

APPROVED MINUTES
Regular Council Meeting
July 10, 2024 @ 6:30 pm
North Shore Community Centre

PRESENT:

Chair Mayor Watts, Councillor MacDonald, Councillor Paquet, Councillor Doyle, Councillor Cook, Councillor Deputy MacKinnon
Councillor McLaine attended at 6:46pm
CAO Sarah Wheatley
Public -4 Members

1 Call to Order

6:30 PM by Chair Mayor Watts.

2 Approval of the agenda

It was duly moved and seconded to approve the agenda as presented.

Moved by Councillor MacKinnon, seconded by Councillor Cook.

All in Favor

MOTION CARRIED

2024-07-087

2.1 Disclosure of Pecuniary or other Conflicts of Interest

None.

3 Approval of the minutes.

3.1 Regular council meeting on May 8, 2024

It was duly moved and seconded to approve the minutes from the May 8, 2024 meeting as presented.

Moved by Councillor Cook, seconded by Councillor MacDonald.

All in Favor

MOTION Carried

2024-07-088

3.2 Regular council meeting June 19, 2024.

It was duly moved and seconded to approve the minutes from the June 19, 2024 meeting as presented, with the minor update noting that Councillor MacKinnon was present for the meeting.

Moved by councillor MacKinnon, seconded by Councillor Paquet

All in Favor

Motion Carried

2024-07-089

3.3 Special council meeting July 3, 2024.

It was duly moved and seconded to approve the minutes from the July 3, 2024 meeting as presented, with the minor formatting update as noted.

*Moved by councillor Cook, seconded by councillor Paquet
All in Favor
Motion Carried
2024-07-090*

3.4 Business arising from the minutes.

- Status on Maryland Subdivision letter to MLA Bloyce Thompson. CAO proposed that any councillor wishing the municipality to send a letter on a topic, to prepare a draft document outlining the details of any requests. CAO will review the letter, edit as needed, add letterhead, get Mayor to sign, then send to MLA. Each councillor has a better understanding of background information on topics such as this and is better positioned to write the letter.
- Special council meeting on July 3rd, 2024 - no arising business to discuss.
- Grandfather clause for small lots and septic issues outlined that each individual lot is currently assessed on its own. Creating a blanket policy to handle this differently would require rewriting the section of the Land Use Bylaw on non-conforming lots or uses. This would involve a policy discussion about the bylaw.
- Awarded the tender for the aluminum stairs to Weld Tech and have a signed contract. This will be completed by mid to late August. CAO to follow up on design features for winter months.
- The status on rinks has been reassigned to Rhonda for quotes.
- Road alignment Grand Tracadie – new designs Department of Transportation won't be encroaching on the rink now, and fewer impacts on walking track. This is due to a design change in the drainage plan reducing the space needed for ditches. Start date will be determined once contracts are gathered.
- Councillor McLaine arrived at 6:46 pm.

4 Reports

4.1 CAO Report

- Planning and Development: CAO involved only in the messy complicated files; the admin assistant is working most of the time in development.
- Office administrator is helping with the capital project plans.
- Rec/Events Coordinator is getting sorted out.
- Canada Day was a huge success with roughly 300 people in attendance at the community center and over 400 attending the fireworks. Received positive feedback regarding the festivities.
- One summer student is now working full time in different departments but supervised by Rec/Events.
- Facilities & Maintenance focusing on projects related to health and safety until grants are approved.
- Once grants are approved, bigger projects will be addressed.
- Finance: we have one grant submitted and awaiting approval, working on 3 new grants, and developing a multi-year budget forecast for some other planning.
- Ongoing capital projects: some visible changes to the outbuildings at the community center.
- The sign at Grand Tracadie is part of the gas tax fund and will be revisited once the road alignment is complete.

4.2 Finance and Infrastructure Report

- We are sitting at net -\$12,000 based on year-to-date revenue and expenses.
- Waiting on grants to come in, which should change that to a positive value.
- We are at 25 % of the way through the year and our revenue is at 25% of what we budgeted, and our expenses are at 25% of what we budgeted - so we are on schedule.
- Company we are using for bookkeeping services is working out well.

4.3 Planning Board and Development Permit Report

- Planning board meeting was held earlier last week.
- Applications always rolling in for review.
- Several files are with the planner; awaiting reports before we do more public meetings.

4.4 Emergency Measures organization Report

- Had a meeting regarding hurricane season, and proposed projects for the submitted grant.
- Next meeting scheduled for September 2024.

4.5 Recreation and Community Engagement Report

- Canada Day Festivities were a success.
- Ball, soccer and football programs are going well.
- Pickleball & rink projects are still under discussion and working on the background tasks.

4.6 Water, Bays & Environment Reports

- The Covehead & Brackley Bay is shut down by the Fisheries Department due to algae bloom.
- Contacted the DFO to examine the flow of channel. Have not heard back on the results.
- Harbour authority has marked the channel.
- Algae is growing due to many nutrients from various areas.
- Possible resources/funding to have someone to inform us on issues and how to resolve them.
- Meeting for Stanhope Potable meeting scheduled for July 30, 2024 to get more direction from the public.

It was duly moved and seconded to approve all of the reports.

Moved by Councillor MacKinnon, seconded by Councillor MacDonald.

All in Favor

MOTION CARRIED

2024-07-091

5 New Business

5.1 RFD-2024-024 Rezoning of 575910 from Agriculture to Residential

WHEREAS an application has been received from Norman and Steven Shaw for PID # 575910 to amend the Rural Municipality of North Shore 2021 Land Use Bylaw “Zoning Map” from Agriculture (A) to Residential (R);

AND WHEREAS in accordance with Section 3.10 of the Rural Municipality of North Shore 2021 Land Use Bylaw, the Council may amend the Land Use Bylaw;

AND WHEREAS approval of Bylaw BY-04 has been recommended by Planning Board;

AND WHEREAS Bylaw BY-04, A Bylaw to Amend the Rural Municipality of North Shore 2021 Land Use Bylaw, was duly read and approved for the first time by Council at a meeting held on July 3, 2024; and,

BE IT RESOLVED THAT Bylaw BY-04, A Bylaw to Amend the Rural Municipality of North Shore 2021 Land Use Bylaw, be hereby read a second time.

BE IT RESOLVED THAT Bylaw BY-04, A Bylaw to Amend the Rural Municipality of North Shore 2021 Land Use Bylaw, be hereby read a second time.

Moved by Councillor Cook and seconded by Councillor McLaine

*All in Favor
Motion Carried
2024-07-092*

WHEREAS by resolution 2024-07-092, Bylaw BY-04, A Bylaw to Amend the Rural Municipality of North Shore 2021 Land Use Bylaw was declared read a second time;

BE IT RESOLVED that the second reading of Bylaw BY-04, A Bylaw to Amend the Rural Municipality of North Shore 2021 Land Use Bylaw, be hereby formally approved.

*Moved by Councillor MacKinnon and seconded by Councillor MacDonald
All in Favor
Motion Carried
2024-07-093*

WHEREAS an application has been received from Norman and Steven Shaw for PID # 575910 to amend the Rural Municipality of North Shore 2021 Land Use Bylaw “Zoning Map” from Agriculture (A) to Residential (R);

AND WHEREAS in accordance with Section 3.10 of the Rural Municipality of North Shore 2021 Land Use Bylaw, the Council may amend the Land Use Bylaw;

AND WHEREAS approval of Bylaw BY-04 has been recommended by Planning Board;

AND WHEREAS Bylaw BY-04, A Bylaw to Amend the Rural Municipality of North Shore 2021 Land Use Bylaw, was duly read and approved a first time by Council at a meeting held July 3, 2024 and a second time on July 10, 2024;

BE IT RESOLVED THAT Bylaw BY-04, A Bylaw to Amend the Rural Municipality of North Shore 2021 Land Use Bylaw, be hereby formally adopted and declared passed.

*Moved by Councillor Paquet and seconded by Councillor Doyle
All in Favor
Motion Carried
2024-07-094*

5.2 Grant for Infrastructure #2

- Discussed with Finance committee of submitting an expression of interest for a project right now.
- Involving solar panels, energy efficiency upgrades, handicap/single gender washroom, and other items.
- Federation of Canadian Municipalities with approved projected funded at 60% though possibly up to 100%.
- Not needing council approval for money, this is for information only now.

5.3 Road safety concerns

- Concern for the Queens Pt. Road regarding speed zone from the residents.
- Beach Road from the Finn Restaurant may need a stop sign instead of a yield sign.
- Suggested to write a letter.

5.4 Unsightly property

- Received a letter from a local resident with concerns.
- Address the province regarding the issues once again. Recommend drafting a letter.

6 In Camera Session: MGA- 119. Closed meetings

Despite subsection 118(1), a council or council committee may, by resolution, close all or part of a meeting to the public, either in advance or at the meeting, where the matter to be discussed is, in relation to any of the following, confidential:

(d) human resource matters, including labour relations or employee negotiations;

(e) a matter still under consideration, on which the council has not yet publicly announced a decision, and about which discussion in public would likely prejudice a municipality's ability to carry out its negotiations.

(f) The review of legal advice;

It was duly moved and seconded to close the meeting for an in-camera session at 7:28 pm.

Moved by Councillor Cook and seconded by Councillor MacKinnon

5 in favor and 1 opposed

Motion Carried

2024-07-095

It was duly moved and seconded to end the closed session at 8:32 pm.

Moved by Councillor McLaine and seconded by Councillor MacKinnon

All in Favor

Motion Carried

2024-07-096

It was duly moved and seconded to reopen the meeting to the public at 8:33 pm.

Moved by Councillor Cook and seconded by Councillor McLaine

All in Favor

Motion Carried

2024-07-097

7 RFD-2024-025 Subdivision approvals

Sarah introduced topic of RFD-2024-025. There is a subdivision file where some issues were noted in the course of completing other work. The following would allow us to move forward on tidying up that file.

WHEREAS by resolution 2022-11-166 dated the 15th day of November, 2022 Council granted Preliminary Subdivision Approval to Doyle & Feehan Construction and Eugene and Bernice Doyle (the "**Developer**") to subdivide twenty (20) lots off PID 1082056 (Phase 4 Maryland Subdivision) for residential single-family homes (the "**Subdivision**");

AND WHEREAS the Municipality and the Developer entered into a Subdivision Agreement dated the 24th day of November, 2022 (the "**Subdivision Agreement**"), with respect to the said Subdivision;

AND WHEREAS the Developer and the Municipality agreed within the said Subdivision Agreement that the Developer would transfer 7.19 acres of land to the Municipality as a parkland dedication pursuant to section 16.7 of the *Land Use Bylaw (the "Parklands")*;

AND WHEREAS the said Parklands are the lands labelled as "Open Area" on a plan of survey prepared by Mantha Land Surveys Inc. entitled "*Preliminary Plan Showing Lot 2020-1 to Lot 2020-23, a Portion of Property of Doyle & Feehan Construction Ltd*", the said plan being dated October 26, 2022 and being Drawing No. M-22-276;

AND WHEREAS the Developer agreed in the Subdivision Agreement to transfer the Parklands to the Municipality on or before January 5th, 2023.

AND WHEREAS the Developer failed to transfer the said Parklands within the time designated in the Subdivision Agreement;

AND WHEREAS pursuant to section 16.11(9) of the *Land Use Bylaw*, a Preliminary Subdivision Approval is valid for a period of 12 months, or such additional time as may be authorized by Council;

AND WHEREAS Council is desirous of authorizing additional time for the Developer to complete the Parkland transfer as agreed in the Subdivision Agreement;

BE IT RESOLVED that pursuant to section 16.11(9) of the *Land Use Bylaw*, the validity of the said Preliminary Subdivision Approval be hereby extended for a further period of six (6) months from the date of this resolution.

Moved by Councillor MacKinnon and seconded by Councillor Paquet.

All in Favor

Motion Carried

2024-07-098

8 Next Meeting Regular Council Meeting on September 11, 2024 6:30pm North Shore Community Centre

9 Adjournment

There being no further business, the meeting adjourned at 8:36 pm.

It was duly moved and seconded to adjourn the meeting at 8:36 PM.

Moved by Coucillor Cook and seconded by Councillor MacDonald

All in Favor

Motion Carried

2024-07-099

SIGNED: Mayor Gerard Watts, Chair

DATE:

SIGNED: Sarah Wheatley, CAO

DATE: