



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

**January 16, 2023, 6:30 p.m.  
Electronic Meeting**

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**A. RECORDING OF ATTENDANCE**

*A Regular Meeting of the Town of Saint Andrews Council was held electronically on Monday, January 16, 2023, at 6:30 p.m. with the following members present:*

*Mayor Brad Henderson, Deputy Mayor Kate Akagi, Councillors Mark Bennett, Marc Blanchard, Kurt Gumushel, Annette Harland, Lee Heenan, Jamie Hirtle, Steve Neil, and Darrell Weare.*

*Staff: Chris Spear, CAO/Treasurer, Paul Nopper, Clerk - Senior Administrator, and Alexander Gopen, Senior Planner, Southwest New Brunswick Service Commission.*

**B. LAND RECOGNITION OF THE PESKOTOMUHKATI NATION**

**C. APPROVAL OF AGENDA**

**Motion: 001 - 01/23**

**Moved by Councillor Heenan**

**Seconded by Councillor Hirtle**

*That the Agenda be approved as presented.*

**9 – 0**

**Carried**

**D. DISCLOSURE OF CONFLICT OF INTEREST**

- 1. Mayor Henderson - Amendment Z22-02 to the Town of Saint Andrews Zoning By-Law Z22-01 for 302 Mowat Drive Third and Final Reading, PED 220612**
- 2. Mayor Henderson - Amendment MP20-06 to the Town of Saint Andrews Municipal Plan MP20-01 for 302 Mowat Drive Third and Final Reading, PED220611**

**E. PRESENTATIONS**

- 1. Chris Evans and Rick Turner, Evansland Development Inc. Stonewall Place Proposal Mowat Drive**

*Mr. Rick Turner presented on behalf of Evansland Development Inc. on the proposed development at the corner of Bar Road and Mowat Drive called Stonewall Place. The goal is to provide affordable homeownership opportunities for residents of Saint Andrews. We plan to build covenants, as provided to Council, for the protection of greenspace and conservation of lands. We are hoping the Town is open to the opportunity of diverting stormwater management to the detention pond located on Champlain Avenue. Provided to Council was an overview of the site plan for the*

proposed development highlighting public streets, public greenspaces, opportunities for further expansion of the public street to adjacent properties, and proposed locations of units to be developed. It is felt that rental affordable units create more of a transient residential population and that the developers want to provide an affordable housing ownership opportunity to further retain residents to Saint Andrews who support local businesses and work for local businesses. Through independent engineer reviews, it is estimated that servicing and road building will cost about \$1 million. To help keep costs down and create more affordable units, the developer is seeking support from the Town with in-ground infrastructure and public street costs. Any help would be appreciated and would help to lower costs to future homeowners. The developer plans to make a formal application to the Southwest New Brunswick Service Commission to get the project started. The developer has been working on clearing the property in preparation for the formal application.

Mayor Henderson thanked Mr. Turner for his presentation on the proposed development of Stonewall Place. Mayor Henderson asked if the property would need to be rezoned. Mr. Gopen noted that the Planners have completed a high-level overview of the development and that the property is currently zoned Service Residential. This zone would allow for the proposed development without rezoning but that further review would take place during the formal application process. There still might be variances needed and the Planning Advisory Committee will have an opportunity to provide their opinion on the development proposed. A Subdivision Agreement would need to be developed between the Town and the developers, especially with a public street. A Subdivision Agreement would outline lands for a public purpose, public streets, security bonds, stormwater management, building designs, and timelines for completion. Council asked Mr. Turner what the developer considered affordable housing. Mr. Turner noted they are still working on the final cost numbers, balancing out labour and materials, but anticipated to be \$300,000 per unit if not less if possible. Council further asked if a unit was sold could someone flip the unit immediately. Mr. Turner noted that the hope would be new residents staying for a longer period than flipping but hard to stop. Covenants could be put into the sale agreement to help prevent flipping quickly. Staff noted covenants could also be built into the Subdivision Agreement. Mr. Gopen provided a brief overview of a new model of affordability rating versus income being used by the Service Commission. It was noted that at \$300,000 per unit, people with a salary of \$70,000 would have an opportunity to afford the units. Council discussed the affordability model and noted that it is difficult now to build a prefabricated home for under \$300,000 but is open to seeing what the developer can come up with. Mr. Turner noted they are looking at ways to reduce costs such as slab-on-grade build, prefabricated walls, and energy efficiencies. Affordability is top of mind for the developer. Council asked if there was a concern about the road length and the T-shaped road at the end of the street. Staff noted the road and T-shaped intersection would meet the standards of the Subdivision By-Law and subsequently act as a cul-de-sac. Mayor Henderson noted to Council that there are limited funds in the budget to help support projects and that will need to have further discussions on development. The direction was given to staff to review the tax revenue payback for Council consideration prior to any decision being made on financially supporting the project. It was also suggested with the increase of units in the area that a traffic study is advisable to be completed.

**F. APPROVAL OF THE MINUTES OF PREVIOUS MEETING**

1. **Minutes of the 221205 Regular Council Meeting on Monday, December 5, 2022, 6:30 p.m.**

**Motion: 002 - 01/23**

**Moved by Councillor Heenan**

**Seconded by Councillor Blanchard**

*That the Minutes of the 221205 Regular Council Meeting on Monday, December 5, 2022, at 6:30 p.m. be adopted.*

**9 – 0**

**Carried**

2. **Minutes of the 221212 Public Hearing of Objections to By-Law No. 22-07, Council Remuneration on Monday, December 12, 2022, 6:30 p.m.**

*Councillor Blanchard - Noted that a change to the Minutes discussing Councillor Remuneration Range from \$136,027 should be \$13,072.*

*Clerk Nopper - Noted the change and would be made prior to the Minutes being signed.*

**Motion: 003 - 01/23**

**Moved by Councillor Hirtle**

**Seconded by Councillor Gumushel**

*That the Minutes of the 221212 Public Hearing of Objections on By-Law No. 22-07, Council Remuneration on Monday, December 12, 2022, at 6:30 p.m. be adopted.*

**9 – 0**

**Carried**

3. **Minutes of the 221212 Special Council Meeting on Monday, December 12, 2022, 6:55 p.m.**

**Motion: 004 - 01/23**

**Moved by Councillor Heenan**

**Seconded by Deputy Mayor Akagi**

*That the Minutes of the 221212 Special Council Meeting on Monday, December 12, 2022, at 6:55 p.m. be adopted.*

**9 – 0**

**Carried**

4. **Minutes of the 221215 Special Council Meeting, Swearing-In Ceremony, on Thursday, December 15, 2022, 6:30 p.m.**

**Motion: 005 - 01/23**

**Moved by Councillor Harland**

**Seconded by Councillor Bennett**

*That the Minutes of the 221215 Special Council Meeting, Swearing-In Ceremony, on Thursday, December 15, 2022, at 6:30 p.m. be adopted.*

**9 – 0**

**Carried**

**G. COMMUNICATIONS**

1. **Lezlie LeBlanc Co-Chair, Age-Friendly Advisory Committee 2023 Letter**

**H. STAFF REPORT/FINANCIAL REPORT, PS230105, PS230106, FA230105, RCS230106, PW230110, RCS230105, PW230111, FA230108, FA230109, PED230107**

CAO Spear provided a summary of the staff reports and an overview of the Municipality for the month of December 2022. Mayor Henderson inquired if the Town had received approval for the budget from the province. CAO Spear noted that he has received correspondence with anticipation of official approval from the province by the end of the week.

**Motion: 006 - 01/23**

**Moved by** Councillor Heenan

**Seconded by** Councillor Neil

*That Council accepts all the Staff Reports and Financial Reports as presented.*

**9 – 0**

**Carried**

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

### **1. Finance & Administration - Deputy Mayor Akagi**

#### **1. CPI Staff Wage Increases for 2023, FA230106**

*Council discussed the option of a 6% CPI for staff wages for 2023. There was concern that there are stresses across the community with increased prices for food, fuel, and housing. Some federal government departments are negotiating a 4.5% increase. Council had a consensus that 6% might be too high of an increase and that we are unsure of what the future holds. It was noted that private sector workers usually do not have CPI increases. Council asked staff if the previous CPI increases were a written policy or preference of Council. CAO Spear noted it has been both but more of a practice than a formal policy. Council noted that it might be advisable to look at a policy for CPI. CAO Spear noted that there are pros and cons to a written policy on CPI and that the community has been very fortunate to have a strong tax base that has grown while other communities' struggle. Normally a CPI adjustment ranges between 2% - 3% annually. Council amended the motion to move to a 5% increase for 2023.*

**Motion: 007 - 01/23**

**Moved by** Deputy Mayor Akagi

**Seconded by** Councillor Heenan

*That the Council of the Town of Saint Andrews sets the CPI Staff Wage increases for 2023 at 6%.*

**Amended**

**Motion: 008 - 01/23**

**Moved by** Councillor Hirtle

**Seconded by** Councillor Heenan

*That the CPI rate for Staff Wages be set at 5% for 2023.*

**7 – 2, Nay Councillor Harland, Councillor Gumushel**

**Carried**

**Motion: 009 - 01/23**

**Moved by** Deputy Mayor Akagi

**Seconded by** Councillor Heenan

*That the Council of the Town of Saint Andrews sets the CPI Staff Wage increase for 2023 at 5%.*

**7 – 2, Nay Councillor Harland, Councillor Gumushel**

**Carried**

**2. Public Works - Councillor Blanchard**

**1. Street Name Request for Van Horne Garden Homes Subdivision, PW221207**

*Council thanked staff for the background reporting and asked staff to implement the two recommendations at the end of the report:*

*1. With the development of the trail system and upcoming trail signage, acknowledgment of the issues with the building of the CPR can be developed and placed along the trail to educate the public.*

*2. Work with representatives of Ministers Island to create an educational information package that can be made available to the public to discuss issues and learning opportunities. Potential locations for information could be the Welcome Centre, Town Hall, and the library.*

**Motion: 010 - 01/23**

**Moved by** Councillor Blanchard

**Seconded by** Councillor Bennett

*That Council approves the street name, Adaline Lane, as per By-Law No. 69, A Subdivision By-Law for the Town of Saint Andrews for the Van Horne Garden Homes Subdivision at the corner of Bar Road and Mowat Drive.*

**9 – 0**

**Carried**

**3. Public Safety - Councillor Neil**

**4. Business, Tourism, Heritage, and Culture - Councillor Hirtle**

**5. Recreation and Community Services - Councillor Gumushel**

**1. Trail Advisory Committee Community Member Appointment, RCS230107**

**Motion: 011 - 01/23**

**Moved by** Councillor Gumushel

**Seconded by** Councillor Neil

*That the Council of the Town of Saint Andrews appoints Mark Hoel to the Trail Advisory Committee for a term of 2 years.*

**9 – 0**

**Carried**

**6. Planning & Economic Development - Councillor Heenan**

**1. Amendment MP20-02-01 to the Town of Saint Andrews Secondary Municipal Plan MP20-02 for PIDs 01320035 and 15054893 256 and 260 Water Street for Bridle Path International Inc. Discontinuation of Process, PED220710**

*Councillor Gumushel - Let the record show that I am disappointed that Mr. Rocca has withdrawn his efforts to place a large apartment building on the site of the old gas station owned by Mr. Holmes downtown. I did have some concerns about the aesthetics of the building not exactly matching the general theme downtown, however, I feel with some minor changes the project could have and should have come to fruition. The boisterous complaints from Mr. Greenaway and the other concerned citizens are disappointing, to say the least. Municipal Plans are just that, plans, not laws or commandments. The best-made plans can be changed when such an excellent opportunity for growth comes along. We need housing, and more people living downtown to make our community a vibrant year-round place to live. Those are my comments on this.*

*Councillor Heenan - I echo Councillor Gumushel in some of his comments. I really feel bad that we have not gotten this project. I really feel bad that the people did not want to meet with Mr. Rocca. I feel very disheartened that there were people who said they did not sign the petition and their names were on it. I feel very sad for our community that we ended up in this position. I would like to say publicly that I appreciate Mr. Rocca for coming forth and trying to do business with our Town. Thank you.*

*Mayor Henderson - Recognized Councillor Heenan, especially your last comment, a lot of time was put in by Mr. Rocca into the potential development of this community. It did have some varying opinions, nay, and yay, for the project, but the fact he put that much time and effort and thought to invest in our community. Unfortunately, at the end of the day, Council decided in relation to the Secondary Municipal Plan and Zoning By-Law but that does not go without noticing his effort and commitment. I hope that he looks to this community in the future to maybe find a pathway or project maybe not this location, maybe it is, but continues to find investment in our community as he has a lot of experience. I will also acknowledge that members of the Council did take some abuse through the process and commend you on remaining impartial in the process.*

**Motion: 012 - 01/23**

**Moved by** Councillor Heenan

**Seconded by** Councillor Harland

*Whereas Bridle Path International Inc. has withdrawn its Amended Amendment MP20-02-01 to the Town of Saint Andrews Secondary Municipal Plan MP20-02 for exemption under HBD Section 2.1.2.6(a), (b), and (c) for PIDs 01320035 and 15054893 at 256 and 260 Water Street, it is therefore resolved that the Secondary Municipal Plan Amendment Process be discontinued.*

**9 – 0**

**Carried**

**2. Development Agreement for 302 Mowat Drive Compass Housing Development PED220612**

*Mayor Henderson left the meeting at 7:46 p.m.*

**Motion: 013 - 01/23**

**Moved by** Councillor Heenan

**Seconded by** Councillor Gumushel

*That Council signs into a Development Agreement with Compass Housing Inc. for PID 01325521, 302 Mowat Drive, as per Section 59 of the Community Planning Act.*

**8 – 0**

**Carried**

**3. Amendment MP20-06 to the Town of Saint Andrews Municipal Plan MP20-01 for 302 Mowat Drive Third and Final Reading, PED220611**

*Deputy Mayor Akagi read the By-Law in full for the Third and Final Reading.*

**Motion: 014 - 01/23**

**Moved by** Councillor Heenan

**Seconded by** Councillor Harland

*That Council grants leave for the Third and Final Reading to the Municipal Plan Amendment MP20-06 to the Town of Saint Andrews Municipal Plan MP20-01 for Compass Housing Inc., at PID 01325521, 302 Mowat Drive, to move from Commercial Designation to Residential Designation on the Generalized Future Land Use Map.*

**8 – 0**

**Carried**

**4. Amendment Z22-02 to the Town of Saint Andrews Zoning By-Law Z22-01 for 302 Mowat Drive Third and Final Reading, PED 220612**

*Read by Deputy Mayor Akagi by title for the Third and Final Reading.*

*Mayor Henderson returned to the meeting at 7:58 p.m.*

**Motion: 015 - 01/23**

**Moved by** Councillor Heenan

**Seconded by** Councillor Hirtle

*That Council grants leave for the Third and Final Reading to the Zoning By-Law Amendment Z22-02 to the Town of Saint Andrews Zoning By-Law Z22-01, for Compass Housing Inc., at PID 01325521, 302 Mowat Drive, to move from Tourist Commercial Zone to Multiple Residential 2 Zone.*

**8 – 0**

**Carried**

**J. NEW BUSINESS****1. Council Chamber Upgrades, FA230107****Motion: 016 - 01/23****Moved by** Councillor Harland**Seconded by** Councillor Weare*That Council authorizes the unbudgeted capital expenditure of \$10,000.00 for upgrades to the Council Chambers.***9 – 0****Carried****K. QUESTION PERIOD****L. COUNCILLORS' AND DEPUTY MAYOR'S COMMENTS***Councillor Heenan - I would like to formally welcome the new Councillors to the Town of Saint Andrews and it is a pleasure to work with you.**Councillor Heenan - One of our mandates from the last Council was to support the development of affordable housing. Tonight, is a big step and I am glad this project fell under my portfolio. We had some tough times, and I am proud of this group. It has been a pleasure to work with you and a job well done.***M. MAYOR'S COMMENTS***Mayor Henderson - I echo the comments from Councillor Heenan. Even with sitting out with a Conflict of Interest, going through the process, and lots of different options, we are pleased that the developer committed to locking in an affordable housing price, which is wonderful for the community. It is great to have people with ties to and that live in the community that wants to make a difference. I want to recognize the staff and Council for addressing this need in our community. This is the third agreement we have done on housing over the last year. This is the most development in the community in a long time. Your commitment from the time of running for Council has made a difference in our housing needs and Council you have lived up to your promises. There has been a lot of work, discussions, and processes that have taken place and I would like to recognize your commitment. For those struggling in our community, more rentals are on the way. These will help to support single parents, seniors, students, and seasonal workers. There is a reason for optimism.**Mayor Henderson - Councillor Bennett, Weare, and Harland, thank you for your participation this reform is going to make our Council stronger. Great to see debate and democracy at work. I am looking forward to continuing our processes and our strategic planning sessions in April.***N. CLOSED SESSION****Motion: 017 - 01/23****Moved by** Councillor Gumushel**Seconded by** Councillor Neil*At 8:06 p.m. that Council moves into Closed Session as per the Local Governance Act, Section 68(1)(j) labour and employment matters, including the negotiation of collective agreements.***9 – 0****Carried**



**Motion: 018 - 01/23**

**Moved by Councillor Blanchard**

**Seconded by Councillor Heenan**

*At 8:12 p.m. that Council returns to Open Session.*

**9 – 0**

**Carried**

**O. ADJOURNMENT**

**Motion: 019 - 01/23**

**Moved by Deputy Mayor Akagi**

**Seconded by Councillor Blanchard**

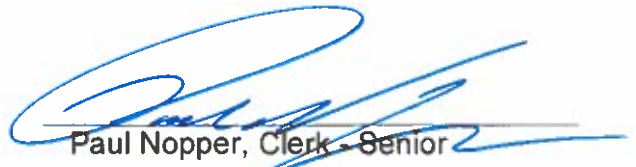
*At 8:12 p.m. that the meeting be adjourned.*

**9 – 0**

**Carried**



Brad Henderson, Mayor



Paul Nopper, Clerk - Senior  
Administrator

