



**CITY OF BATHURST**  
**REGULAR PUBLIC MEETING**  
**MINUTES**

**July 21, 2025**  
**6:30 p.m.**  
**Council Chambers - City Hall**

**Recording of Attendance**

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

**Absent**

Councillor R. Hondas

**Appointed Officials**

T. Pettigrew, CAO  
A. Parker, City Clerk  
M. Abernethy, City Engineer  
J.-S. Chiasson, Communications Officer  
M. A. LaPlante, Assistant City Manager  
C. Legacy, Director of Economic Development  
N. R. Rabé Harou, Junior Urban Planner  
C. Roy, Executive Administrator

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

**Moved by** Councillor D. Branch  
**Seconded by** Councillor 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 July 7, 2025**

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

**THAT** the minutes of the Regular Public Meeting dated July 7, 2025, be approved as circulated.

**MOTION CARRIED**

#### **4.2 Special Public Meeting Held on July 10, 2025**

**Moved by** Councillor D. Branch  
**Seconded by** Councillor M. Skerry

**THAT** the minutes of the Special Public Meeting dated July 10, 2025, be approved as circulated.

**MOTION CARRIED**

### **5. CONSENT AGENDA**

None

### **6. PUBLIC AND ADMINISTRATIVE PRESENTATIONS**

#### **6.1 Scholarship Presentations**

##### **6.1.1 Bathurst High School**

###### **6.1.1.1 Makayla Godin**

Makayla Godin, daughter of Mr. Stéphane Godin, a labourer with the City of Bathurst, will be attending St. Thomas University, where she will be enrolled in the Bachelor of Arts program.

###### **6.1.1.2 Shelby Henry**

Shelby Henry will be attending the University of New Brunswick's School of Leadership Studies to pursue a Bachelor of Philosophy in Interdisciplinary Leadership.

##### **6.1.2 École Secondaire Népisguit**

###### **6.1.2.1 Samuel Foulem**

Samuel Foulem, son of Luc Foulem, Director of Corporate Communications for the City of Bathurst, will be attending the University of New Brunswick, where he will be enrolled in the Engineering program.

###### **6.1.2.2 Arielle Poitras**

Arielle Poitras will be attending the Université de Moncton, where she will be pursuing a Health Sciences Preparatory Diploma.

#### **6.2 ATV Access to For-Rest Spa by Ashley Abernethy**

The owner of For-Rest Inn & Spa proposed a 900 m ATV trail extension using existing municipal roads, with minimal impact on traffic and no private land access. The project aims to boost ATV tourism, extend Bathurst's tourism season, and support local businesses and the Chaleur ATV Club's 2,700 members. The Club expressed support and offered to collaborate on safe route

planning and signage. Council support was requested to move the project forward and contribute to community growth.

### **6.3 Veterans Memorial Banners by Allain Willett and Graham Wiseman**

The Bathurst Legion launched a project to honor deceased Veterans with 30" x 60" banners to be displayed annually on street poles during Veterans Week. Banners cost \$300, with orders due by August 29, 2025; applications are available on the Legion's Facebook page and at the Bridge Street location. The Legion is requesting City staff assistance with the annual installation of the banners.

## **7. FINANCE**

### **7.1 Accounts Payable Totals for June 2025**

**Moved by** Councillor D. Branch

**Seconded by** Councillor J.-F. LeBlanc

**THAT** the accounts payable totals, including payroll, for the month of June 2025 be approved as follows:

Operating - \$2,186,415

Capital - \$113,706

Total - \$3,701,796

**MOTION CARRIED**

## **8. MUNICIPAL BY-LAWS**

### **8.1 Proposed Municipal and Zoning By-Law Amendments**

#### **8.1.1 555 Evangeline Drive**

##### **8.1.1.1 Third Reading By-Law 2025-04M**

**Moved by** Councillor S. Legacy

**Seconded by** Deputy Mayor D. Knowles

**THAT** By-Law 2025-04M, entitled "A By-Law to Amend By-Law No. 2006-01 entitled "The City of Bathurst Municipal Plan By-Law"" be read for the third time (by title).

**MOTION CARRIED**

##### **8.1.1.2 Third Reading By-Law 2025-04Z**

**Moved by** Councillor D. Branch

**Seconded by** Councillor M. Willett

**THAT** By-Law 2025-04Z, entitled "A By-Law to Amend By-Law 2008-01 entitled "The City of Bathurst Zoning By-Law" be read for the third time (by title).

**MOTION CARRIED**

**8.1.2 1935 St. Peter Avenue**

**8.1.2.1 Third Reading By-Law 2025-03Z**

**Moved by** Deputy Mayor D. Knowles  
**Seconded by** Councillor S. Legacy

**THAT** By-Law 2025-03Z, entitled "A By-Law to Amend By-Law 2008-01 entitled "The City of Bathurst Zoning By-Law" be read for the third time (by title).

**MOTION CARRIED**

**8.2 A By-Law Respecting the Remuneration of Mayor and Councillors of the City of Bathurst**

**8.2.1 Third Reading of By-Law 2025-06**

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

**THAT** By-Law 2025-06, entitled "A By-Law Respecting the Remuneration of Mayor and Councillors of the City of Bathurst" be read for the third time (by title).

*Six (6) - Yay: Councillors Brunet, Knowles, LeBlanc, Legacy, Skerry and Willett*

*Two (2) - Nay: Councillors Anderson and Branch*

**MOTION CARRIED**

**9. DRAFT RESOLUTIONS**

**9.1 Adoption of Restrictions and Conditions Pursuant to Section 59 of the Community Planning Act**

**9.1.1 For the Property Located at 555 Evangeline Drive**

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

**WHEREAS** Council members approve the agreement between Investissements Mega Concept Investments Inc. 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 Municipality has initiated a rezoning to amend the zoning of a 23748 m<sup>2</sup> portion of the parcel bearing PID 20784823 in order to specify that the amendments adopted by the council in 2019 were for a portion of the property and not for the entire property. By-laws 2019-03M and 2019-03Z adopted in 2019 therefore had the effect of changing the zoning for the entire property, whereas only the portion of land occupied by the tower was meant to have its zoning changed from "Highway Commercial" to "Telecommunication Tower"; and

**WHEREAS** the Council intends to adopt By-law No. 2025-04Z to change the zoning of the remainder of the property (23748 m<sup>2</sup>) from "Communication Tower" to "Highway Commercial"; and

**WHEREAS** the Council wants to add terms and conditions through a conditional rezoning agreement attached to By-law No. 2025-04Z 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. All provisions of the zoning by-law continue to apply;
2. That the 152 m<sup>2</sup> portion of the property where the Tower was installed remains a "Communication Tower (CT)" zone;
3. That solar panel systems remain allowed on the full property as per the By-Law 2019-04Z, subject to the satisfaction of the Development Officer, prior to the issuance of any required permit(s);
4. Any potential development would be subject to a minimum setback from the tower. The setback should be the height of the tower plus 10% of that height unless otherwise proven by a professional consultant (Engineering Firm) that the tower does not pose a risk;
5. The above-mentioned terms and conditions are binding upon the parties, their administrators, officers, heirs, and assigns;
6. 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 rezoning agreement, the terms and conditions imposed, and the time limits prescribed;
7. The parties acknowledge having read the contents of the document and declare having signed it.

**MOTION CARRIED**

#### **9.1.2 For the Property Located at 1935 St. Peter Avenue**

**Moved by** Councillor S. Legacy

**Seconded by** Councillor M. Skerry

**WHEREAS** Council members approve the agreement between 1935 St. Peter Ave Inc. 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 Municipality has initiated a rezoning to amend the zoning of a 27833.15 m<sup>2</sup> portion of the parcel bearing PID 20802625 in order to specify that the amendment adopted by the council in 2019 was for a portion of the property and not for the entire property. By-law 2019-04Z adopted in 2019 therefore had the effect of changing the zoning for the entire

property, whereas only the portion of land occupied by the tower was meant to have its zoning changed from "Highway Commercial" to "Telecommunication Tower"; and

**WHEREAS** the Council intends to adopt By-law No. 2025-03Z to change the zoning of the remainder of the property (27833.15 m<sup>2</sup>) from "Communication Tower" to "Highway Commercial"; and

**WHEREAS** the Council wants to add terms and conditions through a conditional rezoning agreement attached to By-law No. 2025-03Z 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. All provisions of the zoning by-law continue to apply;
2. That the 225 m<sup>2</sup> portion of the property where the Tower was installed remains a "Communication Tower (CT)" zone;
3. That solar panel systems remain allowed on the full property as per the By-Law 2019-04Z, subject to the satisfaction of the Development Officer, prior to the issuance of any required permit(s);
4. Any potential development would be subject to a minimum setback from the tower. The setback should be the height of the tower plus 10% of that height unless otherwise proven by a professional consultant (Engineering Firm) that the tower does not pose a risk;
5. The above-mentioned terms and conditions are binding upon the parties, their administrators, officers, heirs, and assigns;
6. 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 rezoning agreement, the terms and conditions imposed, and the time limits prescribed;
7. The parties acknowledge having read the contents of this document and declare having signed it.

**MOTION CARRIED**

## **9.2 Submission to the Minister of the By-Law to Amend the Municipal Plan Pursuant to Section 112 of the Community Planning Act**

### **9.2.1 555 Evangeline Drive**

**Moved by** Councillor S. Brunet

**Seconded by** Councillor D. Branch

**WHEREAS** section 112 of the *Community Planning Act* requires that the Council applies to the Minister for approval of by-law 2025-04M; and

**WHEREAS** the by-law conforms to the requirements of the said Act;

**BE IT RESOLVED THAT** the City Clerk, acting on behalf of the Council, apply to the Minister of Local Government and Government Reform for approval of the by-law as prescribed in subsection 112(2) of the said Act.

**MOTION CARRIED**

### **9.3 P004-25 6x4 Truck Cab and Chassis**

**Moved by** Councillor P. Anderson

**Seconded by** Councillor D. Branch

**THAT** proposal P004-25 6x4 Truck Cab and Chassis be awarded to Applied Pressure Inc. for a total of \$446,950.00 plus tax.

**MOTION CARRIED**

### **9.4 Items Discussed In-Camera**

#### **9.4.1 License Agreement - Supercharger**

**Moved by** Councillor J.-F. LeBlanc

**Seconded by** Councillor P. Anderson

**THAT** members of Council approve the license agreement between Tesla Motors Canada ULC and the City of Bathurst and that the Mayor and City Clerk be authorized to sign all related documents on behalf of the City as discussed In-Camera on July 7, 2025, pursuant to section 68 of the *Local Governance Act*.

**MOTION CARRIED**

## **10. ITEMS FOR INFORMATION**

### **10.1 Reports from Administration**

None

### **10.2 Reports from Committees**

None

### **10.3 Report from the Mayor**

Hospitality Days was very successful with strong community turnout downtown. The summer kids' event, organized by the Coronation Park Committee in collaboration with McDonald's 30<sup>th</sup> anniversary of the McFlurry, drew large crowds and offered free treats to attendees. The Rotary Club supported the event by managing the barbecue. The mayor thanked volunteers, sponsors, and the community, noting positive feedback from performers and organizers.

## **11. ADJOURNMENT**

**Moved by** Councillor J.-F. LeBlanc

**Seconded by** Councillor D. Branch

**THAT** the Regular Public Meeting be adjourned at 7:22 p.m.

**MOTION CARRIED**

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Kim Chamberlain / MAYOR

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Amy-Lynn Parker / CITY CLERK