



**REGULAR COUNCIL MEETING  
TUESDAY, OCTOBER 8, 2024 – 7:00 P.M.  
COUNCIL CHAMBERS, MUNICIPAL OFFICE  
31C MAIN STREET, SACKVILLE NB**

**ADOPTION OF AGENDA**

#24-186 MOVED BY COUNCILLOR MATT ESTABROOKS AND SECONDED BY COUNCILLOR BARRY HICKS THAT COUNCIL APPROVE THE AGENDA OF THE REGULAR COUNCIL MEETING OF OCTOBER 8, 2024 AS AMENDED. MOTION CARRIED.

**ADOPTION OF MINUTES**

#24-187 MOVED BY COUNCILLOR MATT ESTABROOKS AND SECONDED BY DEPUTY MAYOR GREG MARTIN THAT COUNCIL ADOPT THE MINUTES OF THE REGULAR COUNCIL MEETING OF SEPTEMBER 9, 2024, AS CIRCULATED. MOTION CARRIED.

#24-188 MOVED BY COUNCILLOR BARRY HICKS AND SECONDED BY COUNCILLOR MICHAEL TOWER THAT COUNCIL ADOPT THE MINUTES OF THE SPECIAL MEETING OF COUNCIL OF SEPTEMBER 18, 2024 AS CIRCULATED. MOTION CARRIED.

#24-189 MOVED BY COUNCILLOR DEBBIE WIGGINS-COLWELL AND SECONDED BY COUNCILLOR BRUCE PHINNEY THAT COUNCIL ADOPT THE MINUTES OF THE COMMITTEE OF THE WHOLE MEETING OF SEPTEMBER 23, 2024 AS CIRCULATED. MOTION CARRIED.

**CONSENT AGENDA**

#24-190 MOVED BY COUNCILLOR BARRY HICKS AND SECONDED BY COUNCILLOR MATT ESTABROOKS THAT COUNCIL APPROVE THE CONSENT AGENDA OF OCTOBER 8, 2024. MOTION CARRIED.

**i. RFD 2024-097 – BULK SALT 2024/2025**

*That Council authorizes staff to purchase salt from Nutrien at \$66.40/tonne and transportation services from Kingsco at \$13.06/tonne plus fuel surcharge for the 2024/25 winter season, and that a 5% contingency be allowed for approximately 1,000 to 1,400 tonnes of road salt.*

**ii. RFD 2024-098 – COMMERCIAL WASTE CONTAINERS AT MUNICIPAL SITES**

*That Council authorizes staff to retain Miller Waste Systems as the service provider for supply of commercial waste containers at municipal sites and regular collection of the waste from February 1, 2025 to January 31, 2030.*

iii. **RFD 2024-101 – CANADA COMMUNITY BUILDING FUND WITH LOCAL GOVERNEMENTS**

*That Council authorize the Mayor and Clerk to sign and seal the agreement with the Provincial Government relating to the “Agreement on the Canada Community-Building Fund with Local Governments (2024-2033)” in order to provide Tantramar with funding for the next 10 years.*

**REPORTS FROM ADMINISTRATION**

**A) TEXT AMENDMENT (HEIGHT CHANGE) TO TOWN OF SACKVILLE ZONING BY-LAW DOWNTOWN BUSINESS DISTRICT**

#24-191 MOVED BY COUNCILLOR DEBBIE WIGGINS-COLWELL AND SECONDED BY COUNCILLOR MICHAEL TOWER THAT WHEREAS COUNCIL HAS CONSIDERED AN APPLICATION FROM JN LAFFORD REALTY AND MIKE WILSON TO AMEND BY-LAW NO 244, THE TOWN OF SACKVILLE ZONING BY-LAW TO CHANGE THE MAXIMUM HEIGHT REQUIREMENTS IN THE DOWNTOWN BUSINESS DISTRICT FROM 15.25 M TO 22.76 M;

BE IT RESOLVED THAT THE COUNCIL OF TANTRAMAR DIRECTS THAT THE APPROPRIATE BY-LAW BE PREPARED TO AMEND THE ZONING BY-LAW AS PER THE PROPOSED CHANGES; THAT THE PROPOSED BY-LAW BE REFERRED TO THE SOUTHEAST PLANNING REVIEW AND ADJUSTMENT COMMITTEE FOR THEIR VIEWS; THAT THE NOTICE OF INTENTION REQUIREMENTS OF THE *COMMUNITY PLANNING ACT* BE FULFILLED WITH RESPECT TO THE PROPOSED AMENDMENT, AND SETS THE COMMITTEE OF THE WHOLE MEETING ON **NOVEMBER 25, 2024** AT 3:00 PM, IN THE COUNCIL CHAMBERS AT THE MUNICIPAL OFFICE, 31 MAIN STREET, 2<sup>ND</sup> FLOOR, SACKVILLE NB AS THE DATE, TIME AND PLACE FOR THE **PUBLIC HEARING** OF CONSIDERATION OF OBJECTIONS TO THE PROPOSED BY-LAW. MOTION CARRIED.

**B) REZONING OF 106 FAIRFIELD ROAD, SACKVILLE – FRESHWINDS HOUSING**

#24-192 MOVED BY COUNCILLOR MATT ESTABROOKS AND SECONDED BY COUNCILLOR ALLISON BUTCHER THAT WHEREAS COUNCIL HAS CONSIDERED AN APPLICATION FROM FRESHWINDS ECO-VILLAGE HOUSING CO-OPERATIVE TO AMEND BY-LAW NO 244, THE TOWN OF SACKVILLE ZONING BY-LAW TO CHANGE THE ZONE ON THE PROPERTY KNOWN AS PID 00892786 FROM URBAN RESIDENTIAL 1 TO URBAN RESIDENTIAL 3;

BE IT RESOLVED THAT THE COUNCIL OF TANTRAMAR DIRECTS THAT THE APPROPRIATE BY-LAW BE PREPARED TO AMEND THE ZONING BY-LAW AS PER THE PROPOSED CHANGE; THAT THE PROPOSED BY-LAW BE REFERRED TO THE SOUTHEAST PLANNING REVIEW AND ADJUSTMENT COMMITTEE FOR THEIR VIEWS; THAT THE NOTICE OF INTENTION REQUIREMENTS OF THE *COMMUNITY PLANNING ACT* BE FULFILLED WITH RESPECT TO THE PROPOSED AMENDMENT, AND SETS THE COMMITTEE OF THE WHOLE MEETING ON **NOVEMBER 25, 2024** AT 3:00 PM, IN THE COUNCIL CHAMBERS AT THE MUNICIPAL OFFICE, 31 MAIN STREET, 2<sup>ND</sup> FLOOR, SACKVILLE NB AS

THE DATE, TIME AND PLACE FOR THE PUBLIC HEARING OF CONSIDERATION OF OBJECTIONS TO THE PROPOSED BY-LAW. MOTION CARRIED.

**C) WASTE COLLECTION SERVICE CONTRACT – FORMER LSD AREAS – J. EPELL**

#24-193 MOVED BY COUNCILLOR ALLISON BUTCHER AND SECONDED BY COUNCILLOR BARRY HICKS THAT COUNCIL AUTHORIZE FERO TO PERFORM WASTE SERVICES FOR TANTRAMAR'S FORMER LOCAL SERVICE DISTRICT AREAS FROM NOVEMBER 4, 2024 TO JANUARY 31, 2025 AND AUTHORIZE THE MAYOR AND CLERK TO SIGN AND SEAL THE CONTRACT. MOTION CARRIED.

**D) MOTION FROM COUNCILLOR JOSH GOGUEN**

#24-194 MOVED BY COUNCILLOR JOSH GOGUEN AND SECONDED BY DEPUTY MAYOR GREG MARTIN THAT COUNCIL AUTHORIZE THE USE OF FUNDS UP TO A MAX OF \$5000.00 FROM THE COUNCIL INITIATIVES BUDGET LINE ITEM FOR A MULTI-DAY EVENT IN REGARD TO HOUSING INITIATIVES. MOTION CARRIED.

Councillor Debbie Wiggins-Colwell left the meeting.

**E) QUARRY PARK BRIDGE**

#24-195 MOVED BY COUNCILLOR MATT ESTABROOKS AND SECONDED BY COUNCILLOR MICHAEL TOWER THAT COUNCIL ACCEPT THE RFQ SUBMISSION FROM RILEY'S RENOS TO CONSTRUCT THE PEDESTRIAN BRIDGE IN THE QUARRY PARK IN THE AMOUNT OF \$18,000 PLUS HST. MOTION CARRIED.

Councillor Debbie Wiggins-Colwell returned to the meeting.

**BY-LAWS**

#24-196 MOVED BY COUNCILLOR JOSH GOGUEN AND SECONDED BY COUNCILLOR BARRY HICKS THAT COUNCIL GIVE FIRST READING TO BY-LAW NO. 243-E, A BY-LAW TO AMEND BY-LAW NO. 243 TOWN OF SACKVILLE MUNICIPAL PLAN. MOTION CARRIED.

#24-197 MOVED BY COUNCILLOR JOSH GOGUEN AND SECONDED BY DEPUTY MAYOR GREG MARTIN THAT COUNCIL GIVE SECOND READING IN ITS ENTIRETY TO BY-LAW NO. 243-E, A BY-LAW TO AMEND BY-LAW NO. 243 TOWN OF SACKVILLE MUNICIPAL PLAN.

The Council of Tantramar under the authority vested in it by Section 24 and in accordance with Section 111 of the *Community Planning Act*, SNB 2017, c.19 amends By-Law No. 243, The Town of Sackville Municipal Plan and enacts as follows:

1. By-Law No 243, The Town of Sackville Municipal Plan, is amended by changing the designation as shown on the Future Land Use Map schedule A of The Town of Sackville Municipal Plan, the



property known as PID 70667639 as shown on schedule “A-1” attached hereto and forming part hereof, from Urban Residential to Industrial / Business Park. MOTION CARRIED.

#24-198 MOVED BY DEPUTY MAYOR GREG MARTIN AND SECONDED BY COUNCILLOR MATT ESTABROOKS THAT COUNCIL GIVE FIRST READING TO BY-LAW NO. 244-Q, A BY-LAW TO AMEND BY-LAW NO. 244 TOWN OF SACKVILLE ZONING BY-LAW. MOTION CARRIED.

#24-199 MOVED BY DEPUTY MAYOR GREG MARTIN AND SECONDED BY COUNCILLOR MICHAEL TOWER THAT COUNCIL GIVE SECOND READING IN ITS ENTIRETY TO BY-LAW NO. 244-Q, A BY-LAW TO AMEND BY-LAW NO. 244 TOWN OF SACKVILLE ZONING BY-LAW.

The council of Tantramar under the authority vested in it by Section 53 and in accordance with Section 59 of the *Community Planning Act*, SNB 2017, c.19 amends By-Law No. 244, The Town of Sackville Zoning By-Law and enacts as follows:

1. By-Law no 244, The Town of Sackville Zoning By-Law, is amended by changing the zoning as shown on the zoning map figure “1” of The Town of Sackville Zoning By-Law for the property identified as PID 70667639 as shown on Schedule “A-1” attached hereto and forming part hereof, from Urban Residential 1 (R1) to Industrial / Business Park (IND) subject to the terms and conditions imposed in Schedule B, attached hereto and forming part hereof, the resolution registered against the property.

Schedule B Resolution Parcel Identifier # 70667639

Whereas Beale and Inch Construction Ltd. is the owner of the property known as civic address 146 York Street, Sackville being PID number 70667639, and as shown on Schedule A (hereinafter called the “property”); and Whereas the Municipality of Tantramar has rezoned the “property”, from Urban Residential 1 (R1) to Industrial / Business Park (IND) under By-Law No. 244-Q, A By-Law to Amend By-Law No. 244 Town of Sackville Zoning By-Law, passed on \_\_\_\_\_, 2024, subject to terms and conditions imposed in this Resolution; be it resolved that the Council of Tantramar, pursuant to Section 59 of the *Community Planning Act*, SNB 2017, c.19, imposes the following terms and conditions on the rezoning:

1. That the main use of the property be limited to a construction company;
2. That the operation of the business and future development shall be done in substantial conformity to the attached site plan;
3. That the existing vegetation and tree buffers along the driveway and from abutting residential uses to the north, east and south, remain and are maintained as buffers.

MOTION CARRIED.

#24-200 MOVED BY COUNCILLOR ALLISON BUTCHER AND SECONDED BY COUNCILLOR BARRY HICKS THAT COUNCIL GIVE FIRST READING IN NAME ONLY TO BY-LAW NO. 2024-16, A BY-LAW RELATING TO THE ESTABLISHMENT OF A SPECIAL BUSINESS IMPROVEMENT AREA LEVY. MOTION CARRIED.



#24-201 MOVED BY COUNCILLOR ALLISON BUTCHER AND SECONDED BY COUNCILLOR JOSH GOGUEN THAT COUNCIL GIVE SECOND READING IN ITS ENTIRETY BY-LAW NO. 2024-16, A BY-LAW RELATING TO THE ESTABLISHMENT OF A SPECIAL BUSINESS IMPROVEMENT AREA LEVY.

BE IT ENACTED by the Council of Tantramar under the authority vested in it by the Business Improvement Areas Act, S.N.B. 2014, C. 102 as follows:

1. A Special Business Improvement Area Levy in the amount of twenty cents per one hundred dollars (.20/100) of assessment for the year beginning January 1, 2025, is hereby imposed on all business properties within the area described in By-Law No. 128 being A BY-LAW TO DESIGNATE AND ESTABLISH A BUSINESS IMPROVEMENT AREA WITHIN BOUNDARIES OF THE TOWN OF SACKVILLE.
2. Proceeds from the levy in the amount of twenty-seven thousand, eight hundred and nine dollars and sixty cents (\$27,809.60) may be remitted following receipt by Tantramar to Mainstreet Redevelopment Sackville Inc. for the purposes contained in the budget submitted by Mainstreet Redevelopment Sackville Inc. and approved by Tantramar Council on November 12, 2024.
3. Upon passing of this By-Law, Tantramar By-Law No. 2023-09 is hereby repealed.  
MOTION CARRIED.

#### **MAYOR & COUNCIL STATEMENT AND INQUIRIES**

#24-202 MOVED BY COUNCILLOR MATT ESTABROOKS AND SECONDED BY COUNCILLOR MICHAEL TOWER THAT COUNCIL MOVE INTO IN-CAMERA. MOTION CARRIED.

#### **ADJOURNMENT**

#24-203 MOVED BY COUNCILLOR MICHAEL TOWER AND SECONDED BY COUNCILLOR BRUCE PHINNEY THAT COUNCIL ADJOURN THE REGULAR COUNCIL MEETING OF OCTOBER 8, 2024. MOTION CARRIED.