

TOWN OF NACKAWIC
SPECIAL COUNCIL MEETING
JUNE 22, 2021

VIA ZOOM MEETING (COVID-19)

PRESENT: Mayor Kitchen
Deputy Mayor MacFarlane
Councillor Simpson
Councillor Farnsworth
Councillor Toole

ABSENT: Councillor Meade

IN ATTENDANCE: Randy Wilson
Brent Sansom, DNEDC
Isabelle Ouellette, RSC 11

TO ORDER: Mayor Kitchen called the special meeting to order at 6:00 pm.

APPROVAL OF AGENDA:

20-69 Motion: Councillor Toole
Second: Councillor Farnsworth

“That the agenda be approved as presented.”

Motion carried.

DECLARATION OF CONFLICTS OF INTEREST:

There was no declaration of conflicts of interest.

NEW BUSINESS:

A) Town of Nackawic’s Submission Paper on Local Government Reform

20-70 Motion: Councillor Simpson
Second: Deputy Mayor MacFarlane

“That the Town Council move to accept and submit the Response Paper on Local Government Reform (June, 2021) representing Councils views on the Alignment of “Rural Based” Local Governance and Economic & Tourist Development.”

On the Question –

Deputy Mayor MacFarlane thanked Brent Sansom and Councillor Simpson on the hard work that has gone into this paper and suggested the Town should have a public meeting to release the document and invite the media.

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Councillor Farnsworth stated in the document, it mentions the Meals 4 U under Wellness Programs and stated they are no longer doing that, and to use support groups of Nackawic Area Wellness.

Brent Sansom stated he will make that change.

Motion carried.

Brent Sansom left the meeting at 6:10 pm.

B) First and Second Reading of the Rezoning By-Law 82-2021 as Recommended by RSC 11 by Title Only

20-71 Motion: Deputy Mayor MacFarlane
Second: Councillor Farnsworth

“That the Nackawic Town Council move to accept the recommendation from RSC 11 to enact a By-Law to amend the Town of Nackawic Zoning By-Law 51-17 pursuant to section 59 of the Community Planning Act. This is the first reading by title only.”

On the Question –

Isabelle Ouellette reported on the rezoning of By-Law 82-2021 as recommended by RSC 11.

Councillor Farnsworth asked if the existing building that use to be the office is going to become a home and what was the industrial part will become a ten-unit apartment building.

Isabelle Ouellette stated yes.

Deputy Mayor MacFarlane asked if the home will be subdivided from the apartment at a later date.

Isabelle Ouellette stated no, they are not stating a subdivision. The way that it's being allowed to be a 'single family house' is through a zoning exemption. This one specific property is being allowed to be exempt because the building already exists.

Councillor Simpson asked if there is going to be apartments in both buildings.

Isabelle Ouellette stated no, just in the bigger building at the back of the property.

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Motion carried.

Deputy Mayor MacFarlane read the By-Law to amend the Town of Nackawic Zoning By-Law No. 51-17 PID # 75333914 and PID # 75395616 located on Highway Route 105 (owned by Joyce King and Christine King) for the first time by title only.

20-72 Motion: Deputy Mayor MacFarlane
Second: Councillor Farnsworth

“That the Nackawic Town Council move to accept the recommendation from RSC 11 to enact a By-Law to amend the Town of Nackawic Zoning By-Law 51-17 pursuant to section 59 of the Community Planning Act. This is the second reading by title only.”

Motion carried.

Deputy Mayor MacFarlane read the By-Law to amend the Town of Nackawic Zoning By-Law No. 51-17 PID # 75333914 and PID # 75395616 located on Highway Route 105 (owned by Joyce King and Christine King) for the second time by title only.

C) First and Second Reading of the Rezoning By-Law 83-2021 as Recommended by RSC 11 by Title Only.

20-73 Motion: Deputy Mayor MacFarlane
Second: Councillor Simpson

“That the Nackawic Town Council move to accept the recommendation from RSC 11 to enact a By-Law to amend the Town of Nackawic Zoning By-Law 51-17 pursuant to section 59 of the Community Planning Act. This is the first reading by title only.”

On the Question –

Councillor Farnsworth asked if Mr. Alward is building it on the back of his property.

Randy Wilson stated yes.

Councillor Farnsworth asked if the neighbours have been informed.

Isabelle Ouellette stated yes, they were.

Mayor Kitchen stated their only concerns was the noise and what recourse the Town would have.

Deputy Mayor MacFarlane asked if they opposed it.

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Mayor Kitchen stated no.

Councillor Simpson asked if Mr. Alward's plan was to do one first and the second later and asked if the one farther down the hill will be first.

Isabelle Ouellette yes.

Councillor Simpson stated that one won't have a sewage field.

Isabelle Ouellette stated no, the plan is to tie into the existing sewage and that is why there is terms and conditions, and Mr. Alward would have to contact the appropriate individuals prior to starting.

Councillor Simpson asked if Mr. Awards sewage field would have the capacity for two other buildings.

Isabelle Ouellette stated that would be for the health department to make that assessment.

Mayor Kitchen stated this is just a rezoning, Mr. Alward still has to go through several permits before he would be allowed to build.

Councillor Toole stated the rezoning is allowing permission for two buildings.

Isabelle Ouellette stated this is an amendment to the plan, to allow for anyone who has a family residential zone. Mr. Alward has that zone but it's subject to terms and conditions. He is not rezoning the property; he would be applying for the 'terms and conditions' part of it if the plan amendment were to go forward.

Councillor Toole asked if Mr. Alward came back to add another unit later, would he have to rezone.

Isabelle Ouellette stated no, he would not. We are doing it concurrently now.

Deputy Mayor MacFarlane asked if the Town is changing a by-law, then anyone with a 'single family dwelling' would be able to apply and build something else on their property.

Isabelle Ouellette stated yes, everyone has uses that you have a right to on your property, but you would need to meet the minimal lot requirements of a 4000 sq. meter lot to build a tiny home. You would also be subject to terms and conditions.

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Councillor Farnsworth stated she is not really comfortable with this but if the neighbours are comfortable with it then she is ok.

Motion carried.

Deputy Mayor MacFarlane read the By-Law to amend the Town of Nackawic Zoning By-Law No. 51-17 PID # 75383323 located on 707 Highway Route 105 (owned by Mark and Brenda Alward) for the first time by title only.

20-74 Motion: Deputy Mayor MacFarlane
 Second: Councillor Simpson

“That the Nackawic Town Council move to accept the recommendation from RSC 11 to enact a By-Law to amend the Town of Nackawic Zoning By-Law 51-17 pursuant to section 59 of the Community Planning Act. This is the second reading by title only.”

Discussion on taxation held; RSC 11 to provide an update.

Motion carried.

Deputy Mayor MacFarlane read the By-Law to amend the Town of Nackawic Zoning By-Law No. 51-17 PID # 75383323 located on 707 Highway Route 105 (owned by Mark and Brenda Alward) for the second time by title only.

D) Amend the Town of Nackawic’s Five-Year Capital Investment Plan for the Gas Tax Fund Administrative Agreement for 2014-2018

20-75 Motion: Councillor Toole
 Second: Councillor Farnsworth

“That the Nackawic Town Council adopt the document entitled “Town of Nackawic Five-Year Capital Investment Plan for the GTF Administrative Agreement (Revised June 2021) 2014-2018.”

Motion carried.

E) Amend the Town of Nackawic’s Five-Year Capital Investment Plan for the Gas Tax Fund Administrative Agreement for 2019-2023

20-76 Motion: Councillor Toole
 Second: Councillor Farnsworth

“That the Nackawic Town Council adopt the document entitled” Town of Nackawic Five-Year Capital Investment Plan for the GTF Administrative Agreement (Revised June 2021) 2019-2023.”

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Motion carried.

F) Transfer Funds from our General Capital Reserve to our General Operating Fund.

20-77 Motion: Councillor Simpson
Second: Councillor Toole

“That \$150,000 be transferred from the General Capital Reserve Fund to the General Operating Fund.”

Motion carried.

G) Approve one (1) Contract Change Orders (CCO's) for E. Cummings Contracting

20-78 Motion: Deputy Mayor MacFarlane
Second: Councillor Toole

“That the Town Council approve one (1) Contract Change Orders #7 on the recommendation of the Glenn Group and RSC 11 to allow E. Cummings Contracting Inc. to design and construct a waterfront waste water improvement system (phase 1) with a lift station and force main to service the Nackawic Arena and Nackawic Marina pending final approval of the Five-Year Capital Investment Plan for the GTF Administrative Agreement 2019-2023. This to be completed at the accepted bid price of \$180,000 plus HST as per contract.”

Deputy Mayor MacFarlane thanked the CAO and town staff for their hard work on this project. After speaking with several town residents, he feels this will be an economic driver for the future.

Motion carried.

20-79 Motion: Councillor Farnsworth
Second: Councillor Simpson

“That the meeting be adjourned.”

Motion carried.

The meeting adjourned at 7:03 pm.

Ian Kitchen
Mayor

Randy Wilson
CAO