

TOWN OF NACKAWIC  
REGULAR COUNCIL MEETING  
JULY 5, 2021

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

IN ATTENDANCE: Randy Wilson  
Dallas Cakes  
Lonnie Forbes, RSC 11

TO ORDER: Mayor Kitchen called the regular meeting to order at 7:05 pm.

Mayor Kitchen stated he would like to begin by acknowledging that the land on which we gather is the traditional unceded and unsurrendered territory of Wolastoqiyik (Maliseet). This territory is covered by the Treaties of Peace and Friendship which the Wolastoqiyik (Maliseet), Mi'kmaq, and Passamaquoddy peoples first signed with the British Crown in the 1700s. The treaties did not deal with surrender of lands and resources but in fact recognized Wolastoqey (Maliseet), Mi'kmaq, and Passamaquoddy title and established the rules for what was to be an ongoing relation-ship between nations.

APPROVAL OF AGENDA:

21-83 Motion: Councillor Toole  
Second: Deputy Mayor MacFarlane

“That the agenda be approved with one addition:

-under Closed Session; add B) Waterfront Development.”

Motion carried.

DECLARATION OF CONFLICTS OF INTEREST:

There was no declaration of conflicts of interest.

With Council's permission Mayor Kitchen moved to item 7. A) New Business.

NEW BUSINESS:

A) 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 Alward and Brenda Alward). Third and final reading to be read in its entirety.

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Lonnie Forbes reported on the difference between a Tiny Home and a Mini Home and stated Mini Homes are built to national building code standards – 2x10 floor joists; 2x6 walls, all insulated drywall. A Tiny Home is built to the motor coach standard, not to the national building code standard. It would have lumber for its floors, walls and roofs system and it would be insulated to be occupied year-round. They are a fancy camper trailer, and they are required to have wheels, trailer hitch, blocking and skirting.

Lonnie Forbes stated until a couple years ago, camper trailers were never charged property tax. He stated this isn't being done as a taxation generator, the reason behind this by-law is to give the Town additional tourism compacity. You cannot have a Tiny Home unless your lot is at least 4000 square meters, and you have to have terms and conditions.

Councillor Toole asked what are the terms and conditions on a Tiny Home.

Lonnie Forbes stated that some of the terms and conditions are: screening towards the Munroe's property; getting an approval from public safety to have a connection to the septic field; WAWA permit and connecting to the water system to Nackawic.

Councillor Toole asked if they could add another item to the terms and conditions that a Tiny Home would have to be mounted on blocks.

Lonnie Forbes stated they would have to be mounted on blocks because it will be coming in on wheels and a hitch and they put skirting and blocking on it. Council would have to take the terms and conditions back to PRAC and tell them exactly what your concerns are and to have it in writing.

Deputy Mayor MacFarlane asked if there are other towns doing this.

Lonnie Forbes stated yes, several towns throughout the province are doing it.

Deputy Mayor MacFarlane stated a lot would have to be 4000 square meters in order to have a Tiny Home on it.

Lonnie Forbes stated yes, and reported on the terms and conditions on short term rentals and that it is not a vehicle. Vehicle isn't just a car; truck or bus, it is also a utility trailer; camper trailer and a RV that has to be registered to drive on the road. All of these cannot be used for short term rental.

Councillor Simpson asked if driving on the road with the Mini Home the issue or is it the wheels.

Lonnie Forbes stated you cannot have one without the other.

Councillor Simpson stated a Tiny Home has to be register.

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Lonnie Forbes stated if it is moving, a Tiny Home has to be register, but a Tiny Home is giving an exemption in this document. It is not treated the same as a camper trailer because it doesn't look like a camper trailer.

Councillor Simpson stated Tiny Homes cannot be taxed.

Lonnie Forbes stated no they cannot.

Councillor Toole stated but a Mini Home can be taxed.

Lonnie Forbes stated yes.

Randy Wilson stated he sent an email to Scott Harding from SNB on taxing a Tiny Home and he is waiting to hear back from him.

Councillor Farnsworth asked how many is Mr. Alward allowed to build.

Lonnie Forbes stated two.

Councillor Toole suggested to make a motion to table it and send it back to PRAC with an additional line under terms and conditions.

Councillor Farnsworth stated also to hear about the taxation.

Lonnie Forbes stated you can table the vote on rezoning and Council could add to the terms and conditions, then you can come back next month to decide whether Council would like to move on it or not.

Councillor Toole asked how will he be charged for water.

Councillor Simpson stated that is another question that would need to be answered and asked if he was on municipal water and sewer.

Randy Wilson stated he is on municipal water but his own sewer.

21-84            Motion: Councillor Toole  
                    Second: Councillor Farnsworth

“That Council decided to table the By-Law to amend the Town of Nackawic Zoning By-Law, By-Law No. 51-17 PID #75383323, located on 707 Highway Route 105 (owned by Mark Alward and Brenda Alward), to add more to the terms and conditions.”

Motion carried.

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Councillor Simpson asked if there has to be an agreement between the Town and the property owner.

Lonnie Forbes stated it is already a part of it and he read the agreement to Council.

Councillor Simpson asked who does the inspections to make sure owners are following the Terms and Conditions.

Lonnie Forbes stated all them but one deal with the setup of the building when they get their building permit. The existing vegetation on the north west of the property line, RSC 11 would do it as an annual inspection based on complaints from his neighbour.

Councillor Farnsworth asked how would the Town know if it is not built to the national building code if Mr. Alward is building it himself.

Lonnie Forbes stated if he gets a building permit and he builds it himself, he will be listed as the builder.

Councillor Simpson stated and there will be no inspection of the building.

Lonnie Forbes stated if he has a building permit, there will be an inspection.

B) 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). Third and final reading to be read in its entirety.

21-85            Motion: Councillor Farnsworth  
                    Second: Councillor Toole

“That Council 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 third and final reading and have been read in its entirety and enacted.”

Motion carried.

Councillor Farnsworth read the Town of Nackawic Zoning By-Law 51-17 pursuant to section 59 of the Community Planning Act in its entirety.

TO THE FLOOR:

A) Waterfront Development Update - Lonnie Forbes, RSC 11

Lonnie Forbes circulated a report on the waterfront development costs and gave an update on the Nackawic Marina.

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Deputy Mayor MacFarlane asked how the contractors were to work with.

Lonnie Forbes stated good.

Councillor Toole asked if they are on schedule.

Lonnie Forbes stated yes, they are.

Deputy Mayor MacFarlane reported on a funding announcement from ACOA and stated the deadline is July 21<sup>st</sup> to have it completed and submitted. Every community is eligible up to \$750,000 for shovel ready projects. He spoke to Randy Wilson and Dan Glenn today regarding this and informed Council that there are three areas that he feels could use the funding 1) splash pad; 2) stage and 3) accessibility sidewalk from the arena parking lot across Otis Drive to the shopping mall.

Lonnie Forbes stated there will be water to the point-of-sale building but he thinks the water line might have to be larger to supply the splash pad.

Randy Wilson stated he will speak to Eric Cummings tomorrow regarding this.

Councillor Farnsworth asked when will Council know if we will be eligible for any funding and when will we receive it.

Deputy Mayor MacFarlane feels it would be quick quickly, where the time frame to have the application in is 2 weeks. He told Dan Glenn that Council will discuss it tonight and the Glenn Group said they will put the package together and submit at no cost.

Mayor Kitchen thanked Lonnie Forbes for coming and for all the work with the waterfront.

Lonnie Forbes left the meeting at 7:55 pm.

APPROVAL OF THE MINUTES OF JUNE 14<sup>TH</sup>, 2021 REGULAR COUNCIL MEETING:

21-86            Motion: Councillor Toole  
                    Second: Councillor Farnsworth

“That the minutes of the June 14<sup>th</sup>, 2021 regular council meeting be approved as presented.”

Motion carried.

APPROVAL OF THE MINUTES OF JUNE 22<sup>ND</sup>, 2021 SPECIAL COUNCIL MEETING:

21-87            Motion: Councillor Farnsworth  
                    Second: Councillor Toole

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“That the minutes of the June 22<sup>nd</sup>, 2021 special council meeting be approved as presented.”

Motion carried.

APPROVAL OF THE MINUTES OF JUNE 26<sup>TH</sup>, 2021 SPECIAL COUNCIL MEETING:

21-88            Motion: Councillor Simpson  
                    Second: Councillor Farnsworth

“That the minutes of the June 26<sup>th</sup>, 2021 special council meeting be approved

Motion carried.

BUSINESS ARISING:

There is no business arising.

CORRESPONDENCE:

A)    Letter from Faye Budrow-Palmer at Horizon Health

Mayor Kitchen stated Council will discuss it in closed session.

B)    Sam Bates and Forestry Capital of Canada Scholarships (Closed Session)

COMMITTEE REPORTS:

Finance – No Report

Library –

Councillor Farnsworth stated the book sale at MyGym is going great. Summer programs and a literacy program have started and stated the library is staying busy.

Protective Services – No Report

Recreation –

Councillor Farnsworth stated *Make Tracks at the Axe* had a good turn out despite the heat. T-Ball and Rookie Ball will start on Tuesday, July 6<sup>th</sup>.

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Public Works –

Councillor Simpson reported on the June 24<sup>th</sup> meeting and stated the Designated Highway report has been completed and submitted.

Deputy Mayor MacFarlane stated where the Town line ends near Mariner's Point Campground, the road isn't in good shape, also a section of the government road isn't either. He suggested, if the town gets approval to fix the highway in question, maybe they could also fix up that area as well.

Special Reports –

DNEDC

Deputy Mayor MacFarlane reported on their last meeting and stated they have a new tourism committee started. They may be receiving Tourism Marketing funds from the province for a summer campaign. The Municipal Reform Report was circulated to the board to be endorsed. The corporation has been unsuccessful to date with funding to keep them running, there is enough money to operate until December 31<sup>st</sup>, 2021 and they will be asking the Town for another \$60,000 for the coming year. He stated there also could be funding for a fall and winter marketing campaign.

Chief Administrative Officer's Report

Randy Wilson stated that:

- the Town has been receiving calls from residents concerning four wheelers, cars traveling too fast, too loud, mischief and break ins, sending emails to RCMP. Unsightly premises, also a hot topic.
- ACOA has made a funding announcement on Community Revitalization. We met with Dan Glenn today to discuss an approach on a second application concerning our waterfront.
- Water and Waste Water Audit will be on Wednesday, July 7<sup>th</sup>.
- he submitted the Designated Highway Plan to DTI and submitted our amended Gas Tax plan to ELG.
- the Town thanks Lonnie Forbes from RSC 11 for taking time to be with us tonight to brief council on matters of great importance.

Councillor Simpson stated he heard the Mudrunners may be approaching Council on a request to allow them access to Otis Drive for them to go down town. There are a number of four wheelers and side-by-sides riding around town and some are speeding on our roads especially at night. He understands that it is not the responsible drivers but the irresponsible ones.

Randy Wilson stated it doesn't matter who is driving, it is because they are not regarding

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the laws and residents are getting frustrated.

Councillor Toole stated there haven't been any ATV officers since COVID and people are running around on ATV's because they know there are no officers around.

Councillor Simpson asked if the municipality has authority to deny any request regarding ATVs in town.

Mayor Kitchen stated yes, we would and we will discuss this, if and when Council receives a request.

Councillor Farnsworth asked what about the request from the Trailer Park.

Mayor Kitchen stated they will discuss it in Closed Session.

Mayor's Report

Mayor Kitchen apologized for not having a committee meeting set up for Council, he stated he will have it for the next meeting.

Mayor Kitchen reported that:

-he attended the DNEDC meeting.

-he attended the Zone 6 UMNb meeting on July 2<sup>nd</sup> and he has been appointed to the board of directors.

Council congratulated him on his achievement.

21-90            Motion: Councillor Farnsworth  
                    Second: Councillor Toole

“That Council move to Closed Session.”

Motion carried.

Council moved to Closed Session at 8:25 pm, Dallas Cakes left the meeting.

CLOSED SESSION:

- A) Sam Bates and Forestry Capital of Canada Scholarships
- B) Waterfront Development
- C) Horizon Health letter



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21-91 Motion: Councillor Simpson  
Second: Councillor Farnsworth

“That Council move back to regular session.”

Motion carried

Council moved back to regular session at 9:03 pm.

21-92 Motion: Councillor Farnsworth  
Second: Councillor Meade

“That Council award the Sam Bates Scholarship to LEEANNE CORMIER.”

Motion carried.

21-93 Motion: Councillor Farnsworth  
Second: Councillor Meade

“That Council award the Forestry Capital of Canada Scholarship to Autumn Lagacy.”

Motion carried.

21-94 Motion: Councillor Simpson  
Second: Councillor Meade

“That Council support the request from Horizon Health to provide financial support for renovations to our Health Centre. This required construction will provide a space for a new hire, a third full-time provider for our Health Centre. The financial support will be \$30,000 paid over the next three years beginning in 2022 and ending in 2024.”

Motion carried.

21-95 Motion: Deputy Mayor MacFarlane  
Second: Councillor Farnsworth

“That Council request assistance from RSC 11 with regards to unsightly premises at the Nackawic Trailer Park and take required action to resolve said issues.”

Motion carried.

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21-96 Motion: Councillor Simpson  
Second: Councillor Farnsworth

“That Council engage the Glenn Group, of Fredericton, NB., to present an application to ACOA under their recently announced funding plan. Council will ask that our recent Master Plan, completed by the Glenn Group, be the basis of the request to provide, to re-develop space and focus on accessibility, beautification, tourism and recreation.”

Motion carried.

21-97 Motion: Councillor Simpson  
Second: Councillor Farnsworth

“That the meeting be adjourned.”

Motion carried.

The meeting adjourned at 9:16 pm.

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Ian Kitchen  
Mayor

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Randy Wilson  
CAO