



**TOWN OF SAINT ANDREWS  
SPECIAL COUNCIL MEETING  
MINUTES**

**March 8, 2021, 6:00 p.m.  
Electronic Meeting**

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**A. RECORDING OF ATTENDANCE**

*A Special Meeting of the Town of Saint Andrews Council was held on Monday, March 8, 2021, at 6:00 p.m. with the following members present:*

*Mayor Doug Naish, Deputy Mayor Brad Henderson, Councillor Kate Akagi, Edie Bishop, Guy Groulx, Andrew Harrison*

*Late: Kurt Gumushel - 6:01 p.m.*

*Staff: Chris Spear, CAO/Treasurer, Paul Nopper, Clerk - Senior Administrator*

**B. APPROVAL OF AGENDA**

**Motion: Motion: 100 - 03/21**

**Moved by Councillor Groulx**

**Seconded by Councillor Bishop**

*That the Agenda be approved as presented.*

*6 - 0*

**Carried**

**C. DISCLOSURE OF CONFLICT OF INTEREST**

**D. PRESENTATIONS**

**E. INTRODUCTION, CONSIDERATION AND PASSING OF BY-LAWS AND MOTIONS**

**1. FA210202 Application to the Municipal Finance Corp. Release 2021 Funds**

**Motion: Motion: 101 - 03/21**

**Moved by Councillor Bishop**

**Seconded by Councillor Groulx**

***Be it resolved** that the Clerk or Treasurer and Mayor or Deputy Mayor be authorized to issue and sell to the New Brunswick Municipal Finance Corporation a Municipality of the Town of Saint Andrews debenture in the principal sum of **\$306,000** on such terms and conditions as are recommended by the New Brunswick Municipal Finance Corporation,*

*-And*

***Be it resolved** that the Municipality of the Town of Saint Andrews agrees to issue postdated cheques payable to the New Brunswick Municipal Finance Corporation as and when requested in payment of principal and interest charges on the debenture.*

Ministerial Order No.	Date of M.O.	Date of Council's Resolution Authorizing application to MCBB	Purpose by Function	Amount in Dollars	Term
GENERAL					
20-0013	Mar. 9, 2020	Feb. 3, 2020	Transportation	250,000	10 years
20-0013	Mar. 9, 2020	Feb. 3, 2020	Transportation	56,000	15 years

6 – 0  
Carried

## 2. PW201001 Discussion Active Transportation Trail Saint Andrews

*CAO Spear: Highlighted the presentation on the \$1.5 million grant for active transportation. Several options have been provided for direction from the Council and the timing of the process. The grant gives 2 - 3 years to complete the work. It provides time for the consultation process. Two options provided: a one-way loop along Water Street to Prince of Wales Street. Needs to be a lot of consultation before implementation. A roadmap has been provided for staff to review. Have a public meeting in May or June and create a committee in the summer to review. We might want to have a consultant review the one-way option for recommendations and measuring effectiveness. September 2021, finalize options, and October conducts a town wide survey. By November, costing and include in the budget with design through the winter and start in 2022. The second option, non-Plat, items we can complete this year. Cemetery Road is an option and could cross from Katy's Cove and build an off-road trail to the next segment. Another segment to discuss is Marine Science Drive to Joe's Point Road. It is no longer an active road but is in need of repair. Look at widening the shoulder and leave the road alone in the short term. One lane for active transportation and the other lane maintained for base level. In 2022, discussion on extending an off-road trail on the Bar Road, consider discussion by next Council. Cornelia Street should be looked at but down the road based on the in-ground infrastructure. We should make this a priority in the 2022 budget for replacement. Residents along the road have some concerns. The last recommendation regarding an easement for Katy's Cove. There is an easement that went up towards the Cemetery, but the same storm that destroyed the trail damaged this section. It can be costly to repair this section. Seeking direction on how the phases are implemented. The funding partners are asking for a response and determine if the project meets the criteria.*

*Mayor Naish: Are the funders saying if we have a 3-year plan, will we get the funding over 3 years or all in one lump sum?*

*CAO Spear: They will give us funding as we spend it.*

*Councillor Gumushel: Excited about the initiatives. One comment about Cornelia, if we pave it, it might become a thoroughfare for fast-moving vehicles. There are traffic calming aspects that can be implemented to slow traffic. This can be safe for all users.*

*Councillor Bishop: Big issue with Cornelia Street and the infrastructure repairs. What is the cost?*

*CAO Spear: It is a costs close to \$700,000 to complete the infrastructure repairs.*

*Councillor Groulx: The CAO's suggestion on Cemetery Road is a good idea for 2021 and ready to develop. Brandy Cove Road, we need to be careful on how we proceed as this was a road. Bar Road, there is an issue with the*

negotiation of land to get the trail. Cornelia Street is interesting as the trail is currently separate from the road. If you are running a trail alongside Cornelia, you could do this without disrupting the infrastructure. The timeline for Water Street, maybe doing a COVID-19 measure and pilot for active transportation. Do a small piece for 2021 with a walking and bike lane. Get a feel for the project.

Deputy Mayor Henderson: We approved the trial system and how it runs. When adding lanes, one-way, etc. there needs to be community engagement. This Council does not have the time and not fair to leave it on the next Council. Can we present the loop we have approved and provide the work in phases and proposed concepts? Is there flexibility in this?

CAO Spear: I believe there is flexibility and strongly looking at off-road trails. We will assure them they will know this is not road work and mainly for active transportation.

Deputy Mayor Henderson: Go with the projects we can for phase 1 and conduct consultations for the other phases.

Mayor Naish: We have had some discussions with Coastal Link and the connections to Town. What we still do not know is what the timeline is for the connection to Coastal Link completion. This could affect the timelines of our trail network over 3 years.

Councillor Groulx: The Town funding is much more secure than Coastal Link. The town portion of the trail will probably be done before Coastal Link is completed.

CAO Spear: The significant volume of traffic on our trails will be our residents. Funding is not tied to bringing tourists in. We are trying to create parking spaces and using our trails. Once the connection is made to Coastal Link, we will be a welcome edition.

Mayor Naish: Let's maintain connections to these proposals.

Councillor Gumushel: In the public consultation process, I hope to see how active transportation can help alleviate traffic, reduce our environmental impact, and perhaps the ATV By-Law will allow electric vehicles on the trails. I would like to see varying electric travel accepted in the community.

Planner Gopen: One thing to take into consideration, the Transportation Master Plan has lots of concepts on street design and might be smart to look at this for any future development. There are good recommendations and suggestions looking at this moving forward. You are meeting your Municipal Plan goals.

CAO Spear: Heard Cemetery Road portion and Brandy Cove Road. It would help to have direction from Council on the other items.

Councillor Groulx: Phasing was originally for 1 year, not extended to 3 years. We are proposing for this year, we are aiming to spend \$200,000. In the near future, we may want to look at giving staff direction to spend more this year. The sooner we get it going the sooner we benefit.

### **3. PW210202 Discussion COVID-19 Downtown Plan for 2021**

CAO Spear: Follow-up to last year's plan and learned lessons for 2021. Last year we learned the use of the sidewalk width, which was only used by restaurants. Some people used the space for visitors to use the extra lanes but did not. Many residents with mobility issues created hardships. Those with mobility issues had additional barriers with curb heights and access to buildings. We also had a cleaning crew sanitizing and people appreciated it. It is questioned how much the cleaning helped and not sure the best practice to keep this going. The one-way does have lots of signs. This was a complaint but needed. We have received compliments from tourists and others on how good they felt and safe to the community. Weekdays were quieter but weekends were fairly full. We have a number of

recommendations. Businesses that want to encroach to expand eating, will need an agreement with the town and businesses would need to install a wooden walkway to create extra space. We are going to lose some parking spaces as there has been a sale of land previously used. Unlikely we will not have them for 2021. If there is a pilot project this year, keep half the parking in the downtown and address concerns of businesses. Consultation should start with businesses downtown as soon as possible. I think keeping it to one side, will hold off some of the concerns. One of the issues was the look and that will change for 2021. We would go with a wooden structure and a nautical feel. It is our recommendation not to continue disinfection and look on a more daily basis. Lots of time and effort put in but might have only had a minor reduction in support. We only have \$19,000 in the budget for 2021. If we move forward, it will have to come from this funding. If we do it on a small enough scale it should be efficient. Last year it was William to Frederic Street but need to consult with businesses.

Councillor Gumushel: What about just doing it on weekends like on Canada Day with an active transportation lane? This seems to be a viable plan that came from residents and businesses.

CAO Spear: Barricading the streets is a good idea but we cannot leave them unmanned. They must be moved for emergencies and people who want to get through will move them and drive through. We would need staff and significant costs to police these to ensure safety.

Councillor Gumushel: In between William and Frederic, if you extend down towards the liquor store, there are a lot more driveways. I do not know if it would need to be manned all day. You can set them up and take them down. The most impacted driveways suggested this. Might create a unique atmosphere on weekends.

Councillor Groulx: We did a fairly good job of canvassing last year to the Chamber and BIA. One of the areas we fell, was canvassing residents about the downtown. This impacted several residents with mobility issues, elderly, change of shopping habits, etc. I think there is a need to consult with residents. Last year we were in a different world with the new pandemic. This year we have the vaccines in New Brunswick by the end of June and borders may need to be open. Do we need the barricades? We should tie this to the active transportation and pilot this with the support for COVID-19. We need to be cautious about how we proceed.

Deputy Mayor Henderson: I concur with Councillor Groulx, it is a different situation with so much unknown. We have learned a lot since then and with the regulations in place we have a better understanding of the risks. Very few of the businesses took advantage of the extra spaces and understandable. I would like to see the walkaround option from Fredericton with a couple of parking spots taken up. The reality is, we have several restaurants with overhead and limited capacity. Restaurants capitalized on this. I hope we can reach out to the BIA and if we are to come up with a walkaround, how many are interested. If there are two or three, there would be lots of parking available. You can have a nominal fee, that could go towards a cause, but I think that it is a compromise that can be beneficial.

Councillor Groulx: To the comments of the Deputy Mayor, one business used a walkaround, Lumberjacks, it was being used as a bike rack. I am not sure about the efficiency of this. Are we proposing the businesses build and police their walkaround? I am not sure where we go with that.

CAO Spear: The recommendation from staff would be the businesses to build and put in place and estimating the costs between \$1700 and \$2500. If they are to be extended, they must barricade it off to prevent entering through traffic. The entrance would be on the sidewalk side. For liability and cost, businesses need to consider this as part of the operation.

*Councillor Groulx: The owner would be responsible to ensure they are not impeded and not used as a bike rack. I think it would be easy for pedestrian use.*

*CAO Spear: The Kennedy Inn used it last year and people are not going to be misleading. Need to have directed traffic. A good question, assuming an extension of a sidewalk and could be part of the enforcement of the By-Law Officer.*

*Councillor Gumushel: To the other Councillor comments, the recommendation to be open on the weekends came from last year. Not being able to predict this year, if I must choose, the walkaround and bike lane for COVID-19 measures would check the boxes off.*

*Councillor Harrison: I like the walkaround, but my issue is, if we want to go with a one-way Water Street with parking and active transportation, some businesses will spend a lot for one year. I kind of like the one-way option and simpler to navigate with the RVs and deliveries. I do not have a solution and how do we do both without huge costs?*

*CAO Spear: I need additional directions on how to proceed.*

*Deputy Mayor Henderson: I respect everyone's views and trying to get a trial in downtown. I do not see how the trail makes us safer via COVID-19. My question is, just making it in downtown and closing half the parking, how is this going to help the businesses. In reality, the bike lane will not add a significant portion to business. The walkaround gives the opportunity on both sides to expand the patio and revenue for the businesses. I think the trial and parking is two different subjects.*

*Councillor Harrison: I liked the extra space last year. I had to walk this and if COVID-19 is still with us, I prefer what we did last year, and everyone can still eat on the sidewalks. If we have more numbers than last year and the variants come to town, then what. I am not sure if we can redo the same as last year, but I felt safer and more comfortable with the extra space.*

*Mayor Naish: I do not think that option is off the table. I thought the barriers are not that bad last year and served a purpose. I find it ironic when we have the triathlon, people were happy to be protected. Now people were complaining of the look via safety, I am kind of with you Councillor Harrison. The fact that some businesses did not use the outdoor space was something to learn from. I spent lots of time on Water Street last year and did not hear a negative comment from visitors supporting businesses. You have to plan around the tourist season.*

*Councillor Harrison: We need to be flexible with this and our staff needs to be reactive and some direction to act quickly.*

*Councillor Groulx: Observations from last year, very few people used the extended space and used the sidewalks. Second, very few businesses took advantage of the extra space for sales, mainly restaurants. Thirdly, we gained a lot of information by having the one-way and that is why I am suggesting do the pilot with the active transportation.*

*CAO Spear: We need direction. Right now the instruction is not doing anything. I am ok with that but Councillor Harrison has mentioned the need to put it in place. Maybe staff can put some motions together and come back with final feedback and instruction.*

*Councillor Bishop: I think the way things were set up last year was great with extra space for walking space. Maybe there were complaints, but that is life. If people are spaced out and safe that is great. We do not know what will happen this year. If we did it like last year, we would be good.*

*Mayor Naish: Mr. Spear can you bring motions forward.*

*Deputy Mayor Henderson: Can we reach out to the Chamber and BIA on the options?*

CAO Spear: *That is reasonable, and we will revisit with our partners and do our best to get a response back.*

**4. PS210301 National Suicide & Crisis Hotline**

Councillor Bishop: *What a great idea and a big lack of services for those that need help. Perfect and logical idea.*

Deputy Mayor Henderson: *I want to commend MP Williamson on creating a voice in partnership. We are all aware of the issue that occurred in Fredericton. This is a good initiative.*

Councillor Groulx: *This is a great initiative and should be implemented.*

**Motion: Motion: 102 - 03/21**

**Moved by Councillor Groulx**

**Seconded by Councillor Bishop**

*WHEREAS the Federal government has passed a motion to adopt 9-8-8, a National three-digit suicide and crisis hotline;*

*AND WHEREAS the ongoing COVID-19 pandemic has increased the demand for suicide prevention services by 200 percent;*

*AND WHEREAS existing suicide prevention hotlines require the user to remember a 10-digit number and go through directories or be placed on hold;*

*AND WHEREAS in 2022 the United States will have in place a national 9-8-8 crisis hotline;*

*AND WHEREAS the Town of Saint Andrews recognizes that it is a significant and important initiative to ensure critical barriers are removed to those in a crisis and seeking help;*

*NOW THEREFOR BE IT RESOLVED THAT the Town of Saint Andrews endorses this 9-8-8 crisis line initiative;*

*And that Staff be directed to send a letter indicating such support to our local Member of Parliament, Member(s) of the Legislative Assembly, Federal Minister of Health, the CRTC and local area municipalities to indicate our support.*

6 – 0

**Carried**

**5. PED210102 Rezoning 152 Water Street Discussion**

CAO Spear: *This is in relation to a property, 152 Water Street, which started discussions in early 2020 for rezoning to develop a residential property in the back and commercial in the front. We advised them that we would approach Council with their formal plans and if they want to complete in your mandate.*

Planner Gopen: *Currently has the Mermaid Shop and a lot next to it on the western side and goes back to be able to be divided to put a residential on the rear. From the designs submitted, they are taking the design of the town into consideration and an attractive one. Another benefit is adding a residential dwelling in the Plat and on Water Street. Very walkable and designed for senior living. No planning concerns, but is this something Council would like to proceed with? It would be a tight deadline. It will still have to follow the planning process with public hearings and motions.*

Councillor Harrison: *Are we meeting those nights mainly?*

Clerk Nopper: *Yes, with the exception of one meeting on a Thursday.*

Councillor Groulx: *Residential use would be the process and not Mixed Use. It should be done as Serviced Residential. The only reason why I see a move to Mixed-Use is to not have to do a Municipal Plan review. This was*

*not on the Council's priority and what signal are we sending to the public on the option of this? I think we send this to next Council based on these factors. We should not rush to a decision. The process should be listening to the public and not acting in haste. If we go through this, an amendment would be in April or May. I do not believe this is good governance.*

*Councillor Harrison: It is not their fault there is an election. We have permanent civil service in the Town. We do not need all of the same Council here as staff can carry the torch. You ask what it tells people, we are open for business even with an election. I have no problem with this and residential in the back behind the commercial. Maybe we will get pushback and we are meeting these nights; we might as well add another question.*

*Councillor Gumushel: I am just wondering, there is a planned commercial building to be put upfront?*

*CAO Spear: It is proposed for commercial in the front. The primary process is to get residential on the back but no timeline for the new commercial.*

*Planner Gopen: There is a planned T subdivision, and a piece might be sold as Commercial. The back would be subdivided for residential.*

*CAO Spear: There are properties across the street with similar stylings. It is not to debate whether you like it, we just want to know if we want to bring it forward.*

*Councillor Groulx: Would this not warrant a development agreement?*

*Planner Gopen: We have discussed this as staff. In theory, you can have a development agreement. The issue is how would it be enforced? The mechanisms are stop-work orders or reversion to other zones of the property where the development is supposed to happen. In this case, you are trying to control one property with another. I cannot think of many options for enforcement.*

*Councillor Harrison: Right now, they have commercial use on the property. The front of the property is commercial on the bottom and what we want, and our By-Laws want. They want to build behind for residential, otherwise unused, why are we trying to make it harder. If residential was on the front I would have a different view. It seems like we are hitting the sweet spot with more residential and keeping commercials upfront.*

*Councillor Gumushel: I agree with you, Councillor Harrison. If we can insist on the whole in the street to have a business on it.*

*Councillor Harrison: They are going to build behind the current commercial building. The additional commercial building could be built later.*

*Councillor Groulx: This is back to the whole issue of Mixed Use, Residential, and Commercial. So you are building residents on a commercial property. So you call it Mixed Use.*

*Councillor Harrison: What is the difference.*

*Councillor Groulx: They knew the zoning before this and now they are trying to push this through this Council at the end.*

*Councillor Harrison: Could there not be a breezeway?*

*Planner Gopen: The Mixed-Use zone is funny. The property is fully commercial and we were unaware of any future residential. There is a possibility that the property could revert back to commercial. You can say this needs a Municipal Plan amendment with Service Residential, it is a possibility. Councillor Harrison makes good points as you are not losing commercial space on Water Street.*

*Mayor Naish: This is one property at this time. Any future concepts, none has been done. It is one property looking for a secondary use with residential. It currently has Commercial and residential in the building now.*

*Planner Gopen: They want to subdivide. The road access would be an alleyway, one main residential building at the back, and a Commercial at the front. The front half will be split down the middle and half will remain with the current commercial lot and the other option for the commercial build.*

*Mayor Naish: If we let them.*

*Planner Gopen: In theory, they can subdivide, and it would be part of the PRAC decision. A development agreement would be made.*

*CAO Spear: Going back to enforcement, we have limited options. The residential property will be offset and will not necessarily take away from Water Street. It should not distract that much but that is my opinion. It would have to remain a bungalow one-story building.*

*Deputy Mayor Henderson: I am wondering why based on the images, our town is laid out in square blocks, this one is rotated a little. It looks kind of off centre and on an angle. Why is that?*

*Planner Gopen: It would be a small lot and provide more build area based on setbacks. There are similar properties in town but if this was fronting on a street, it would go against our secondary municipal plan. As this is in the rear, the requirement is not there and not a major concern. You have these rules for uniform streetscapes and appreciate it. As this is a setback, I do not think the nature of the streetscape would be affected.*

*Deputy Mayor Henderson: There are a lot of opinions on completion, we should bring a motion forward for first reading. If Council wants to move forward, we can if not we can send to next Council.*

*Councillor Groulx: One question, does the building meet all the zoning by-law criteria or will there be variances?*

*Planner Gopen: The one concern was minimum lot area and too small? The Mixed-Use zone previously had a minimum lot area in Z18-04. In Z21-01 this did not come up.*

*Councillor Groulx: Does this meet the frontage requirements?*

*Planner Gopen: I believe it does meet the frontage requirements.*

*Councillor Groulx: I do not see the frontage on the street.*

*Planner Gopen: There are interior lots that do not require frontage on the streets.*

*Mayor Naish: Bring a motion forward for more debate and answers to the questions. I am still confused about the process with subdivisions.*

**F. NEW BUSINESS**

**G. QUESTION PERIOD**

**H. COUNCILLORS' AND DEPUTY MAYOR'S COMMENTS**

*Councillor Groulx: In the Telegraph-Journal, it was announced about a lawsuit for Kingsbrae Arms, and the property is zoned Residential versus something for hotels.*

*Planner Gopen: I have received some calls and not surprised at the lawsuit.*

*Deputy Mayor Henderson: Mr. Gopen was instrumental for housing and it is has gone up to the Province and Federal governments to look at this. I want to congratulate him and his colleagues. It is International Women's Day and thank you to Councillor Bishop and Akagi. Your support and continuous inspiration are welcomed and supported.*

**I. MAYOR'S COMMENTS**

**J. CLOSED SESSION**



**Motion: Motion: 103 - 03/21**  
**Moved by Councillor Bishop**  
**Seconded by Councillor Akagi**

*At 7:43 p.m. Council move into Closed Session per the Local Governance Act, Section 68 (c) information that could cause financial loss or gain to a person or the local government or could jeopardize negotiations leading to an agreement or contract, and (j) labour and employment matters, including the negotiation of collective agreements.*

6 – 0  
**Carried**

**Motion: Motion: 104 - 03/21**  
**Moved by Councillor Bishop**  
**Seconded by Councillor Gumushel**

*At 8:35 p.m. Council returned to open session.*

6 – 0  
**Carried**

**K. ADJOURNMENT**

**Motion: Motion: 105 - 03/21**  
**Moved by Councillor Akagi**  
**Seconded by Councillor Bishop**

*At 8:37 p.m. that the meeting be adjourned.*

6 – 0  
**Carried**



  
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Doug Naish, Mayor

  
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Paul Nopper, Clerk