



Minutes #02-2024

Sunbury-York South Rural Community

Regular Council Meeting Minutes #12 of the 2023-2026 Term

Meeting time: 7:00 p.m. to 9:00 p.m.

February 20, 2024

Attendance: Mayor David Hayward, Deputy Mayor Joey Bernard, Councillor Tegan Noble, Councillor Matthew Sheppard, Councillor Susan Yarom, Councillor Raymond Noble, Councillor Gilles Turner, Councillor Larry DeLong, CAO/Clerk/Treasurer Marjorie Turner, Administrative Assistant Cindy Ogden, CRSC Tina McCallum, Raghav Parikh and members of the community.

I. Call to order- Mayor Hayward – 7 p.m.

Mayor Hayward welcomed council members and members of the community to the meeting

II. Roll Call – CAO / Clerk Marjorie Turner

III. Approval of Agenda

Moved by Deputy Mayor Bernard; Seconded by Councillor Turner

Motion Carried

IV. Approval of Minutes Previous

Approval of Minutes Previous Regular Council Meeting January 16, 2024

Moved by Councillor Tegan Noble; Seconded by Councillor Yarom

Motion Carried

V. Presentations to Council

Public Comments:

Natalie Dube, a member of the community, thanked the Administration Office for responding to her correspondence. She addressed her concern in relation to the New Brunswick Bilingual Requirements and asked that Sunbury-York South office accommodate bilingualism. She voiced her disappointment in the council's awarding of garbage tender

and criticized the lack of information available to the public regarding the change.

CRSC Public Hearing for the Rezoning of PID 75078626

Tina McCallum of CRSC gave an overview of the rezoning application of PID 75078626, 15 Charters Drive, Beaverdam, NB from R-1 Residential to HB-1 Home Based Industry to operate a part-time auto body repair shop.

Public Comments:

Daniel Cruickshank, the owner of 15 Charters Drive in Beaverdam, addressed some of the concerns received regarding the part-time auto repair shop. He assured all in attendance that he will meet and abide by the rezoning requirements as he is a responsible and respectful property owner.

Joseph Walsh, who lives on the corner of the Lord Subdivision, voiced his concern about the potential increase in traffic due to the part-time auto body shop rezoning.

James Harnish, also a resident of Lord Subdivision, responded that there is already an increase in traffic due to an increase in parcel delivery vehicles and that neighbours have no issue with the auto body shop.

Linda Walsh inquired about what would happen if Mr. Cruickshank sold the already-zoned commercial property to the new owners.

Tina McCallum of CRSC stated that the hours of operation can be included in the rezoning terms and conditions.

Moved by Councillor DeLong, Seconded by Councillor Turner, to adjourn the public hearing for PID 75078626.

CRSC Public Hearing for the Rezoning of PID 75419457

Tina McCallum of CRSC gave an overview of the rezoning application of PID 75419457, 847 Charters Settlement Road, Charters Settlement, NB from R-1 Residential to C-1 Commercial to operate a Glamping Dome rental with a residence on the same lot.

Public Comments:

Stephen Holdom, property owner of 847 Charters Settlement Road in Charters Settlement, addressed some to the concerns received regarding the proposed glamping rental business. There will be no fire pits but will provide propane heaters on the decks. No dogs allowed at the rentals. Due to a wetland area on the property, there will now be 6 domes and not 8, which will decrease any issues with water and sewage usage.

Beth Pederson, of Rainbow Drive, voiced her concerns that if Mr. Holdom sells the property, it leaves it open to other businesses if rezoned as commercial.

Tina McCallum of CRSC stated that the rezoning would be specific for the glamping domes only. Should the property be sold in the future and the new owners wish to start a different business, they will have to go through the rezoning application procedures. Also, there are consequences if the terms and conditions are not followed.

Vicky Nash, whose property runs along the proposed glamping lands, raised her concerns about the wildlife and birds, such as the Whipper Whirl, in the area that may be disturbed by the increased traffic due to the glamping renters.

Mr. Holdom told those in attendance that he plans to install a fence around the property and will be policing it, ensuring renters follow the rules and are respectful to the neighbours both inside and outside the fenced-in area.

Moved by Deputy Mayor Bernard, Seconded by Councillor Turner, to adjourn the public hearing for PID 75419457.

VI. Conflict of Interest – None

VII. Correspondence –

The Rusagonis Recreation Council submitted their financials as requested by the council and included quotes for repairs and equipment and a parking lot expansion.

Request to extend the meeting:

Mayor Hayward asked to have the Council Meeting extended by 20 minutes.

Unanimous Vote 8/8

Councillor Turner brought to the council's attention his concerns relating to the grant request amount due to the fact that the Rusagonis Recreation showed a surplus of funds in their operating account. Noting this, the total amount of the grant application should not be approved, and the council should decide on an alternative amount. Councillor Turner motioned that the council approve only the amount the Rusagonis Recreation requested for the zero-turn lawn mower.

Moved by Councillor Turner; Seconded by Councillor Sheppard

Motion defeated- 6 Nays -2 Yays:

Councillor Gilles Turner - Yay

Councillor Raymond Noble- Yay

Councillor Susan Yarom-Nay

Councillor Tegan Noble - Nay

Deputy Mayor Bernard - Nay

Councillor Larry DeLong - Nay

Councillor Sheppard- Nay

Mayor Hayward - Nay

Further discussion is tabled until the next council meeting in the Closed session.

VIII. Mayors Report

No update on the transportation mandate

Attending the CRSC finance meeting on Wed Feb 21st

CAO Marjorie Turner was invited to join the Infrastructure Visioning Committee at CRSC.

IX. **Committee Reports** - None

X. **Readings of By-Laws and Resolutions** - None

XI. **Unfinished Business** – None

XII. **New Business** (Motions and Resolutions)

Mayor Hayward moved that Shannon & Buffett, LLP Chartered Professional Accountants, appointed the Auditors for the 2023 financial audit.

Moved by Councillor DeLong; Seconded by Councillor Sheppard

Motion Carried

XIII. **Date of the Next Meeting** – March 19, 2024

XIV. **Motion to dismiss the Regular Council Meeting at 9:16**

Moved by Deputy Mayor Bernard; Seconded by Councillor Turner

Motion Carried