



CITY OF BATHURST
REGULAR PUBLIC MEETING
MINUTES

June 17, 2024
6:30 p.m.
Council Chambers - City Hall

Recording of Attendance

Mayor K. Chamberlain
Councillor P. Anderson
Councillor D. Branch
Councillor S. Brunet
Councillor R. Hondas
Councillor D. Knowles
Councillor J.-F. LeBlanc
Councillor S. Legacy
Councillor M. Skerry
Deputy Mayor M. Willett

Appointed Officials

T. Pettigrew, Chief Administrative Officer
A. Parker, City Clerk
J.-S. Chiasson, Communications Officer
L. Foulem, Corporate Communications Manager
S. Gauvin, Treasurer
M. A. LaPlante, Assistant City Manager
C. Legacy, Director of Economic Development
R. Wilbur, Director of Parks, Recreation and Tourism
C. Roy, Executive Administrator
M. Bouffard, Director of Municipal Planning

1. **MOMENT OF REFLECTION / TERRITORIAL ACKNOWLEDGMENT**
2. **ADOPTION OF AGENDA**

Moved by Councillor D. Branch
Seconded by Deputy Mayor M. Willett

THAT the Agenda be approved as presented.

MOTION CARRIED

3. **DECLARATION OF CONFLICT OF INTEREST**

No conflicts of interest were declared.

4. ADOPTION OF MINUTES

4.1 Regular Public Meeting Held on June 3, 2024

Moved by Councillor D. Knowles
Seconded by Councillor M. Skerry

THAT the minutes of the Regular Public Meeting dated June 3, 2024, be approved as circulated.

MOTION CARRIED

5. CONSENT AGENDA

There were no items under the consent agenda.

6. PUBLIC AND ADMINISTRATIVE PRESENTATIONS

6.1 Audited Financial Statements by Mr. Gilles Deveaux, CPS, CA - On Behalf of EPR Bathurst

Mr. Gilles Deveaux presented the 2023 Audited Financial Statements on behalf of EPR Bathurst.

7. FINANCE

7.1 Accounts Payable Totals for May 2024

Moved by Councillor J.-F. LeBlanc
Seconded by Councillor R. Hondas

THAT the accounts payable totals, including payroll, for the month of May 2024 be approved as follows:

Operating - \$2,121,727

Capital - \$365,673

Total - \$4,070,502

MOTION CARRIED

7.2 2023 Financial Audited Statements

Moved by Councillor D. Branch
Seconded by Councillor J.-F. LeBlanc

THAT the 2023 Consolidated Financial Statements for the City of Bathurst be accepted as presented; and

THAT the Mayor and City Treasurer be authorized to sign the aforementioned statements.

BE IT RESOLVED THAT the 2023 Consolidated Financial Statements are approved as presented.

MOTION CARRIED

8. MUNICIPAL BY-LAWS

8.1 Adoption of Restrictions and Conditions Pursuant to Section 59 of the Community Planning Act for Property Located at 1945 Miramichi Avenue

Moved by Councillor R. Hondas

Seconded by Councillor M. Skerry

WHEREAS Council members approve the agreement between Red Rock Properties, Black & McDonald Limited and the City of Bathurst and that the Mayor and City Clerk be authorized to sign all related documents on behalf of the City; and

WHEREAS the applicant has been authorized by the current owner of land bearing PID 20035986 and 20538278 as shown in Schedule A of By-law No. 2024-06Z, to proceed with the rezoning of the said land (hereinafter named the “parcel(s)"); and

WHEREAS the Municipality has received a request from the applicant to amend the zoning of said parcels to allow the relocation of businesses already operating in the City of Bathurst under the corporate names of Black & McDonald and Power Precision; and

WHEREAS the Council intends to adopt By-law No. 2024-06Z to permit this development as a conditional rezoning pursuant to section 59 of the *Community Planning Act*; and

WHEREAS the Council wants to add terms and conditions through a conditional rezoning agreement attached to By-law No. 2024-06Z to ensure, once the rezoning is completed, that the parcel is developed in accordance with the terms and conditions listed in the agreement; and

WHEREAS subsection 59(2) of the *Community Planning Act* stipulates that this agreement, once entered into, will only take effect after certified copies of the rezoning by-law and the agreement are filed in the land registration office.

NOW THEREFORE BE IT RESOLVED that the following terms and conditions be imposed on the parcel:

1. A maximum of 8 stationary containers for the storage of materials and tools used by the company will be permitted. These containers must be placed only in the side yard between the building and the parcel bearing the PID 20848891 (Armour transportation). A maximum of seven 20-foot containers may also be parked in the side yards, to be moved and used as construction box on construction sites.
2. With the exception of equipment to be installed in E-Houses stored outside, all other work and activities must be carried out inside the building.
3. Building doors must be completely closed when noisy work is being carried out indoors. The provisions contained in By-law No. 2005-14 respecting the prevention of excessive noise within the City of Bathurst continue to apply.
4. All provisions of the Zoning By-law continue to apply.
5. No exterior lighting shall project or overhang onto neighbouring properties.
6. If and when required by the City of Bathurst, the owner shall install and maintain a 6-foot-high fence along residential properties to act as a visual screen.
7. The above-mentioned terms and conditions are binding upon the parties, their administrators, officers, heirs, and assigns.

- 8. On the rezoning of the land, the land in the zone and any building or structure on the land shall not be developed or used except in accordance with this conditional rezoning agreement, the terms and conditions imposed, and the time limits prescribed.
- 9. The parties acknowledge having read the contents of this document and declare having signed it.

MOTION CARRIED

8.2 Proposed Zoning By-Law Amendments

8.2.1 Second Reading By-Law 2024-06M

Moved by Councillor D. Knowles
Seconded by Councillor S. Legacy

THAT By-Law 2024-06M, entitled "A By-Law to Amend By-Law 2008-01 Entitled the City of Bathurst Zoning By-Law" be read for the second time (by title).

MOTION CARRIED

8.2.2 Second Reading By-Law 2024-06Z

Moved by Deputy Mayor M. Willett
Seconded by Councillor D. Branch

THAT By-Law 2024-06Z, entitled "A By-Law to Amend By-Law 2008-01 Entitled the City of Bathurst Zoning By-Law" be read for the second time (by title).

MOTION CARRIED

9. DRAFT RESOLUTIONS

9.1 License Agreement - Fred Pitre Memorial Skate Park

Moved by Councillor R. Hondas
Seconded by Councillor J.-F. LeBlanc

THAT Council members approve the License Agreement renewal between the Evangel Pentecostal Church and the City of Bathurst and that the Mayor and City Clerk be authorized to sign all related documents on behalf of the City.

MOTION CARRIED

9.2 2024 Grants Distribution

Moved by Councillor S. Legacy
Seconded by Councillor D. Knowles

THAT the grant distribution be approved as follows:

- \$12,000 to the Bathurst Heritage Trust Commission

MOTION CARRIED

9.3 P2024-06 Housing Accelerator Fund – New construction Grant Policy

Moved by Councillor R. Hondas
Seconded by Councillor J.-F. LeBlanc

WHEREAS the City of Bathurst wishes to encourage the construction of new housing units during the Housing Accelerator Fund (HAF) program; and

WHEREAS the City of Bathurst aims to promote the construction of higher density multi-residential buildings and “missing middle” housing forms.

BE IT THEREFORE RESOLVED that members of Council approve policy P2024-06 entitled Housing Accelerator Fund - New Construction Grant Policy, as attached hereto.

MOTION CARRIED

9.4 P2024-07 Housing Accelerator Fund – Non-Residential Building Conversion Grant Policy

Moved by Councillor D. Branch
Seconded by Councillor S. Legacy

WHEREAS the City of Bathurst wishes to encourage the conversion of underutilized non-residential building space into new housing units during the Housing Accelerator Fund Program; and

WHEREAS the City’s Housing Needs Assessment has identified a strong immediate demand for affordable studio and 1-bedroom rental units to accommodate students, migrant workers, and younger individuals.

BE IT THEREFORE RESOLVED that members of Council approve the policy P2024-07 entitled Housing Accelerator Fund - Non-Residential Building Conversion Grant Policy, as attached hereto.

MOTION CARRIED

The Director of Economic Development gave a brief overview of the new Housing Accelerator incentive programs.

10. ITEMS FOR INFORMATION

10.1 Reports from Administration

There were no administration reports.

10.2 Reports from Committees

There were no committee reports.

10.3 Report from the Mayor

The mayor and a few Council members attended the FCM Annual Conference in Calgary. This is an opportunity for networking and to discuss with other municipalities and see how things are operating in their cities.

The Chamber of Commerce golf tournament was held last week. A few Council members and staff members were able to take part.

The 80th anniversary of D-Day took place in Saint-Aubin-sur-Mer, Bathurst's twin city in Normandy, France. Councillor Legacy was privileged to attend some of the ceremonies.

The mayor gave a statement regarding the former mill site. A tax sale will take place on Thursday, June 27th.

11. ADJOURNMENT

Moved by Councillor D. Branch

Seconded by Councillor J.-F. LeBlanc

THAT the Regular Public Meeting be adjourned at 7:18 p.m.

MOTION CARRIED

Kim Chamberlain / MAYOR

Amy-Lynn Parker / CITY CLERK