



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

**June 17, 2024, 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, June 17, 2024, 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.

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: 210 - 06/24

Moved by Councillor Neil

Seconded by Councillor Bennett

That the Agenda for the 240617 Regular Council Meeting on Monday, June 17, 2024, at 6:30 p.m. be approved as presented.

9 – 0

Carried

D. DISCLOSURE OF CONFLICT OF INTEREST

E. PRESENTATIONS

F. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

G. COMMUNICATIONS

H. STAFF REPORT/FINANCIAL REPORT

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

1. Planning & Community Development Committee - Councillor Harland and Heenan

1. Amendment MP20-09 to the Municipal Plan MP20-01 and Z22-08 to the Zoning By-Law Z22-01, Charlie Bartlett, Second Reading PID 15156425, PCD240402

Mayor Henderson read for the Second Time MP20-09 by Title.

Mayor Henderson read for the Second Time Z22-08 by Title.

Mayor Henderson read for the Third and Final Time MP20-09 by Title.

Mayor Henderson read for the Third and Final Time Z22-08 by Title.

Council asked for clarification on the cost of the sidewalk for a 1 km distance. Clerk Nopper noted the cost of \$100,000 based on estimates provided by the Asset/Operations Manager. Council asked about the need for more manpower and another sidewalk machine to maintain sidewalks in the winter. Clerk Nopper indicated that Public Works is at its maximum amount of sidewalks it can clean after a storm with the equipment and manpower on staff. More manpower and equipment are needed if Council wants additional sidewalks and or trails cleared. CAO Spear also noted if a sidewalk were to be installed, there are several trees that would need to be removed for installation. Council noted to review sidewalks at a future date. Planner Gopen explained that the proposed development can request a variance from the Southwest New Brunswick Service Commission on not paving the parking lot for two years. Staff are reviewing options for semi-permeable surfaces to support stormwater runoff for the Zoning By-Law. After two years for a variance, staff can work with the developer on options for the parking lot.

Motion: 211 - 06/24

Moved by Councillor Harland

Seconded by Councillor Heenan

That the Council of the Town of Saint Andrews grants leave for the Second Reading to Amendment MP20-09 to the Municipal Plan MP20-01 for PID 15156425, Charlie Bartlett, at 232 Bayview Drive.

9 – 0

Carried

Motion: 212 - 06/24

Moved by Councillor Harland

Seconded by Councillor Gumushel

That the Council of the Town of Saint Andrews grants leave for the Second Reading to Amendment Z22-08 to the Zoning By-Law Z22-01 for PID 15156425, Charlie Bartlett, at 232 Bayview Drive.

9 – 0

Carried

Motion: 213-06/24

Moved by Councillor Harland

Seconded by Councillor Heenan

That the Council of the Town of Saint Andrews grants leave for the Third and Final Reading to Amendment MP20-09 to the Municipal Plan MP20-01 for PID 15156425, Charlie Bartlett, at 232 Bayview Drive.

9 – 0

Carried

Motion: 214-06/24**Moved by** Councillor Harland**Seconded by** Councillor Heenan

That the Council of the Town of Saint Andrews sets the following Terms and Conditions for PID 15156425, Charlie Bartlett, at 232 Bayview Drive.

- 1. That all garbage must be double bagged and placed in a dumpster that is locked and must be screened as per the Zoning By-Law.*
- 2. That a public washroom must be provided.*

9 - 0**Carried****Motion: 215-06/24****Moved by** Councillor Harland**Seconded by** Councillor Neil

That the Council of the Town of Saint Andrews grants leave for the Third and Final Reading to Amendment Z22-08 to the Zoning By-Law Z22-01 for PID 15156425, Charlie Bartlett, at 232 Bayview Drive.

9 - 0**Carried****2. NBCC Housing Project Discussion, PCD240601**

CAO Spear reminded Council of the recent meeting with the architects on the NBCC Housing Project. The architects are seeking feedback from Council on either a three or four-storey building and the exterior design option Council would like to move forward with. It was noted the higher the number of storeys the more energy efficient the building can be with less footprint taken up. Council was provided with visuals to represent a four-storey building from Augustus Street view. It was noted a four-storey building would not be seen from this street view and be protected by the NBCC buildings. For design to move forward, the architects need direction from Council. It was also noted that the designs for the building currently include a daycare but could be converted into livable units. Council discussed the height of the building and was open to a four-storey building but noted the sale job to residents including those on Argyle Court. Council also debated the cost of the building and needed more information to make an informed decision. Council asked if moving to a four-storey building would increase the number of units. CAO Spear noted the building would be designed more efficiently however the same number of units would remain for a three or four-storey building. Council noted the effort to make the building energy efficient as this would help keep costs low for the renters and potentially the project. It was noted that there could be an opportunity to have a second building at this location depending on placement and needs for remediation. Council discussed the risk of a four-storey building as it relates to fire response. Council would like to see information on fire response built into the design, i.e. chargeable fire hose line systems in the stairwells. Council asked if the Town could see litigation from other developers for denying them a four-storey building. CAO Spear noted that Planner Alex Henderson said that the MR2 Zone was specifically created for Anchors Landing. That zone was not previously in the Zoning By-Law. Council can make special zoning for this property with terms and conditions. He also indicated that

each Planning file is viewed on its own merits and one cannot be litigated against for denying or approving a development. Each development on the land it is being reviewed is viewed singularly. Council discussed the three options for building design. Council was leaning towards Option 2 and 3 based on continuity design with the community, however before Council would come to a consensus, Council wanted to know the costing of each building and the difference in percentage costs Option 1, Option 2, and Option 3 would be. Staff noted they would follow up with the architects and provide this information at a future meeting.

- 2. Finance & Administration Committee - Deputy Mayor Akagi**
- 3. Public Works & Public Safety Committee - Councillors Bennett and Neil**

- 1. O'Neill Farm Road Flooding Report, PWPS240611**

CAO Spear explained an ongoing flooding issue on the private roadway of O'Neill Farm Road. A homeowner has commented that ditching work completed by the Town has caused additional flooding onto his land from a culvert on O'Neill Farm Road. CBCL Ltd. has reviewed this area, the work down, and the culvert. They noted the culvert grading was not done right, that there has been increased saltwater vegetation growth alongside the property of concern, and that the ditching work by the Town is not the cause of the flooding. Additionally, as this is a private roadway, it is recommended the Town not provide funds for repair work as this has been the Town's policy. The homeowner is seeking the Town to support them financially with repairs. Also, this area is under a Home Owner's Association and any work should be directed through them. Council discussed the options presented and supported, through consensus, the recommendations of staff to not provide assistance for a private road issue.

- 2. Request to Minister of Natural Resources and Energy Development for Permission to Conduct the 2024 Nuisance Deer Hunt, PWPS240610**

Council asked why Bayside and Chamcook could not be part of the Nuisance Hunt. There are issues with the deer population in these areas and as a newly formed community, Bayside and Chamcook would like to be included. Mayor Henderson noted that he would follow up with the Minister of Natural Resources on this request. Staff noted that prior to the hunt, there were several studies completed on the deer herds in Saint Andrews along with the Department of Natural Resources and Energy Development deer counts. Currently, there is limited data for Bayside and Chamcook for deer populations. It was noted that deer have a range of 70 km which is the majority of the peninsula. Council had concerns about the deer population in the new Town of Saint Andrews and wanted additional follow-up from DNRED.

Motion: 216-06/24

Moved by Councillor Neil

Seconded by Councillor Bennett

That the Council of the Town of Saint Andrews moves to request permission from the Provincial Minister of Natural Resources and

Energy Development for approval of the 2024 Nuisance Deer Hunt within the Town of Saint Andrews.

9 – 0

Carried

4. Economic Development, Business, & Culture Committee - Councillors Hirtle and Weare

1. Ad-Hoc Tourism Promotion Committee Rescind and Approval of Explore St. Andrews, EBC240606

Council asked why changes to the Tourism Accommodation Levy By-Law have not been brought forward as it relates to running the Visitor Information Centre. CAO Spear noted that the new Explore St. Andrews committee has just formed and had their first meeting. Staff will work with them as the budget approaches to look at changes to the By-Law. Clerk Nopper indicated that the Municipal Plan Surveys are asking Council to review options for further regulations of short-term rentals in the community. There is concern that these rentals are pushing out long-term rentals. Staff noted caution to Council on short-term versus long-term rentals and that many who rent short-term are not necessarily going to rent long-term. Council noted any changes would need to be first discussed with Explore St. Andrews and consultation with the community. There is the potential for a cap to be put into place on the number of short-term rental properties.

Motion: 217 - 06/24

Moved by Councillor Heenan

Seconded by Deputy Mayor Akagi

That the Council of the Town of Saint Andrews rescinds the Ad-Hoc Tourism Promotion Committee.

9 – 0

Carried

Motion: 218 - 06/24

Moved by Councillor Heenan

Seconded by Councillor Bennett

That the Council of the Town of Saint Andrews approves Explore St. Andrews as the tourism partner under By-Law 23-01, Tourism Accommodation Levy.

9 – 0

Carried

5. Recreation & Environment Committee - Councillor Gumushel and Blanchard

1. Request for Food Forest Memorandum of Understanding, RE240608

Council thanked Rika Nason for all her hard work and effort. This will be a great project for the community. Council asked that in the Memorandum of Understanding if there was ever a Town need there be a rescind clause built in. It was noted that this is greenspace and that there might be community pushback for any change other than greenspace but can be written into the MOU.

Motion: 219-06/24**Moved by Councillor Bennett****Seconded by Councillor Neil**

That the Council of the Town of Saint Andrews supports the development of a Food Forest at PID 15029275, a 1.6-acre lot at the corner of Acadia Road and Champlain Avenue, owned by the Town of Saint Andrews, and directs staff to create a Memorandum of Understanding for use of the land for the Food Forest Initiative under the terms and conditions established by the Chief Administrative Officer.

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

Councillor Harland - Shout out to the Charlotte County Pride Week activities. It was a great week with the parade, market, and events all around. A special thanks to the Ross Memorial Library for their Dancing Queen video.

Councillor Heenan - I ponder why business owners park directly in front of their business and not off the street. Do they understand they are getting in the way of their own business? As I worked in retail for many years, I do not understand this.

Councillor Weare - Has any progress been made on talking to the Department of Transportation and Infrastructure on the roads and shoulders for Highway 127? They are getting worse.

CAO Spear - No success at this point. We have reached out to the superintendent for the area to get timelines. They tend to do the work once every five years and I know Councillor Bennett has brought this issue up as well. We hope to have a sit down with them.

Councillor Weare - if the old Local Service Districts need to get together and have the work done we will. I expect a meeting on this.

Mayor Henderson - If we have to do it ourselves, we will find a way. I know that Councillor Gumushel has written to MLA Bockus on this and got a response. We may have to get more vocal on this to make it a priority of DTI. We are seeing this issue across Charlotte County. We will certainly set a meeting and lobby if needed.

Deputy Mayor Akagi - EarthFest on Ministers Island took place on Sunday, June 16th, 2024. I want to thank Murial Jarvis for helping to organize the event. Over 500 people attended and the Environmental Advisory Committee provided beach clean-up kits to families.

Deputy Mayor Akagi - The Father's Day Race was a great success on Sunday, June 16th, 2024. The volunteers were amazing and great work by the Kiwanis Club. We had wonderful weather and it was a perfect event for Father's Day.

Deputy Mayor Akagi - Congratulations to the graduating classes of Sir James Dunn Academy and the New Brunswick Community College students.

Deputy Mayor Akagi - Please stop by Market Square on Friday, June 21, 2024, for the National Indigenous People's Day hosted by the Peskotomuhkati Nation from 9:00 a.m. - 3:00 p.m. Please come out and enjoy the day of activities and drumming.

Deputy Mayor Akagi - Happy Canada Day to everyone and hope you enjoy the celebrations planned in Saint Andrews.

M. MAYOR'S COMMENTS

Mayor Henderson - The Father's Day Race was another successful day in Saint Andrews and a big thanks to Mike Power for all the hard work he puts into making an amazing race for all the families to watch and participate.

N. CLOSED SESSION

Motion: 220-06/24

Moved by Councillor Bennett

Seconded by Councillor Heenan

At 8:07 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.

9 – 0

Carried

Motion: 221-06/24

Moved by Councillor Heenan

Seconded by Councillor Bennett

At 9:01 p.m. that Council returns to Open Session.

9 – 0

Carried

O. ADJOURNMENT

Motion: 222-06/24

Moved by Deputy Mayor Akagi

Seconded by Councillor Harland

At 9:02 p.m. that the meeting be adjourned.

9 – 0

Carried



Brad Henderson, Mayor

Paul Nopper, Clerk - Senior
Administrator