kelly Peters, Polyline Architectural Designs

Mr. Roberts, on behalf of the proponent, expanded upon Cipolla Developments' application to rezone approximately 5.11 acres identified as PID No. 00253641 with Civic No. 351 Hampton Road from Residential (R1) to Multiple Residential (R2). The purpose of the proposed rezoning is to develop a 49 unit condominium styled development in a series of smaller scaled buildings spaced throughout the site. Mr. Roberts stated the one and two bedroom units will be targeted towards young professionals, smaller families and newly retired people who wish to be free of yard maintenance. The project, he said, will be governed under the Condominium Act with distinct ownership of the units. The construction schedule is planned over a five year period with market conditions driving the project.

6.1.2. Objection Letters

Letters opposing the proposed development were received from the following residents:

1. David Greer,
2. Andrea Gordon,
3. Tom & Sharon Tonge,
4. Bryn Robinson, PhD
5. Kathy & Hartley Bastarache,
6. Mark & Gwen Tonge, and
7. Victor and Susan Morin

Mayor Driscoll called for anyone wishing to speak for or against the proposed rezoning to do so, inviting those to speak first who submitted written correspondence to Council. The following residents spoke on the proposed Multiple Residential Condominium development:

- Victor Morin (Opposed)
- Ben McHarg (Opposed)

- Mark Tonge (Opposed)
- Andrea Gordon (Opposed)
- Scott Somerville (Opposed)
- Kathy Bastarache (Opposed)
- Bernard Beukeveld - Neither for nor against the proposal, but suggested to Council when new developments are being created, sidewalks and trails be incorporated as part of the project, including park benches as seniors, in particular, enjoy the trail networks, and would appreciate the rest of benches along the way.
- Ron Gorman (Opposed)

Mayor Driscoll called three more times if anyone wished to speak for or against the proposed development. No one spoke further.

6.1.3. Staff Report & Proposed Rezoning Schedule

Mr. Colborne's Report responded to the various concerns expressed by the residents, as follows:

Stormwater Management - The Developer will be required, prior to consideration of third and final reading, to submit a comprehensive stormwater management plan, based on sound engineering principles that demonstrates how a Net Zero Impact standard will be achieved for this development.

Greenspace & Buffering - PAC has requested a minimum 4 - 5 meter wide natural treed buffered be retained around the property abutting the adjacent property owners. Where the existing treeline does not provide for the required width, then it is to be enhanced to provide the required level of buffering. As the development is presented at this time there is no requirement from the Community Planning Act or municipal by-law provisions for Land for Public Purposes. However, a landscape plan for the development will be required.

Traffic - There is no street connection between the Old Coach Road and the Hampton Road. The Old Coach Road may see traffic increase from the nine (9) dwelling unit building. This increase would be well within acceptable levels for this type of street. Overall, any traffic changes will

unlikely have impacts on the surrounding streets and pedestrian movement or use of the streets.

Noise - This is a residential development and the anticipated noise would be equivalent to a single family residential subdivision. There will also be a 4 - 5 m treed buffer surrounding the property that is not present on many single family lots.

Impacts on Well Water - The benefit of this location is it is serviced by Municipal Water. The expansion of the municipal water system will be required in order to service the nine (9) unit building on the Old Coach Road so the entire development is on municipal water, and therefore will not be a draw on well water.

Sanitary Sewer - The property is serviced by municipal sewerage so no onsite septic fields will be installed.

Property Values - Research and national data indicate these types of developments actually increase the value of surrounding properties and not diminish them as they provide housing diversity. Further the proposed development will have Condominium or Distinct Ownership as a condition of approval and will be incorporated into the development agreement.

Mr. Colbourne concluded his report noting the execution of a Section 39 *CPA developer's agreement will also be required* prior to consideration of third and final reading.

6.1.4. Planning Advisory Committee's Notice of Decision

The Notice of Decision indicated PAC's approval of the proposed Cipolla rezoning application from Single or Two Family Residential to Multiple Residential for the purpose of a 49 unit Condominium Development with the following conditions:

- The green space is to include maintaining the four to five meter wide buffer between the adjoining residential properties and the multi-residential units plus a trail from Hampton Road that connects to existing trails on Old Coach Road as a private trail for the condominium residents;

- A traffic and line of sight analysis is done for the intersection of the development and 351 Hampton Road;
- A comprehensive storm water management report is completed prior to the final developer's agreement;
- The developer work with the Town to bring access for municipal sewerage and water connection to the Old Coach Road area;
- There is to be no access to the development from the Old Coach Road except the nine unit building;
- All exterior lighting is to be downward facing; and
- The five required elements identified in the Municipal Plan for Multiple Dwellings be met.

Mr. Roberts and Mr. Peters, on behalf of Cipolla Developments Inc., presented their final summation. Mr. Roberts noted the housing market is changing, and the proposed condominium complex will add diversity to the housing stock in the community. He acknowledged many of the residents' concerns will be addressed through a comprehensive developer's agreement, including the requirement of a storm management plan, and landscape plan prior to Council's consideration of 3rd & final reading. It was noted there were concerns expressed about traffic along the Old Coach Road, however, only the nine unit building would have access onto the Old Coach Road, which is not a significant traffic impact. The rest of the traffic will have access off the Hampton Road, a major collector road.

A question and answer period between the applicant and Council Members followed, including –

- Parking requirements;
- Snow removal plan;
- Distinct ownership;
- Storm management;
- Building design – includes deck and small backyards;

- Unit value - \$190,000 - \$250,000 depending on unit size.

6.1.5. Proposed Zoning By-law Amendment 38-20 – An Amendment to Rezone 351 Hampton Road (PID No. 00253641) - 5.11- Acres from Residential (R1) to Multiple Residential (R2) - Consideration of 1st Reading

Moved By Councillor Thompson

Seconded By Councillor Rioux

First reading be given to proposed Zoning By-law No. 38-20 with consideration of third and final reading pending submission of a stormwater management plan, solid waste plan, snow management plan, line of sight plan and execution of a Section 39 CPA developer's agreement.

Motion Defeated.

Nay: Deputy Mayor O'Hara, Councillor Clark, Councillor Loughery & Councillor Miller

7. Minutes of Previous Meetings

7.1. September 16, 2014 - Regular Meeting

Moved By Councillor Clark

Seconded By Councillor Thompson

Minutes be approved as prepared.

Motion Carried

8. Unfinished Business

8.1. (Sept.2/14) Recommended Appointment of Mr. Phil Shedd to Kennebecasis Public Library Board

Moved By Councillor Thompson

Seconded By Councillor Rioux

Council accept the Nominating Committee's recommendation to appoint Mr. Phil Shedd as the Town's representative on the Kennebecasis Public Library Board, filling the vacancy left by Ms. McGraw, for a three year term, effective immediately and expiring October 31, 2017.

Motion Carried

8.2. (June 17/14) Morrison Lane Staff Report September 2014

The Director of Engineering & Works' Staff Report indicated the Engineering Staff has conducted a review of the existing drainage situation along Morrison Lane. During the individual development of the lots, each owner had only addressed the drainage of their particular property. Therefore, there are mini storm systems along the street that do not function as one comprehensive storm water system. As a result, if there is a blockage part way along the flows or if there is a change in flows, the runoff can erode the access lane or during winter as presented to Council, it will ice over and create dangerous driving conditions.

In the residents' presentation to Council, the impacted landowners did acknowledge some responsibility, but also felt the Town should be more involved in helping them offset the overall costs. Council did not want to take on the full responsibility, as per the approval granted to create these lots, but did direct Staff to see if there is a storm water solution that could be associated with protection of the Town's sanitary sewer easement situated along Morrison Lane.

In completing the review and design, Town Staff examined flows coming down from Chelsea Drive and also the cross culverts and inlet points down along Morrison Lane that had potential to cross over the sanitary line. The proposed design would see new storm sewer replaced along one side of the lane with properly located inlets or catch basins adjacent to residential driveways.

Moved By Councillor Thompson

Seconded By Councillor Loughery

Council refer the Morrison Lane Drainage project to the 2015 Capital budget deliberations for consideration to include \$80,000 in the 2015

budget for storm sewer work to be completed on the lane and the upper catchment area.

Motion Carried

9. Correspondence

9.1. Mr. Pat Downey - Request for Street Light - 115 Elliot Road

Mr. Downey's letter requested street lights be installed along the Elliot Road noting it is a very dark stretch of roadway.

A Staff Report from the Director of Engineering & Works informed Council there is a limited number of streetlights in place to illuminate the road and the area in question is relatively straight. Generally, lights are installed at intersections, sharp and dark corners, high pedestrian areas and areas of safety concerns. Consideration could be given to place lights at interval spacing as specific areas of safety concern. Adjacent landowners' approval would also be required for approximately 10 - 12 lights along the Elliot Road at a cost of approximately \$200 per light.

Moved By Councillor Olsen

Seconded By Councillor Thompson

Council accept Staff's recommendation to identify the ten or twelve potential locations for streetlights along the Elliot Road and poll the immediate neighbours for feedback. If there is a positive response to the question of a new streetlight, then the town can arrange with NB Power for detailing and scheduling for the installation of the appropriate locations along Elliot Road.

Motion Carried

9.2. Debby Somerville - Request for Children Playing Sign - Hughes Crescent

Ms. Somerville's letter expressed concern about the many cars traveling in and out of Hughes Crescent and speeding on a daily basis, noting there is a number of small children out playing in this area. She requested signage to warn drivers there are small children playing in the area or speed bumps to discourage speeding.

Moved By Deputy Mayor O'Hara
Seconded By Councillor Clark

The town not install Children Playing sign which can instill a false sense of security, but will identify the Hughes Crescent area for additional speed monitoring by town staff and pass on the concerns from Mrs. Somerville to the Kennebecasis Regional Police for monitoring and enforcement as appropriate.

Motion Carried

9.3. Alderbrook Drive - Traffic Calming Request

Ron McGrath, In Attendance –

Mr. McGrath was in attendance and expanded upon the Alderbrook Drive residents' concerns of speeding motorist both up and down Alderbrook Drive, and the high number of young children that live in the vicinity who must travel to and from the bus stop. At the meeting he further presented a petition from area residents supporting the introduction of a Traffic Calming program on Alderbrook Drive to address the problem of speeding motorists.

Moved By Councillor Miller
Seconded By Deputy Mayor O'Hara

Council accept the Engineering Staff's recommendation that the town advise Mr. McGrath to engage the neighbours' support for a neighbourhood traffic calming initiative by way of the proper petition and in the interim the Clerk communicate with the Kennebecasis Regional Police Force concerning any traffic issues or violations they may have in this area. Once a proper application is prepared and received by the town, the town engineering staff will prepare a plan of action for the Alderbrook area to update baseline traffic information.

Motion Carried

9.4. Kensington Avenue Traffic Calming Request - Jeff Thomson

Correspondence from Mr. Thomson requested an update on the status of the request that was presented to the Town on September 6, 2013 for speed bumps on Kensington Drive. The original request included the Neighbourhood Request form for Traffic Calming measures signed by area residents.

A Staff Report from the Director of Engineering & Works informed Council Traffic Calming requests are subject to Council approval and are addressed in order they are received by the Town. Traffic Calming is also subject to the budget allocations of Council and as such the Town may not have the capacity to address more than one or two streets at a time. Such is the case with the Kensington Avenue request from last year as Southwood Drive and Cedar Ridge Boulevard was wrapping up, and the Town is now moving to Squire Drive. Vehicle counts and speed monitoring along Kensington has been done over the past three years. Trends observed indicate traffic volumes do not warrant a recommendation for Traffic Calming that includes physical methods at this time. It does however meet conditions for consideration of Level I Traffic Calming which includes enforcement options and education initiatives. If these are unsuccessful and the traffic warrants can be met, the Town can introduce a Level II approach which involves temporary physical devices.

Moved By Councillor Olsen

Seconded By Councillor Clark

Staff continue to monitor the traffic speeds and volumes on Kensington Avenue as part of the Neighbourhood Traffic Calming Program; and, the Town proceed with Traffic Bylaw amendments to post the street at 40 Km/Hr reflecting the proximity to the School Zone. In addition Staff will investigate additional advisory programs to assist in education and enforcement for this area. Also the traffic division of the Kennebecasis Regional Police Force will be advised of the concerns in the area for their monitoring and enforcement and request any information they have on incidents or infractions in this area to be reported to the town for incorporation into the Town's Traffic Calming review.

Motion Carried

9.5. Award of TransCanada Trail Grant - 2014

Correspondence from Deborah Apps, President and CEO confirmed Trans Canada Trail's approval of the Town's application for \$40,126 to be used for Phase 2 of the Quispamsis trail project, as per the Town's Concept Plan dated June 12, 2014.

The Director of Community Services informed Council Trans Canada Trails awarded the Town \$28,000 last year for the first portion of the Trans Canada trail system. Quispamsis has committed to completing its portion of the trail by 2017, to coincide with Canada's 150th Anniversary.

Moved By Deputy Mayor O'Hara

Seconded By Councillor Clark

A letter of appreciation be issued to Mr. Paul Jorgensen of the Sentier NB Trails thanking them for the TransCanada Trail grant in the amount of \$40,126.

Motion Carried

9.6. Proposed 2015 Library Budget

Correspondence from Chair Heather Crawford had attached the Kennebecasis Public Library's proposed 2015 operating budget. She noted, in keeping with the Budget Guidelines provided by the two Towns, the total operating expenses in 2015 are expected to decrease by \$249 or -0%.1% when compared to the 2014 approved budget. Chair Crawford's letter indicated the Library will present their proposed budget at the October 20th joint meeting of the two Town's Finance Committees.

Moved By Councillor Miller

Seconded By Councillor Rioux

The proposed 2015 Library Budget be referred to the Finance Committee for review as part of the 2015 Budget Deliberation Process.

Motion Carried

9.7. Evan and Shelley Doucet - PRO Kids Fundraiser

First Annual Quispamsis Fun Run & Swim - June 27, 2015 - qplex -
Request for qplex Pool Facilities \$300 Fee be Waived

Correspondence from Mr. and Mrs. Doucet related they will be organizing the First Annual Quispamsis Fun Run and Swim in support of the PRO Kids Foundation Saturday, June 27, 2015 at the qplex. The funding helps support underprivileged youth participate in organized sports, and recreational activities and programs that they otherwise may be unable to do. They requested the Town's support by donating use of the qplex pool at no charge following the walk/run from 11:00 – 12 noon, June 27, 2015.

Moved By Councillor Clark

Seconded By Councillor Thompson

Council waive the \$300 hourly fee for the PRO Kids swim following the June 27, 2015 Fun Run fundraiser at the qplex from 11:00 a.m. - 12 noon.

Motion Carried

10. By-laws

10.1. (Sept.16/14) Proposed Sign By-law Amendment No. 036-02 - Cobalt Properties Ltd. - 17 Millennium Drive

In Attendance: Jennifer Daigle and Mark Stiles - Cobalt Properties Ltd., to Expand Upon Request to Allow 3rd Party Advertising Sign at 17 Millennium Drive

A Staff Report from the Municipal Planning Officer informed Council the proposed Sign By-law No. 036-02 amendment will allow Cobalt Properties Ltd. to erect a third party sign on their property at 17 Millennium Drive to advertise for the businesses operating from their property at 8 – 10 Millennium Drive. He noted 17 Millennium Drive is the former Wilsons' Fuel Cardlock property which was purchased by Cobalt Properties and is situated adjacent to the Esso/MacDonalds establishment. The current Sign By-law prohibits third party signs within the Town – that is a sign which advertises or identifies an activity, business, product or service which is not conducted within the premise or on the lot on which the sign

is located. In this case, the sign is being installed on a vacant property on the opposite side of the street.

Mr. Colborne's report further referenced Cobalt's application requesting a height allowance of up to 30.48m (100 ft) in order to achieve the desired visibility. However, he noted when the sign plans and supporting documents are examined; it is evident that the adjacent 25 m (82 ft) Esso high rise sign is clearly visible in the sight line test. Unless Cobalt can justify why the added height is required, preference, he stated, would be in keeping with the established precedent of 25 m (82 ft).

Jennifer Daigle & Mark Stiles, expanded upon their application noting the proposed high rise sign is typical for Gas Bar and Convenience store combinations, noting the 30.48 m (100 ft) sign is visible to motorists travelling on the adjacent highway, with the proposed sign similar to the highway sign located at Lincoln, near Fredericton, New Brunswick.

Moved By Councillor Thompson

Seconded By Councillor Loughery

The proposed Sign By-law Amendment No. 036-02, Section 1. E. 1. i) be revised to reduce the sign height to read, "the sign shall be a freestanding sign with a maximum height of 25 meters(82 ft)".

Motion Carried

Nay: Councillor Olsen & Councillor Rioux.

Moved By Councillor Thompson

Seconded By Councillor Loughery

Third and final reading be given to the revised Sign Amendment No. 036-02: A By-law of the Municipality of Quispamsis Respecting Signs.

On the question, By-law No. 036-02 was read in its entirety.

Motion Carried

Nay: Councillor Olsen & Councillor Rioux

11. New Business

11.1. Country View Estates - Phase 7B

Moved By Councillor Rioux

Seconded By Councillor Miller

Council grant assent to Country View Estates Subdivision - Phase 7B subject to the following terms and conditions:

1. Standard Developer's agreements, bonding and subdivision fees will be required;
2. Subdivision filing fees of \$260.00 for a six (6) lot phase; and
3. Plans to be properly signed by the necessary utilities and owners.

Motion Carried

11.2. Jane & Marlene Thompson Subdivision - Easement 1

Moved By Councillor Thompson

Seconded By Councillor Clark

Council grant assent to the Jane and Marlene Thompson Subdivision plan - Easement 1, creating a municipal services easement.

Motion Carried

12. Reports

- 12.1 PCP Summer Student – Power Point Presentation
- 12.2 Financial Statements As at July, 2014 – Town Treasurer
- 12.3 QES – Thank You for Sea Dogs' Vouchers
- 12.4 Marilyn & Francis Isaac – Fireworks Concerns
- 12.5 Dr. David Stephen Memorial Foundation – Award of Distinction 2014
- 12.6 KRJBPC – June 25, 2014 Meeting Minutes
- 12.7 Canadian Union of Postal Workers – Request for Support
- 12.8 Planning Advisory Committee – Minutes of September 9, 2014 Meeting
- 12.9 Kennebecasis Public Library Board Meeting – August 20, 2014
- 12.10 Town of Quispamsis Building Report As At September 30, 2014

Moved By Deputy Mayor O'Hara
Seconded By Councillor Clark

Reports be received and filed.

Motion Carried

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

14. Adjournment

Moved By Deputy Mayor O'Hara
Seconded By Councillor Olsen

Meeting adjourn.

Motion Carried

Meeting adjourned at 10:35 p.m.


G. Murray Driscoll
Mayor


Catherine P. Snow
Clerk