



CITY OF BATHURST
REGULAR PUBLIC MEETING
MINUTES

February 20, 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
M. Abernethy, City Engineer
L. Foulem, Corporate Communications Manager
M. A. LaPlante, Assistant City Manager
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 R. Hondas
Seconded by Councillor M. Skerry

THAT the Agenda be approved as presented.

MOTION CARRIED

3. DECLARATION OF CONFLICT OF INTEREST

3.1 Councillor M. Willett – 2024 Bathurst Harvest Festival Corvette Event

4. ADOPTION OF MINUTES

4.1 Special Public Meeting Held on January 29, 2024

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

THAT the minutes of the Special Public Meeting dated January 29, 2024, be approved as circulated.

MOTION CARRIED

4.2 Regular Public Meeting Held on February 5, 2024

Moved by Councillor S. Brunet
Seconded by Councillor J.-F. LeBlanc

THAT the minutes of the Regular Public Meeting dated February 5, 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 2024 Annual Bathurst Bass Jam by Derick Devereau

Mr. Derick Devereau, founder of the Annual Bathurst Bass Jam Festival, gave an overview of the event that started in 2017. Bass Jam is a car audio competition held here in Bathurst; it's the largest event of its kind in the Atlantic Provinces. Mr. Devereau hopes to continue to have the support of the City of Bathurst and the Hospitality Days Committee. The event will be held on July 20 and 21, 2024. He would like to hold the event in the employee parking lot of the federal building or the lot next to the 13 Barel's. Both are the ideal size to host the event safely and close enough to capture the attention of spectators who are nearby enjoying other events within the area. Mr. Devereau revealed last year's award and a prototype for the 2024 award. The cost for the awards is \$500, he is requesting a \$250 donation to help cover half the cost; he received an anonymous donation for the other half.

Council suggested that Mr. Devereau meet with the Hospitality Days Committee to discuss the possibility of holding the event in the proposed parking lots, and the grant committee will review his donation request.

7. FINANCE

7.1 Accounts Payable Totals for January 2024

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

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

Operating - \$1,202,636

Capital - \$318,340
 Total - \$2,925,584

MOTION CARRIED

8. MUNICIPAL BY-LAWS

8.1 Receipt of the Planning Advisory Committee Recommendations

8.1.1 For Property Located at 495 Riverside Drive

Director of Municipal Planning, Marc Bouffard, presented the Planning Advisory Committee (PAC) recommendations for the property located at 495 Riverside Drive.

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.

8.2 Hearing of Objections or Support Regarding Proposed Municipal Plan Amendments

8.2.1 For Property Located at 495 Riverside Drive

For the property located at 495 Riverside Drive, the public notice required under Section 111 of the *Community Planning Act* concerning the zoning by-law amendment project was published. Twelve written objections were received and read by the City Clerk.

The mayor invited members of the public to give their opinions regarding the proposed zoning by-law amendment for the property located at 495 Riverside Drive.

Objections were heard from Micael Savoie, Marilyn Gallagher, and William Meahan, residents of Riverside Drive, as well as Craig Melanson of Princess Street.

The concerns brought forward during the objections, either in writing or in person, were as follows:

- Public health and safety for the students and the residents of Bathurst
- The rezoning and amendment go against the municipal plan
- Lack of consultation and transparency
- Discrimination that students can only be those from CCNB
- Crosswalk/sidewalks/parking
- Cleanliness indoor and outdoor
- Traffic at all hours
- Noise disturbances
- Security/Building Supervision or Proctor (student)
- The institution should be responsible to regulate student housing not developers

- Concerned that it will turn into a ‘flop house’
- Property value decrease

The developers were given the opportunity to rebuttal. Chris Drysdale read the letter of support that they received from the president of CCNB for the proposed project. The letter stated that the CCNB has experienced exponential growth at its Bathurst campus seeing a 22% increase of its student body population over the last year, representing 683 students for the 2023-2024 college year. They noted that the biggest factor limiting the CCNB growth is a lack of affordable, appropriate, and safe housing for students. The proximity of the project is also of importance as the Bathurst region does not currently have public transportation, and most students do not have a mode of transportation. The letter also stated that over the years, the developer has been a significant partner of the CCNB, housing many of their students; they are the preferred landlord of many of their students. For these reasons, they fully support the project and are anxious to see it move forward.

Mr. Drysdale responded to the questions of security and cleanliness. The building will be locked at all times and students will require a passcode to gain entry. There will be security cameras in all common areas inside and out, and there will be strict rules that the students will have to follow. The students will be responsible for the cleanliness of their respective rooms, and they will hire someone to come in three times a week to maintain and clean the common areas of the building. To strengthen security even more, they will appoint a student resident to notify the owners if there are any concerns. A valid student ID will be mandatory when signing the 10-to-12-month lease agreement. He adds that there is a lack of housing across the province and the project supports and goes along with the municipal plan and the provincial plan to increase housing in the area.

Mr. Mike Doucet stated that there is no zoning for student housing in Bathurst. He added that the proposed project is a structured building that’s going to have a lot of amenities for students. Students want a safe living place and that is what the project is offering.

8.3 Proposed Zoning By-Law Amendments - 495 Riverside Drive

8.3.1 First Reading of By-Law 2024-02Z

Moved by Councillor D. Branch

Seconded by Councillor M. Willett

THAT By-Law 2024-02Z, entitled "A By-Law to Amend By-Law 2008-01 Entitled the City of Bathurst Zoning By-Law" be read for the first time.

(5) Yes - Councillors Leblanc, Anderson, Legacy, Knowles and Willett

(4) No - Councillors Branch, Brunet, Skerry and Hondas

Reasons given for voting against the motion:

- Councillor Branch: Would like to wait to have answers to his questions and for the possibility of a memorandum of understanding with the college to be explored.
- Councillor Brunet: Supports the citizens after their presentations.
- Councillor Skerry: Agrees that there is a need to develop. However, in his heart, he is here for the residents.
- Councillor Hondas: Feels that there are too many unanswered questions.

MOTION CARRIED

8.3.2 Second Reading of By-Law 2024-02Z

Moved by Councillor J.-F. LeBlanc

Seconded by Councillor S. Legacy

THAT By-Law 2024-02Z, 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).

Second Motion – Motion to Table

Moved by Deputy Mayor P. Anderson

Seconded by Councillor R. Hondas

THAT Item 8.3.2 Second Reading of By-Law 2024-02Z be tabled.

(4) Yes - Councillors Branch, Anderson, Skerry and Hondas

(5) No - Councillors Leblanc, Brunet, Legacy, Knowles and Willett

SECOND MOTION DEFEATED

Result on the First Motion

(4) Yes - Councillors Leblanc, Legacy, Knowles and Willett

(5) No - Councillors Brunet, Branch, Anderson, Skerry and Hondas

FIRST MOTION DEFEATED

8.4 2024-04 Transient Traders, Peddlers, Vendors and Mobile Truck By-Law

8.4.1 First Reading of By-Law 2024-04

Moved by Councillor M. Skerry

Seconded by Councillor S. Brunet

THAT the proposed By-Law 2024-04 entitled “Transient Traders, Peddlers, Vendors and Mobile Truck By-Law” shall be read 3 times by title as per requirements specified in the *Local Governance Act*, section 15 (3); and

THAT the above mentioned proposed By-Law may be examined by contacting the City Clerk during regular office hours; and

THAT the above mentioned proposed By-Law shall be posted to the City of Bathurst Website and Facebook page, as per the *Local Governance Act*, section 70 (1) c; and

THAT the purpose of the aforementioned proposed by-law is to ensure that vendors, peddlers, mobile trucks and vending units in the city abide by the regulations of the Department of Health and to regulate the quantity of mobile trucks and vending units.

BE IT RESOLVED THAT the proposed By-Law 2024-04 entitled “Transient Traders, Peddlers, Vendors and Mobile Truck By-Law” be read for the first time, by title.

MOTION CARRIED

8.4.2 Second Reading of By-Law 2024-04

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

THAT By-Law 2024-04, entitled "Transient Traders, Peddlers, Vendors and Mobile Truck By-Law" be read for the second time (by title).

MOTION CARRIED

8.5 2024-05 A By-Law to License and Regulate Outside Entertainment

8.5.1 First Reading of By-Law 2024-05

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

THAT the proposed By-Law 2024-05 entitled "A By-Law to License and Regulate Outside Entertainment" shall be read 3 times by title as per requirements specified in the *Local Governance Act*, section 15 (3); and

THAT the above mentioned proposed By-Law may be examined by contacting the City Clerk during regular office hours; and

THAT the above mentioned proposed By-Law shall be posted to the City of Bathurst Website and Facebook page, as per the *Local Governance Act*, section 70 (1) c; and

THAT the purpose of the aforementioned proposed by-law is to regulate and ensure that outside entertainment in the City of Bathurst are properly licensed and compliant.

BE IT RESOLVED THAT the proposed By-Law 2024-05 entitled "A By-Law to License and Regulate Outside Entertainment" be read for the first time, by title.

MOTION CARRIED

8.5.2 Second Reading of By-Law 2024-05

Moved by Councillor S. Legacy
Seconded by Councillor M. Willett

THAT By-Law 2024-05, entitled "A By-Law to License and Regulate Outside Entertainment" be read for the second time (by title).

MOTION CARRIED

9. DRAFT RESOLUTIONS

9.1 2024 Grants Distribution for the City of Bathurst

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

THAT the grants distribution for 2024 be approved as follows:

GRANTS DISTRIBUTION FOR THE CITY OF BATHURST 2024

Total of \$55,600 for 2024

Association	Amount Requested for 2024	Amount Given in 2023	Purpose	Proposed Amount	Notes
4 Directions	\$5,000.00	\$3,000.00	Sponsor children to participate in program	\$5,000.00	
640 Chaleur Royal Canadian Air Cadet Squadron	As per request	N/A	Support for upcoming flying program	\$1,600.00	model planes, snow shoes x 10 and Bathurst Aquatic Centre Pool rental
Bathurst Advisory Committee for Persons with Disabilities (B.E.S.T Group)	\$500.00	\$500.00	This amount is set aside every year for Best Group - they drop off their receipts and we reimburse.	\$500.00	
Bathurst Arts Society	\$5,000.00	\$5,000.00	Help with operating costs	\$5,000.00	
Bathurst Music Festival 2023	\$1,500 donation \$500 for tickets	\$1,500 donation \$500 for tickets	Help with event costs	\$2,000.00	\$1,500 donation \$500 for tickets
Chaleur Regional Hospital Foundation	N/A	\$1,000.00	Help with purchase of equipment	\$1,000.00	
Co-Action	\$2,000.00	\$1,000.00	Provide activities to the youth for free	\$2,000.00	
Doucet Hensessey House	\$2,500.00	\$2,500.00	Phase 2 of renovations and restoration	\$2,500.00	
Elementary Literacy	Minimum \$150	\$1,500.00	Sponsor children to participate in program	\$1,000.00	
Moncton University	N/A	N/A	Help students attend opportunity for an internship in Montreal	\$0.00	Does not fit criteria
Nepisiguit Mi'gmaq Trail	N/A	\$2,400	Help with operating costs	\$2,400.00	
Royal Canadian Legion	N/A	N/A	Completion of kitchen in new location	\$4,800.00	
Total				\$27,800.00	
Remaining Balance				\$27,800.00	

MOTION CARRIED

9.2 Proposal to Repeal Policies

Moved by Councillor J.-F. LeBlanc

Seconded by Deputy Mayor P. Anderson

THAT the following policies hereby be repealed:

- 1993-03 Council Matters Follow-up (Outstanding Lists)
- 2014-01 Advertising - Electronic Sign - K.C. Irving Regional Centre

MOTION CARRIED

9.3 P2024-01 Policy on Information Requests and Communications Made by Elected Officials and Administration

Moved by Councillor D. Branch

Seconded by Councillor D. Knowles

WHEREAS the effective management of information requests and communications made by elected officials and administration is vital for the efficient operation of our organization.

BE IT RESOLVED THAT members of Council approve policy P2024-01 entitled Policy on Information Requests and Communications Made by Elected Officials and Administration, as attached hereto.

MOTION CARRIED

9.4 2024 Bathurst Harvest Festival Corvette Event

Councillor M. Willett declared a conflict on this item and left council chambers.

Moved by Councillor M. Skerry

Seconded by Councillor S. Brunet

THAT members of Council approve a grant of \$3,550 to the 2024 Bathurst Harvest Festival Corvette Event from the Tourism Accommodation Levy collected as discussed during the Committee of the Whole Meeting held on February 12, 2024.

MOTION CARRIED

9.5 Proposed Allocation of the City of Bathurst 2023-2024 Canada Community-Building Fund (CCBF) Capital Investment Plan

Moved by Councillor D. Branch

Seconded by Councillor S. Legacy

THAT council authorizes the paving of Riordon Drive to be the proposed project for the CCBF additional funding allocated to Bathurst.

MOTION CARRIED

10. ITEMS FOR INFORMATION

10.1 Reports from Administration

For the Administration Report, the CAO, Todd Pettigrew, reminded citizens that there were changes made to the water and sewer by-law and that the city is going through major changes with the billing process. He thanked residents that have been respectful and patient with frontline staff. He added that the city understands that it can be difficult and frustrating sometimes with the new changes but asked that citizens be patient and respectful and let the staff happily assist them with their requests.

10.2 Reports from Committees

There were no committee reports.

10.3 Report from the Mayor

The mayor announced that it was Heritage week at the Bathurst Museum from February 19 to the 23rd and reviewed the events calendar.

11. ADJOURNMENT

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

THAT the Regular Public Meeting be adjourned at 10:05 p.m.

MOTION CARRIED

Kim Chamberlain / MAYOR

Amy-Lynn Parker / CITY CLERK