



TOWN OF SAINT ANDREWS

REGULAR COUNCIL MEETING

MINUTES

December 4, 2023, 6:30 p.m.

W.C. O'Neill Arena Complex Council Chambers

A. RECORDING OF ATTENDANCE

A Regular Meeting of the Town of Saint Andrews Council was held on Monday, December 4, 2023, at 6:30 p.m. with the following members present:

Deputy Mayor Kate Akagi, Councillor Mark Bennett, Kurt Gumushel, Annette Harland, Lee Heenan, Jamie Hirtle, Steve Neil, and Darrell Weare

Electronic Attendance: Mayor Brad Henderson and Councillor Marc Blanchard.

Chris Spear, CAO/Treasurer and Paul Nopper, Clerk - Senior Administrator.

Electronic Attendance: Alexander Gopen, Senior Planner, Southwest New Brunswick Service Commission.

B. LAND RECOGNITION OF THE PESKOTOMUHKATI NATION

C. APPROVAL OF AGENDA

Motion: 407 - 12/23

Moved by Councillor Heenan

Seconded by Councillor Neil

That the Agenda for the 231204 Regular Council Meeting be approved as presented.

9 – 0

Carried

D. DISCLOSURE OF CONFLICT OF INTEREST

1. **Mayor Henderson - Public Hearing of Objections for Amendment Z22-04 for the Rezoning of Stonewall Place PID 01325240 Evans Land Development Ltd., PED231208**

E. PRESENTATIONS

1. **Jim Stuart, Executive Director, Neighbourhood Works Presentation**

Jim Stuart, Executive Director, provided the Council with a presentation on Neighbourhood Works in St. Stephen, formerly Charlotte County Group Homes. Our mission is to work with diverse individuals and families to overcome barriers to life. Our collaboration of partners helps to facilitate flexible services and programs. We envision strong and inclusive neighbourhoods which enhance wellbeing. We are a non-profit organization supporting Charlotte County. In 1985 we opened our first facility for children aged 12 - 18 years. In 2019 the province asked us to develop a program for large sibling groups, in particular 5 youth ages 4 - 11, for our out-of-home placements. In 2021 the Board expanded our services through a rebranding

exercise based on the feedback from the community and partners. In September 2021 we purchased 59 Union Street, an old Church, to be developed into a service hub and transitional housing for those in need. The vision is to improve lives, eliminate barriers, and facilitate social change in the community. This will be the engine room for collaboration and having a central location will have a large impact on our community. We want to have transformational changes in the lives of those we support. A video of "The Link" Project was provided to Council explaining the new opportunity. Accomplishments to date include since July 2022 a community supper and have served over 25,000 meals, in December 2022 we opened an out-of-the-cold warming centre and supported 71 individuals with 67 from Charlotte County. We have been guaranteed funding for a Street Outreach Worker until December 2026 and one for Eastern Charlotte and the Islands until September 2026. We have established a Youth Launch Program this summer under the NEETS program, Not Employment, Education or in Training Situation, for youth ages 15 to 20. This represents 1 in 5 individuals or 19.7% of youth. This program is funded through private donations and corporate donors. We are going to receive funding for an 8-bed youth transition program and hope to have the first bed open in January 2024. We will be hiring two full-time case managers for the next 18 months. We have secured funding for a Youth Outreach Program Coordinator for all of Charlotte County. In all of these cases, if there is a way to prevent youth and others from needing housing, we will do that. We can work with landlords, and family members with counselling, and other processes to reduce homelessness. We have over 100 volunteers and counting to help move youth forward in their lives. We want to create stability, teach skills, obtain goals, and better manage relationships, and financial support. We are seeking support for our programming from the Town of Saint Andrews in a partnership of \$15,000 per year over three years, totalling \$45,000. Thank you for the opportunity to present to you this evening.

Council thanked Mr. Stuart for his presentation and noted that Neighbourhood Works has done a fantastic job in supporting youth and those with barriers in our communities. Council asked about the NEET program, how 1 in 5 or 19.7% of youth are in need, and how this compares to the 12% in the entire province and if they see difficulties with this in the colder months. Mr. Stuart noted that in the colder months, it can be more difficult, and that youth tend to couch surf and find precarious spaces. We have seen females stay in abusive relationships to ensure they have a warm place to stay during the winter. We do feel the numbers are rising on homelessness and those who have barriers to shelter over the last year. Note that our range is from Sussex to St. Stephen, and McAdam to the Islands, so we have a vast area to cover. Council noted the great programs that have been established and the partnership with the Sophia Centre. Council asked if Neighbourhood Works has been in conversation with local employers. Mr. Stuart said they have been working with the St. Stephen Chamber of Commerce on this. The youth transitional housing for 16 to 20-year-olds is great but hoping to expand to those ages up to 25 but have to find a balance and safety of youth versus young adults. Those who want to be in our programs want to be here to succeed towards their goals. They must want to change. Council further provided their appreciation for the work Neighbourhood Works does for the region and wonderful to see a centralized hub of services. Mr. Stuart noted that they have reviewed many models from across Canada and this one will be unique to New Brunswick but hope to see this build further into a multigenerational service hub. We

have great community support and look to keep the lights on for a long time. Council noted that they will discuss the pledge request from Neighbourhood Works shortly and get back to them.

2. Mylene Vincent, Chief Development Officer, Housing Hub of New Brunswick Presentation

This presentation was moved into Closed Session under the Local Governance Act, Section 68(1)(d) the proposed or pending acquisition or disposal of land.

F. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

1. Minutes of the 231106 Public Hearing of Objections to By-Law No. 23-04 BIA By-Law on Monday, November 6, 2023, 6:30 p.m.

Motion: 408 - 12/23

Moved by Councillor Heenan

Seconded by Councillor Bennett

That the Minutes of the 231106 Public Hearing of Objections to By-Law No. 23-04, BIA By-Law on Monday, November 6, 2023, at 6:30 p.m. be adopted.

9 – 0

Carried

2. Minutes of the 231106 Regular Council Meeting on Monday, November 6, 2023, 6:45 p.m.

Motion: 409 - 12/23

Moved by Councillor Neil

Seconded by Councillor Harland

That the Minutes of the 231106 Regular Council Meeting on Monday, November 6, 2023, at 6:45 p.m. be adopted.

9 – 0

Carried

3. Minutes of the 231107 Special Council Meeting on Tuesday, November 7, 2023, 6:30 p.m.

Motion: 410 - 12/23

Moved by Councillor Heenan

Seconded by Councillor Hirtle

That the Minutes of the 231107 Special Council Meeting on Tuesday, November 7, 2023, at 6:30 p.m. be adopted.

9 – 0

Carried

4. Minutes of the 231122 Public Hearing of Objections to By-Law No. 23-05 Subdivision By-Law on Wednesday, November 22, 2023, 6:30 p.m.

Motion: 411 - 12/23

Moved by Councillor Bennett

Seconded by Councillor Hirtle

That the Minutes of the 231122 Public Hearing of Objections to By-Law No. 23-05 Subdivision By-Law on Wednesday, November 22, 2023, at 6:30 p.m. be adopted.

9 – 0

Carried

5. **Minutes of the 231122 Public Hearing of Objections to By-Law No. 23-06, Procedural By-Law on Wednesday, November 22, 2023, at 6:45 p.m.**

Motion: 412 - 12/23

Moved by Councillor Heenan

Seconded by Councillor Neil

That the Minutes of the 231122 Public Hearing of Objections to By-Law No. 23-06, Procedural By-Law on Wednesday, November 22, 2023, at 6:45 p.m. be adopted.

9 – 0

Carried

6. **Minutes of the 231122 Regular Council Meeting on Wednesday, November 22, 2023, 7:00 p.m.**

Motion: 413 - 12/23

Moved by Councillor Gumushel

Seconded by Councillor Bennett

That the Minutes of the 231122 Regular Council Meeting on Wednesday, November 22, 2023, at 7:00 p.m. be adopted.

9 – 0

Carried

G. COMMUNICATIONS

- H. **STAFF REPORT/FINANCIAL REPORT, PS231208, FA231214, PS231206, PS231207, PW231210, FA231215, RCS231206, FA231216, RCS231207, PED231207, RCS231208**

Council asked Staff if there would be a meeting to review the surpluses for the Town and if they would be moved into reserves. CAO Spear noted that there will be a meeting on December 11, 2023, and will wrap up the financials of the Town at this time with movements to reserve funds.

Motion: 414 - 12/23

Moved by Councillor Heenan

Seconded by Councillor Harland

That the Council of the Town of Saint Andrews 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. **By-Law No. 23-06, A Procedural By-Law for the Organization and Operation of the Council of Saint Andrews Second and Third Reading, FA231017**

CAO Spear recommended to Council to table the motions on this By-Law as there were some wording changes staff would like to review before the Second and Third Reading. Council was supportive of the recommendation and that the By-Law would return in January of 2024.

Motion: 415 - 12/23

Moved by Councillor Harland

Seconded by Councillor Neil

That the Council of the Town of Saint Andrews grants leave for the Second Reading to By-Law No. 23-06, A Procedural By-Law for the Organization and Operation of the Council of Saint Andrews.

Amended

Motion: 416 - 12/23

Moved by Mayor Henderson

Seconded by Councillor Bennett

That the Council of the Town of Saint Andrews tables the leave for the Second Reading to By-Law No. 23-06, A Procedural By-Law for the Organization and Operation of the Council of Saint Andrews.

9 – 0

Carried

Motion: xxx - 12/23

Moved by _____

Seconded by _____

That the Council of the Town of Saint Andrews grants leave for the Third and Final Reading to By-Law No. 23-06, A Procedural By-Law for the Organization and Operation of the Council of Saint Andrews.

2. Public Works - Councillor Blanchard

3. Public Safety - Councillor Neil

1. Policy P-23-03 The Town of Saint Andrews Children and Vulnerable Persons Policy, PS231209

CAO Spear noted that Councillor Harland has provided some additional feedback on the Policy. It was recommended to Council to table the Policy and that staff bring back the Policy with the recommended changes for approval. Council asked if the Policy had been reviewed by the Legal Department. CAO Spear noted that the Policy was reviewed by our insurance company, and they provided some recommendations, and they were added to the document. It was noted staff will ensure a final review is completed before acceptance by Council.

Motion: 417 - 12/23

Moved by Councillor Neil

Seconded by Councillor Heenan

That the Council of the Town of Saint Andrews approves Policy P-23-03 The Town of Saint Andrews Children and Vulnerable Persons Policy.

Amended

Motion: 418 - 12/23**Moved by Councillor Neil****Seconded by Councillor Bennett**

That the Council of the Town of Saint Andrews tables the approval for Policy P-23-03 The Town of Saint Andrews Children and Vulnerable Persons Policy.

9 – 0**Carried****2. RCMP MPSA Continuation and Increase in Members, PS231210**

Council asked if there was an intent to add more officers or would there remain the same level of police coverage. CAO Spear said that we will not gain complements of officers but transfers from St. Stephen Detachment to the St. George Detachment and all our policing services for Bayside, Chamcook, and Saint Andrews will come from the St. George Detachment versus splitting between the Detachments. CAO Spear noted that this will not take effect until Q1 for the RCMP which is April 1. Council asked if calling the non-urgent line should be contacting St. Stephen or St. George. CAO Spear indicated the call would go to their centralized dispatch and then be prioritized to the detachment from there. It was noted that we will have a better idea of the organizational structure once redone before April 1.

Motion: 419 - 12/23**Moved by Councillor Neil****Seconded by Councillor Bennett**

That the Council of the Town of Saint Andrews approves the intent to remain in the Municipal Police Service Agreement with the Federal Government.

9 – 0**Carried****Motion: 420 - 12/23****Moved by Councillor Neil****Seconded by Councillor Harland**

That the Council of the Town of Saint Andrews formally requests an increase of two (2) member officers be added to the complement of the three (3) officers serving under the Municipal Police Service Agreement for the Town of Saint Andrews.

9 – 0**Carried****4. Business, Tourism, Heritage and Culture - Councillor Hirtle****1. Saint Andrews Civic Trust 12-Month Proposal for the Charlotte County Courthouse, BTHC231201**

Council debated accepting the Courthouse Report from Broken Shovel Consulting as information. Council had concerns as they were not satisfied with the results and recommendations from the report and felt that accepting it as information would show Council support for the report. Staff noted that Council should accept the report as it does not mean they are supportive of the recommendations but that the report provides some good data and community feedback that can be used by the Civic Trust. Council

discussed the acceptance further but noted that they do not need to accept the report to still use the data.

Motion: 421 - 12/23

Moved by Councillor Hirtle

Seconded by Councillor Harland

That the Council of the Town of Saint Andrews accepts the Charlotte County Courthouse Sustainable Reuse Engagement Process Report completed by Bill Hicks of Broken Shovel Consulting as information.

0 – 9, Nay Mayor Henderson, Councillors Bennett, Blanchard, Gumushel, Harland, Heenan, Hirtle, Neil, and Weare.

Defeated

Motion: 422 - 12/23

Moved by Councillor Hirtle

Seconded by Councillor Bennett

That the Council of the Town of Saint Andrews approves a working partnership with the Saint Andrews Civic Trust on a Proposal for a 12-month study to deliver a sustainable plan for the Charlotte County Courthouse and Commons, and that Council will receive draft recommendations from the Saint Andrews Civic Trust by August 31, 2024, for consideration during the 2025 Town of Saint Andrews Budget process.

9 – 0

Carried

5. Recreation and Community Services - Councillor Gumushel

6. Planning & Economic Development - Councillor Heenan

1. By-Law No. 23-05, Subdivision By-Law for Second and Third Reading, PED231010

Read by Deputy Mayor Akagi by Title for the Second Reading.

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

Motion: 423 - 12/23

Moved by Councillor Heenan

Seconded by Councillor Hirtle

That the Council of the Town of Saint Andrews grants leave for the Second Reading to By-Law No. 23-05, Subdivision By-Law for the Town of Saint Andrews.

9 – 0

Carried

Motion: 424- 12/23

Moved by Councillor Heenan

Seconded by Councillor Hirtle

That the Council of the Town of Saint Andrews grants leave for the Third and Final Reading to By-Law No. 23-05, Subdivision By-Law for the Town of Saint Andrews.

9 – 0

Carried

2. Public Hearing of Objections for Amendment Z22-04 for the Rezoning of Stonewall Place PID 01325240 Evans Land Development Ltd., PED231208

Mayor Henderson left at 7:34 p.m.

Mayor Henderson returned at 7:42 p.m.

Council asked about the proposed site plan for Stonewall Place and if there had been a realignment of the entryway to the development and if it would create a properly aligned intersection. CAO Spear noted in working with the developers, they have realigned the entry point to be in line with Bar Road to create a proper intersection. Council asked if the new site plan would be included in the Public Hearing of Objections. Clerk Nopper indicated that a copy would be on the Agenda for review. Council noted the importance of having the site plan available for review by the public at the Public Hearing of Objections.

Motion: 425 - 12/23

Moved by Councillor Heenan

Seconded by Councillor Gumushel

That the Council of the Town of Saint Andrews sets the date of Monday, January 8, 2024, at 6:30 p.m. through a Public Hearing of Objections as per Section 111 of the Community Planning Act, on Amendment Z22-04 to the Zoning By-Law Z22-01 for PID 01325240 Evans Land Development Limited, rezoning from the SR (Serviced Residential) Zone to the MR2 (High Density Multiple Residential) Zone to facilitate the development of an apartment complex/subdivision.

8 – 0

Carried

Motion: 426 - 12/23

Moved by Councillor Heenan

Seconded by Councillor Harland

That the Council of the Town of Saint Andrews accepts the Traffic Impact Study Mowat Drive and Bar Road Developments from CBCL Ltd of November 2023 as information.

8 – 0

Carried

3. Housing Hub of New Brunswick Partnership Opportunity, PED231209

Motion: 429 - 12/23

Moved by Councillor Heenan

Seconded by Councillor Neil

That the Council of the Town of Saint Andrews will partner with the Housing Hub of New Brunswick on the review and development of land behind the New Brunswick Community College.

9 – 0

Carried

Motion: 430 - 12/23**Moved by Councillor Heenan****Seconded by Councillor Harland**

That the Council of the Town of Saint Andrews approves the expenditure of up to \$50,000 for the partnership agreement with the Housing Hub of New Brunswick and to conduct full Environmental Assessments of the land behind the New Brunswick Community College.

Amended**Motion: 431 - 12/23****Moved by Councillor Weare****Seconded by Councillor Bennett**

That the Council of the Town of Saint Andrews amends the expenditure for the Housing Hub of New Brunswick partnership from up to \$50,000 to up to \$30,000.

9 – 0**Carried****Motion: 432 - 12/23****Moved by Councillor Heenan****Seconded by Councillor Harland**

That the Council of the Town of Saint Andrews approves the amended expenditure of up to \$30,000 for the partnership agreement with the Housing Hub of New Brunswick and to conduct full Environmental Assessments of the land behind the New Brunswick Community Collect.

9 – 0**Carried****J. NEW BUSINESS****K. QUESTION PERIOD****L. COUNCILLORS' AND DEPUTY MAYOR'S COMMENTS**

Councillor Harland - Thanked Town Staff for the incredible job they did decorating the Town for the Holiday Season. It is above and beyond expectations. The addition of Santa Claus in front of Town Hall is great and has created a tremendous environment. We appreciate the effort that was put in. I encourage Saint Andrews folks to take the opportunity to shop locally this season and support our businesses. I know they appreciate our support.

Councillor Heenan - Thank you to the folks who participated in the Santa Claus Parade. I have heard very positive remarks and a little rain never dampers the spirits of residents. The streets were lined with people. The Town, parade organizers, Town staff, and the Fire Department all deserve a round of applause. What a great parade.

Deputy Mayor Akagi - I received the Order of New Brunswick recently and was honoured that my family and friends could attend. I was also honoured to meet the other recipients of this year's Order of New Brunswick. It was a tremendous day for me and thank all of those who nominated and voted me in. I got a lot of very nice comments when I went to receive the award. I have known the Lieutenant Governor for a long time and got the opportunity to have dinner with her. Thank you to all who have commented. I very much appreciated it.

Deputy Mayor Akagi - I also received the Raymond Murphy Award at the Union of Municipalities of New Brunswick Conference. I would like to thank Mr. Chris Spear for providing a great speech before I received the award. It was nice to connect with the other award winners and one that I have known since university. It was nice to receive an award the same night as her. I could not have done all this community support without my friends, family, the public, and the Council. I appreciate that support and the support of CHCO TV for coming to film the awards. Thank you to everyone for their kind support.

M. MAYOR'S COMMENTS

Mayor Henderson - Thank you to the Christmas By-the-Sea Committee for all their great events and programs supporting the Holiday Season. You have been working on this since July and the effort is seen in the community.

N. CLOSED SESSION

Motion: 427 - 12/23

Moved by Councillor Neil

Seconded by Councillor Gumushel

At 7:50 p.m. Council moves into Closed Session per the Local Governance Act, Section 68(1)(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.

9 – 0

Carried

Motion: 428 - 12/23

Moved by Councillor Neil

Seconded by Councillor Weare

At 8:50 p.m. that Council returns to Open Session.

9 – 0

Carried

O. ADJOURNMENT

Motion: 433 - 12/23

Moved by Councillor Harland


Seconded by Councillor Heenan

At 8:58 p.m. that the meeting be adjourned.

9 – 0

Carried


Brad Henderson, Mayor


Paul Nopper, Clerk - Senior
Administrator

