



**CITY OF BATHURST
REGULAR PUBLIC MEETING
MINUTES**

**February 5, 2024
6:30 p.m.
Council Chambers - City Hall**

Recording of Attendance

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

Appointed Officials

T. Pettigrew, Chief Administrative Officer
A. Parker, City Clerk
J.-S. Chiasson, Communications Officer
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, Urban Planner

1. MOMENT OF REFLECTION / TERRITORIAL ACKNOWLEDGMENT

2. ADOPTION OF AGENDA

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

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 January 15, 2024

Moved by Councillor M. Skerry
Seconded by Councillor J.-F. LeBlanc

THAT the minutes of the Regular Public Meeting dated January 15, 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 East Coast Adventure Co. by Kristin Neville

Kristin Neville is the founder of East Coast Adventure Co. (ECA) which offers high-quality equipment rentals for the whole family, including kayaks, paddleboards, youth kayaks, spikeball, volleyball and sand toys (free). As a former City of Bathurst summer student employee, she stated that visitors to Youghall Beach often asked the lifeguards and staff if they rented kayaks and if there was a canteen, but the answer was almost always no. She presented a new community asset to Youghall. A new business to offer rental and canteen services at the Youghall Beach Park. She is requesting the use of the canteen space at 1525 Queen Elizabeth Drive. In return she will operate daily from June-September, offer free family programming, have affordable canteen services, give access, and promote the City of Bathurst floating wheelchairs, and open and close the washroom facilities.

In response to Council questions, the director of Parks, Recreation and Tourism stated that for the last few summers, any operation that has happened out of the canteen has been provided by city staff. To his knowledge, there hasn't been any private operator out of that facility in quite some time.

Council will review the request.

6.2 495 Riverside Drive by Marc Bouffard

Marc Bouffard, the Urban Planner, presented the rezoning request for the property located at 495 Riverside Drive. The applicant wishes to convert an existing empty government office building into a 32-bedroom student housing dormitory. The plan for the basement of the main building is to offer 2 fully equipped kitchens, a large dining room, game room, common area and TV room. There would also be 6, 4-piece bathrooms and laundry room, to provide all the necessities for the students. The main floor will offer 15 bedrooms as well as 2 additional full bathrooms, while the upstairs floor would have another 17 bedrooms as well as 2 additional full bathrooms. There will be security cameras in all the common areas and strict rules that the students will have to follow. The main focus for this project is to get the main 32-unit building renovated for the upcoming September 2024-2025 school year.

The current zoning is Institutional Zone. Student housing is not a permitted use but is similar to a group home which is a current permitted use. Group home or residential care facilities are establishments providing nursing, supervisory and/or personal care to more than 3 persons with social, health, emotional, mental, or physical handicaps or problems. These include facilities licensed by the province, but exclude hospital, sanatorium, prison, reformatory, hostels, halfway house, or shelter.

The Planning Advisory Committee has reviewed the request and listed proposed rezoning conditions on the property. Section 59 of the *Community Planning Act* states that Council may impose reasonable zoning conditions. The proposed conditions are as follows:

- It will be permitted to develop a student residence in the existing main building on the parcel in addition to the other uses permitted in the Institutional (IN) Zone.
- "Student residence" means a residence with single or double rooms intended solely for students enrolled in a post-secondary institution on the CCNB Campus. The residence must also include shared sanitary, culinary and social facilities.
- The existing accessory building must remain accessory to the main building.
- Student residence:
 - Shall contain a maximum of 34 residents in 32 bedrooms.
 - Shall have a proctor to ensure discipline and report to the owner.
 - A student resident may occupy this function.
 - Applicants shall provide a written document describing the means that will be taken to ensure and guarantee that the residence will be occupied solely by students enrolled in the post-secondary institution on the CCNB Campus.
 - The only residential uses permitted on the parcel are:
 - a student residence,
 - a nursing home, a senior citizen home or a group home (already permitted in the Institutional Zone).
 - For greater certainty, rooming houses, boarding houses and tourist homes are not permitted uses on the parcel.
 - The parcel shall be developed in accordance with the site plan attached to the by-law.
 - If the parcel is developed for a student residence, Planning Advisory Committee's approval is required to change:
 - the perimeter of the landscaped area,
 - the existing surface parking area,
 - the existing driveways,
 - the footprints of the 2 existing buildings.
 - Any development that, in the opinion of the Planning Department, varies the site plan shall be approved by the Planning Advisory Committee.
 - The student residence must be developed within 24 months, otherwise the parcel reverts to its current zoning.
 - Shall comply with the National Building Code, and other regulations including those applicable to barrier-free designs.
 - The owner shall obtain all required authorizations from the Department of Environment and Local Government:

- A watercourse and wetland alteration permit is required within 30 meters of the top of banks.
- All other zoning provisions applicable to the "Institutional Zone" continue to apply to any use, building or structure on the parcel.
- The parcel and any building or structure on it shall not be developed or used except in accordance with the conditional rezoning agreement.

The next steps are as follows:

- February 16:
 - Deadline to submit written objections or supports.
- February 20:
 - Public hearing: Council will hear people who sent objections in writing.
 - Council may proceed with the 1st and 2nd readings of by-law.
- February 26:
 - Third reading; Adoption of the conditions and by-law.
- By-law comes into force when filed in the registry office.

7. FINANCE

There were no items under the finance.

8. MUNICIPAL BY-LAWS

There were no items under the municipal by-laws.

9. DRAFT RESOLUTIONS

9.1 Insurance Renewal - BFL Canada Risk and Insurance Inc.

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

THAT the insurance renewal for the City of Bathurst be approved for the following policies:

- 144-0257, P04169869, HONORARY BROKERAGE, PROP-1001, 10165XS2, 10165XS1, 10165POL, 10049CGL and 50530016, expiring January 1, 2025; and

THAT the members of Council authorize a payment of \$567,707.00 taxes included; payable to BFL Canada Risk and Insurance Inc.

MOTION CARRIED

9.2 Assent to Local Government Services Easement - PID 20518031 and 20863874 (Helen Street)

Moved by Councillor J.-F. LeBlanc
Seconded by Councillor M. Skerry

WHEREAS Municipal Infrastructures are presently installed on the properties having PIDs 20518031 and 20863874; and

WHEREAS the owner agrees with the location of the Municipal Infrastructures; and

WHEREAS the owner agrees to grant a Local Government Service Easement to the City; and

WHEREAS the location of the Local Government Service Easement is identified on the subdivision plan prepared by East Coast Surveys having reference number 8188; and

WHEREAS pursuant to the *Community Planning Act*, Council’s assent to the plans for the Municipal Service Easements is required.

NOW THEREFORE BE IT RESOLVED that Council assent to the Local Government Services Easement, identified on the subdivision plan prepared by East Coast Surveys, having reference number 8188, and that the Mayor and City Clerk be authorized to sign all related documents on behalf of the City.

MOTION CARRIED

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 committee for the Warming Center for the homeless met on December 21, 2023, and are happy to say that the temporary center was operational on January 10th. A special thank you to the Youth Center, Social Development, and councillors Leblanc and Willett for being part of the committee. The committee is presently trying to find a permanent location before next winter. It is located at 753 Assaf and can be reached at 506-546-8719. Special thank you to Leon's Furniture who donated a washer and dryer. The Rotary Club is looking at getting involved with back packs and kits.

11. ADJOURNMENT

Moved by Councillor D. Branch
Seconded by Councillor D. Knowles

THAT the Regular Public Meeting be adjourned at 7:28 p.m.

MOTION CARRIED

Kim Chamberlain / MAYOR

Amy-Lynn Parker / CITY CLERK