



BATHURST
REGULAR PUBLIC MEETING
MINUTES

July 6, 2026
6:30 p.m.
Council Chambers - City Hall

Recording of Attendance Deputy Mayor M. Willett
 Councillor P. Anderson
 Councillor E. L. Scott
 Councillor S. Brunet
 Councillor J.-F. LeBlanc
 Councillor J. Boudreau
 Councillor M. Skerry

Absent Mayor K. Chamberlain
 Councillor R. Hondas

Appointed Officials T. Pettigrew, CAO
 A. Parker, City Clerk
 J. Dickie, Assistant Clerk
 J.-S. Chiasson, Communications Project Manager
 C. Legacy, Director of Economic Development
 M. Bouffard, Director of Municipal Planning

1. MOMENT OF REFLECTION / TERRITORIAL ACKNOWLEDGMENT

2. ADOPTION OF AGENDA

Moved by Councillor J.-F. LeBlanc

Seconded by Councillor P. Anderson

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 15, 2026

Moved by Councillor M. Skerry

Seconded by Councillor J. Boudreau

THAT the minutes of the Regular Public Meeting dated June 15, 2026, be approved as circulated.

MOTION CARRIED

4.2 Public Hearing Held on June 15, 2026

Moved by Councillor E. L. Scott

Seconded by Councillor J. Boudreau

THAT the minutes of the Public Hearing dated June 15, 2026, be approved as circulated.

MOTION CARRIED

5. CONSENT AGENDA

No items under this category.

6. PUBLIC AND ADMINISTRATIVE PRESENTATIONS

No presentations were made.

7. FINANCE

8. MUNICIPAL BY-LAWS

8.1 Proposed Municipal and Zoning By-Law Amendments

8.1.1 Third Reading By-Law 2026-04M

Moved by Councillor J.-F. LeBlanc

Seconded by Councillor M. Skerry

THAT By-Law 2026-04M, 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) 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 2026-04Z

Moved by Councillor J. Boudreau

Seconded by Councillor P. Anderson

THAT By-Law 2026-04Z, 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) 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 2321 Rough Waters Drive

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

WHEREAS Council members approve the agreement between Junction Lumber Products 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 20571790, 20571808, 20194809 and 20036612 (hereinafter named the “Property”) to allow the development and operation of a wood pallet manufacturing and distribution business; and

WHEREAS the Council intends to adopt By-law No. 2026-04Z to permit this development as a conditional rezoning pursuant to section 59 of the Community Planning Act;

WHEREAS the Council wants to add terms and conditions through a conditional rezoning agreement attached to By-law No. 2026-04Z 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. Notwithstanding the uses normally permitted in the Light Industrial - LI zone, the permitted uses of the parcels covered by this rezoning are limited to the following uses:
 - a. A pallet assembly plant and their distribution.
 - b. Any use permitted in the Rural – RU zone
2. No development or building permit shall be issued before the Department of Transportation and Infrastructure has approved in writing the access point of the private access onto Rough Waters Drive located within the right-of-way of Route 11.
3. 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.
4. All provisions of the zoning by-law continue to apply.
5. Pallets must be assembled and nailed with previously cut wood coming from outside the property. It is forbidden to cut or saw wood on the property, as well as any activity, transformation or processing that may generate wood chips, sawdust and other similar residues.
6. Any changes to the Site Development Plan and the Operating Plan submitted by the Owner to the Planning Department as part of the Rezoning Application, including but not limited to the outdoor storage areas, and which, in the opinion of the Planning Department, deviate significantly from the Site Plan and Operational Plan submitted as part of the Rezoning, must be re-approved by the Planning Advisory Committee. These revised plans must be consistent with the initial development concept submitted by the owner.

7. The owner must take note of all the comments received from the stakeholders of the province who sent their views to the planning department in the context of this rezoning. The owner will have to apply for and obtain all the required permits and authorizations from the applicable stakeholders.
8. The Planning Advisory Committee may approve other authorized uses in the Light Industrial Zone – LI as long as it deems that these uses are compatible with the surrounding residential and agricultural zones.
9. The above-mentioned terms and conditions are binding upon the parties, their administrators, officers, heirs, and assigns.
10. On the rezoning of the property, 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.
11. 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 2321 Rough Waters Drive

Moved by Councillor J. Boudreau

Seconded by Councillor E. L. Scott

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 Group Insurance 2026-2027 Renewal (Canada Life)

Moved by Councillor M. Skerry

Seconded by Councillor J.-F. LeBlanc

WHEREAS BFL CANADA serves as the insurance broker for numerous municipalities, including the City of Bathurst; and

WHEREAS BFL CANADA has reported that the financial terms proposed by Canada Life for the period of August 1, 2026, to July 31, 2027, are reasonable and justified; and

WHEREAS the report from BFL CANADA confirms that Canada Life continues to apply favorable renewal parameters to establish a premium adequate to cover future claims; and

WHEREAS the City of Bathurst is committed to providing quality employee benefits at competitive rates;

THEREFORE BE IT RESOLVED THAT members of council hereby accept the renewal terms presented by Canada Life for the group insurance coverage of City of Bathurst employees for the period from August 1, 2026, to July 31, 2027.

MOTION CARRIED

9.4 Lease Agreement - Ryfil Bakery

Moved by Councillor J. Boudreau

Seconded by Councillor E. L. Scott

THAT Council members approve the lease agreement between Ryfil Bakery 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

9.5 Northern Energy Alliance – Intercommunity Agreement

Moved by Councillor P. Anderson

Seconded by Councillor J.-F. LeBlanc

WHEREAS, from a perspective of sustainable and concerted development, the Chaleur Regional Service Commission, the Acadian Peninsula Regional Service Commission, the Restigouche Regional Service Commission, the Eel River Bar First Nation and the Pabineau First Nation (collectively, the “Local Authorities”) have agreed to coordinate their individual actions and join their efforts to operate, together with other partners, in renewable energy projects located within their territory; and

WHEREAS, the Local Authorities wish to formalize the principles, terms and conditions of their partnership and to ensure certain governance rules in connection with the constitution of the Northern Energy Alliance (the “Alliance”) pursuant to an intercommunity agreement among the Local Authorities (the “Intercommunity Agreement”), in order to carry out, in a spirit of collaboration, any activity for the development or production of electricity from a renewable energy source; and

WHEREAS, the City of Bathurst is part of the Chaleur Regional Service Commission (the “RSC”).

THEREFORE BE IT RESOLVED THAT

The City of Bathurst supports and ratifies the entering into, execution and delivery by the RSC of the Intercommunity Agreement, a draft of which is attached hereto as Schedule A and has been submitted to the members of Council of the City of Bathurst, and that the City of Bathurst agrees to comply with the obligations provided for therein and which concern it; and

THAT the City of Bathurst acknowledges, accepts, and consents to the Alliance representing the RSC and the Municipality in connection with the subject matter of the Intercommunity Agreement and the acts contemplated therein; and

THAT this extract from the minutes may be executed in counterparts and delivered by any electronic means, including facsimile, PDF, DocuSign, or any other electronic means, each such counterpart, when so executed and delivered, shall be deemed an original, and all such counterparts together shall constitute one and the same instrument.

MOTION CARRIED

10. ITEMS FOR INFORMATION

10.1 Reports from Administration

No items under this category.

10.2 Reports from Committees

Councillor Skerry presented a report on Hospitality Days. Ticket sales have increased ahead of next week's festivities. While the parade has been removed from the line up, a new River Walk has been added to the schedule. The fireworks display is set for Wednesday night at 10pm. Volunteers are still needed to ensure things run smoothly. Everyone is hoping for great weather and clear skies for the many activities scheduled.

10.3 Report from the Mayor

No items under this category.

11. ADJOURNMENT

THAT the Regular Public Meeting be adjourned at 6:49 p.m.

MOTION CARRIED

Michael Willett, DEPUTY MAYOR

Amy-Lynn Parker, CITY CLERK