



**BATHURST
REGULAR PUBLIC MEETING
MINUTES**

**April 20, 2026
6:30 p.m.
Council Chambers - City Hall**

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

Appointed Officials T. Pettigrew, CAO
 A. Parker, City Clerk
 M. Abernethy, Senior Director of Engineering and
 Infrastructure
 L. Foulem, Director of Corporate Communications
 S. Gauvin, Senior Director of Finance
 C. Legacy, Director of Economic Development
 C. Roy, Executive Administrator
 R. Wilbur, Senior Director of Community Services
 M. Bouffard, Director of Municipal Planning
 J. Dickie, Assistant Clerk

1. MOMENT OF REFLECTION / TERRITORIAL ACKNOWLEDGMENT

2. ADOPTION OF AGENDA

Moved by Councillor M. Skerry
Seconded by Councillor R. Hondas

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 April 7, 2026

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

THAT the minutes of the Regular Public Meeting dated April 7, 2026, be approved as circulated.

MOTION CARRIED

5. CONSENT AGENDA

No items under this category.

6. PUBLIC AND ADMINISTRATIVE PRESENTATIONS

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

Mr. Gilles Deveaux presented the 2025 Audited Financial Statements on behalf of MNP Bathurst.

6.2 Proposed Municipal Plan and Zoning By-Law Amendments for Property Located at 2321 Rough Waters Drive

The Municipal Council of the City of Bathurst intends to amend By-law 2006-01 entitled “By-law Adopting the Municipal Plan of the City of Bathurst” and By-law 2008-01 entitled “Zoning By-law of the City of Bathurst” for the following purposes:

To change the zoning of the properties located at civic address 2321 Rough Waters Drive and identified by PIDs 20571790, 20571808, 20194809, and 20036612. For the purposes of the Municipal Plan, the land use designation will be changed from “Rural” to “Industrial.” For the purposes of the Zoning By-law, the zoning will be changed from Rural (RU Zone) to Light Industrial (LI Zone).

The purpose of this rezoning is to allow for the establishment and operation of a pallet manufacturing and distribution business.

7. FINANCE

7.1 Accounts Payable Totals for March 2026

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

THAT the accounts payable totals, including payroll, for the month of March 2026 be approved as follows:

Operating - \$1,861,964

Capital - \$130,044

Total - \$3,408,047

MOTION CARRIED

7.2 2025 Financial Audited Statements

Moved by Councillor P. Anderson
Seconded by Councillor M. Willett

THAT the 2025 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 2025 Consolidated Financial Statements are approved as presented.

MOTION CARRIED

7.3 Transfer from General Operating Reserve Fund to General Operating Fund

Moved by Councillor R. Hondas
Seconded by Councillor M. Skerry

BE IT RESOLVED THAT Council authorizes a transfer of \$521,000 from the General Operating Reserve Fund to the General Operating Fund.

MOTION CARRIED

8. MUNICIPAL BY-LAWS

8.1 Proposed Municipal and Zoning By-Law Amendments

8.1.1 Third Reading By-Law 2026-01M

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

THAT By-Law 2026-01M, 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) and that it be adopted and signed by the Mayor and City Clerk with the Corporate Seal affixed thereto.

MOTION CARRIED

8.1.2 Third Reading By-Law 2026-01Z

Moved by Councillor D. Branch
Seconded by Councillor R. Hondas

THAT By-Law 2026-01Z, 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) and that it be adopted and signed by the Mayor and City Clerk with the Corporate Seal affixed thereto.

MOTION CARRIED

9. DRAFT RESOLUTIONS

9.1 Adoption of Restrictions and Conditions Pursuant to Section 59 of the Community Planning Act for the Property Located at 1005 St. Anne Street

Moved by Councillor S. Brunet

Seconded by Councillor J.-F. LeBlanc

WHEREAS Council members approve the agreement between Robert Basque Enterprises 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 received a request from the owner to amend the zoning of the parcels bearing PID 20759379 to allow the development of a residential complex comprising several multi-unit rowhouses; and

WHEREAS the Council intends to adopt By-law No. 2026-01Z 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. 2026-01Z 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. Any new access point between the property and adjoining streets must be approved by the Public Works Department which reserves the right to request expert reports as it deems necessary.
2. The owner must contact the Surface Water Management of the Department of Environment and Local Government to obtain a watercourse and wetland alteration permit, if required, or for any other permit related to the designation of the Carters Brook watersheds and the main reservoir (source of drinking water).

The City reserves the right to refuse any development that may affect the quality of the water flowing into these streams and reservoirs, and used as sources of drinking water.

3. The owner will be required to provide and comply with a storm water management plan that meets the requirements of the province and the city.

Snow storage is prohibited in a manner that adversely affects the quality of drinking water flowing into the city's watershed. The City reserves the right to provide instructions on how snow should be stored at any time.

4. The development of the residential complex must be consistent with the development concepts, architectural plans and other documents submitted to the Municipal Council and to the Planning Department as part of the rezoning process. If, in the opinion of the Planning Department, the final layout deviates from the concepts presented, these plans must be re-evaluated and approved by the Planning Advisory Committee as a variance. If, in the opinion of the Planning Department, the proposed modifications are major, these plans will have to be brought back to Council for review and approval by resolution.

5. All provisions of the zoning by-law continue to apply.

6. The planning department and/or the public works department reserve the right to request the necessary geotechnical studies, in particular for the multi-family dwelling near the ravine in order to ensure the stability of the slopes and foundations. The owner must comply with all the recommendations made by the consultant in the geotechnical study, in particular those relating to the stability of the slopes:

- Site slopes in the construction areas, parking lot and driveway should not be significantly raised from the existing elevation.
- No additional fill should be added to slopes without the approval of the geotechnical engineer.
- Existing vegetation on slopes must not be removed.
- Measures must be taken to ensure that runoff, roof drains and drainage pipes are disposed of in such a way as not to cause erosion or saturation of slopes and shall be in conformity with the storm water management plan previously mentioned.
- Proposed developments should be set back from the edge of the nearest slope as provided by the geotechnical consultant or the building inspector.
- The final drawing showing the footprint of the proposed development must be submitted to the geotechnical engineer for review and approval.

7. The Planning Advisory Committee may approve commercial uses within the residential complex as long as it deems that these uses are compatible and useful to the residential complex.

8. The residential complex as a whole, including the design of private streets and fire hydrants, will need to comply with fire and building codes.

9. No development, building or activity arising from the residential complex shall encroach upon or interfere with any right-of-way vested in the City and any activity or use thereon, including but not limited to street maintenance, snow removal and snow storage.

10. The above-mentioned terms and conditions are binding upon the parties, their administrators, officers, heirs, and assigns.

11. 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.

12. 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 Rezoning 1005 St. Anne Street

Moved by Councillor R. Hondas

Seconded by Deputy Mayor D. Knowles

WHEREAS section 112 of the *Community Planning Act* requires that the Council applies to the Minister for approval of the said by-law; 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 Environment and Local Government for approval of the by-law as prescribed in subsection 112(2) of the said Act.

MOTION CARRIED

9.3 Cancellation of Regular Public Meeting

Moved by Councillor M. Skerry

Seconded by Councillor S. Legacy

WHEREAS the Council of the City of Bathurst has scheduled a Regular Public Meeting for May 19, 2026; and

WHEREAS it is deemed necessary to cancel this meetings;

THEREFORE BE IT RESOLVED that the Regular Public Meeting scheduled for May 19, 2026, be hereby cancelled.

MOTION CARRIED

9.4 Proposal to Repeal Policies

Moved by Councillor D. Branch

Seconded by Councillor P. Anderson

THAT the following policies hereby be repealed :

- P2024-06 Housing Accelerator Fund - New Construction Grant Policy
- P2024-07 Housing Accelerator Fund - Non-Residential Building Conversion Grant Policy

MOTION CARRIED

9.5 Appointment of the Planning Director

Moved by Councillor P. Anderson

Seconded by Councillor S. Legacy

THAT Nicolas Landriau be appointed as Planning Director for the City of Bathurst under section 10(1) of the *Community Planning Act*, effective immediately.

MOTION CARRIED

9.6 Amendment to the Municipal Plan and the Zoning By-Law Pursuant to Section 111 of the Community Planning Act

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

WHEREAS the City of Bathurst proposes to amend By-Law No. 2006-01 entitled “The City of Bathurst Municipal Plan By-Law” and By-Law 2008-01 entitled “The City of Bathurst Zoning By-Law” to allow the designation and use of the following lands as follows:

Change zoning of lot bearing civic number 2321 Rough Waters Drive and bearing PID 20571790, 20571808, 20194809 and 20036612. For the purposes of the municipal plan, the land use designation is changed from “Rural” to “Industrial”. For the purpose of the zoning by-law, the zoning is changed from “Rural–RU Zone” to “Light Industrial – LI Zone”.

The purpose of this rezoning is to allow the establishment and operation of a wood pallet production and distribution business

BE IT RESOLVED THAT

1. By-laws amending the Municipal Plan and Zoning By-law be drafted for this purpose.
2. The City Clerk, acting on behalf of the Council, sees that the public notice prescribed in section 111 of the *Community Planning Act* is posted on the municipality’s website to announce the Council’s intention, the day and place for the consideration of objections to the proposed by-laws, and
3. Consideration of objections to the proposed by-laws takes place at 6:30 p.m. on June 15, 2026, in the Council Chambers.

MOTION CARRIED

9.7 Disposition of Surplus Land – 1465 Furlotte Crescent

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

WHEREAS during the in-camera meeting held on July 21, 2025, Council reviewed a property identified by Administration as surplus municipal land; and

WHEREAS a portion of the properties located at 1465 Furlotte Crescent, bearing PID numbers 20239885 and 20517694, has been determined to be surplus; and

WHEREAS Policy P2024-08, *Disposition and Acquisition of Municipal Land*, requires Council to formally designate surplus land, determine the method of disposition, and approve any waiver of public notice requirements; and

WHEREAS the property at 1465 Furlotte Crescent has been assessed as having economic development potential, consistent with Section 4.1.1(c)a of Policy P2024-08; and

WHEREAS Council has agreed to sell the property for the sum of one dollar (\$1.00), in recognition of its strategic value for economic development.

NOW THEREFORE BE IT RESOLVED THAT Council hereby:

1. Declares the property located at 1465 Furlotte Crescent, PIDs 20239885 and 20517694, as surplus land;
2. Assigns the surplus land designation of *Economic Development*, pursuant to Section 4.1.1(c)a of Policy P2024-08;
3. Waives the public advertisement requirement for this disposition in accordance with Schedule A, Section (g) of Policy P2024-08, given the strategic nature of the proposed transaction; and
4. Approves the Agreement of Purchase and Sale between the City of Bathurst and 666194 NB Inc. 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

No items under this category.

10.2 Reports from Committees

No items under this category.

10.2.1 North Tetagouche Recreation Centre by Councillor Skerry

The North Tetagouche Recreation Centre, represented by Councillor Mike Skerry, is experiencing exciting developments with a new executive team led by President Isabelle Coombs, along with the addition of new volunteers and the launch of a new website. The centre offers very affordable rental options for a variety of activities and hosts events such as Hospitality Days, a snowshoe rally, and access to an outdoor rink that can also be used for ball hockey during the summer months. It also features a wonderful children's park, making it a welcoming space for families and community members alike. Everyone is encouraged to stop by and discover what is truly a hidden gem in the region. Looking ahead, future projects include the development of a kayak launch area, along with other initiatives that continue to enhance this great community asset.

10.2.2 Co-Action by Councillor Legacy

This initiative is designed for teens, by teens, with a focus on creating engaging opportunities for youth to connect and participate in their community. A variety of youth-led events are being organized, including bowling nights, movie nights, and other fun activities that encourage social interaction and involvement. Additionally, the Bay Breakfast, scheduled for May 1, 2026, serves as a fundraising event where all proceeds from ticket sales are directed back to Co-Action to support and enhance these youth activities.

10.3 Report from the Mayor

No items under this category.

11. ADJOURNMENT

Moved by Councillor R. Hondas
Seconded by Councillor M. Skerry

THAT the Regular Public Meeting be adjourned at 7:36 p.m.

MOTION CARRIED

Kim Chamberlain / MAYOR

Amy-Lynn Parker / CITY CLERK