

0180-01/09



Minutes #9 - 2024

Sunbury-York South Rural Community Regular Council Meeting #19 of the 2023-2026 Term

**Meeting time 7 p.m. to 8:08 p.m.
November 19, 2024**

Attendance: Mayor Hayward, Councillor Yarom, Councillor Turner, Councillor DeLong, Councillor Sheppard, Councillor Noble, CAO Marjorie Turner, Administrative Assistant Brendan Doyle, CRSC representatives Malinda Parks and Raghav Parikh.

- i. **Call to order – Mayor Hayward – 7 p.m.**
- ii. **Roll Call – CAO/Clerk Turner recorded attendance**
- iii. **Approval of Agenda**
 - i. **Point of Order regarding the meeting agenda raise by Councillor Turner**
 - ii. **Mayor Hayward called for a vote to proceed with the current agenda**

Vote Failed – 4 Nays, 1 Yea
Councillor Yarom - Yea
Councillor Turner - Nay
Councillor DeLong - Nay
Councillor Sheppard - Nay
Councillor Noble - Nay
 - iii. **Motion to proceed using previous agenda and to strike item V. ii. Presentation to Council – Petition by Cory Allen from the agenda**

Moved by Councillor Turner; Seconded by Councillor Noble

Motion Carried
- iv. **Approval of Minutes Previous**
 - i. **Approval of Minutes Previous Regular Council Meeting October 15, 2024**

Moved by Councillor Turner; Seconded by Councillor Noble

Motion Carried
- v. **Presentations to Council**
 - i. **Raghav Parikh from the Capital Region Service Commission (CRSC) presented a rezoning application for PID #60033651 – 313 Sunpoke Road, Rusagonis, from Rural Residential Zone - “R” Zone to Commercial Light Industrial Zone - “CLI” Zone. The property owner, Jamie Warren, has applied for rezoning to allow for the operation of a business providing automobile sales and minor repairs on the property.**

Councillor Turner expressed concerns with the number of vehicles permitted on the property and the volume of oil products stored on the property.



Councillor DeLong made inquiries regarding the process to notify nearby homeowners of the application and the distance the area of operations would be from the edge of Sunpoke Road.

The CRSC representative, Raghav Parikh, advised that their organization would provide clarification on the points raised by Councillors Turner and DeLong.

- vi. **Conflict of Interest Declaration - NIL**
- vii. **Correspondence – CAO/Clerk Turner presented correspondence from the Senior Director of Local and Rural Governance and Community Finances for the Province of New Brunswick, Grace Lee Cuttler, clarifying the process to withdraw an application made to the Municipal Capital Borrowing Board: this process does not require a resolution of council and is completed by local government administrators.**
- viii. **Mayor's Report**
 - i. **Attended Ignite MERGE session hosted by Planet Hatch to discuss funding opportunities for local business and the organizations' upcoming projects and programs.**
 - ii. **Attended the monthly board meeting of the Capital Region Service Commission which included presentations from: Dr. Jennifer Russell that outlined the connection between economic issues and challenges in the housing and healthcare sectors; The NB Medical Foundation that reported on the low doctor recruitment results historically observed in the greater Fredericton area, and celebrated the successful recruitment of over 200 new doctors to the area.**
 - iii. **Attended the Remembrance Day ceremony and soup luncheon.**
 - iv. **Attended a Capital Region Resiliency Committee meeting discussing a broad range of projects that relate primarily to housing and working with those in need, which includes targeting funding for communities.**
 - v. **The Economic Expansion Committee received a presentation from Ignite regarding their upcoming business dashboard for local businesses, as well as new metrics that include the creation of 500 new jobs and 40 new startup businesses in the Capital Region. These metrics will help ensure the Ignite organization provides value for our community.**
 - vi. **Tourism reports show a 12% increase in hotel occupancy for the month of October, and a projected 41% increase in flights departing the Fredericton airport this summer. The Finance Committee also released their numbers.**
 - vii. **The Prime Minister's Awards Program is seeking nominations for outstanding teachers in our community; nominations can be forwarded to the Mayor or the Sunbury-York South Rural Community office.**
 - viii. **Reminder of the upcoming Santa Claus Parade on November 23.**
- ix. **Committee Reports - NIL**
- x. **Readings of By-Laws and Resolutions**
 - i. **Second Reading (By Title Only) of Policing Services By-Law of Sunbury-York South Rural Community - By-Law NO. 6**
Moved by Councillor Turner; Seconded by Councillor Noble

Motion Carried



ii. **Third Reading (By Title Only) of Policing Services By-Law of Sunbury-York South Rural Community - By-Law NO. 6**

Moved by Councillor Turner; Seconded by Councillor Noble

Motion Carried

xi. **Unfinished Business**

i. **Marwood Rezoning Discussion:** Further discussion of Marwood Rezoning application for PID #60199999.

Councillor Turner presented concerns related to the intended use of the property, the installation of a mini home and septic field to house temporary workers, and his objection to its intended classification as Residential. Councillor Turner sought clarification as to how the property can be classified as Residential Zone - "R" Zone when the property owner is a corporation.

Councillor Noble inquired as to the process of altering the definition of the Commercial Light Industrial Zone - "CLI" Zone. Mayor Hayward provided clarification that this process is lengthy; CAO/Clerk Turner indicated she would seek an official response from CRSC.

Councillor DeLong advised that some businesses are mandated to provide housing for their temporary employees.

xii. **New Business**

i. **Communication Discussion:** Mayor Hayward presented a possible approach Sunbury-York South Rural Community could take to enhance communication with the community. Mayor Hayward proposed separate monthly meetings held in each Ward to address the unique needs of residents in both, and monthly "listening sessions", held over the next six months, to provide residents with a dedicated forum for expressing their questions, concerns, and requests. Mayor Hayward provided an example of the timing and format: the monthly Ward 1 "listening session" could occur on first Monday of the month, and the monthly Ward 2 "listening session" could occur on the second Monday of the month, at locations to be determined.

Councillor Sheppard suggested that the frequency and need to hold these meetings could be reduced by having Sunbury-York South Rural Community take on fewer projects and limit the scope of its operations.

Councillor Turner supported Councillor Sheppard's assessment and added that hosting "listening sessions" could improve transparency by enabling direct and timely communication between council members, staff, and the public.

Councillor Turner recommended the proposed format be amended to include a requirement that questions or areas of concern be submitted in advance so that council members and staff are prepared to discuss the issue or provide further information at the "listening session".

CAO/Clerk Turner advised that a communications budget is necessary to support this plan.



Councillor Turner noted that the Council Chambers at 22 Commerce Drive Unit 2 would be a suitable location for these meetings, as opposed to renting space within the community.

Councillor DeLong clarified that renting space from community groups within or adjacent to Sunbury-York South can be very affordable.

Councillor Noble sought clarification regarding the Communication Committee and suggested that increasing the volume of content posted to Facebook and the SYSRC website, as well as content shared via a physical newsletter or similar, could improve community engagement and communication. Councillor Noble expressed concerns regarding the implementation of a communication plan beyond the six months already discussed.

Councillor DeLong echoed this concern, expressing a desire to create a cost-effective plan that covers various media and a commitment to support this plan throughout the remainder of the 2023-2026 term. Councillor DeLong stated the plan would be a two-year project that results in regular, informative, user-friendly communications.

Councillor Yarom sought to confirm if council intends to carry out the work of creating a communication plan, or if this work will be assigned to the Communication Committee. Councillor Yarom also inquired as to the process of enabling the Communication Committee to begin work on a communication plan. Mayor Hayward clarified that council should first determine the details of the plan before assigning the work of drafting it to the Communication Committee.

Mayor Hayward sought consensus to review the communication plan after the six-month period has ended.

Councillor Turner stated that other Rural Communities host monthly meeting similar to the "listening sessions" already discussed and that the implementation of a communication plan as discussed is agreeable.

Councillor Turner noted that the new SYSRC website is a significant improvement, and that Facebook provides sufficient reach, but there may be some residents who need other forms of communication and that a quarterly newsletter could address this need.

CAO/Clerk Turner provided details regarding the process and cost of using Canada Post to send a newsletter to residents; the borders of Sunbury-York South do not align with existing Canada Post routes which makes it challenging to ensure only SYSRC residents receive notices from the Rural Community.

Councillor Yarom suggested that clearly indicating the intended audience on a newsletter being mailed out could help mitigate potential complaints. CAO/Clerk Turner advised this could be a viable solution if sufficient additional copies are produced that enable Canada Post to ensure delivery along the entirety of their routes.



Councillor DeLong advised that Canada Post charged approximately \$800 to mail flyers for his election campaign and that he received minimal negative feedback from recipients outside of Sunbury-York South Rural Community.

ii. Motion to trial for six months a communication plan as discussed.

Moved by Councillor Turner; Seconded by Councillor Yarom

Motion Carried

iii. Motion to revoke the motion to submit an application to the Municipal Capital Borrowing Board for an eight million dollar loan that was passed September 17 2024 section 12 subsection D.

Moved by Councillor Sheppard; Seconded by Councillor Turner

Motion Carried

iv. Motion to have a presentation from the CAO on details on the new lease including any penalties that may be incurred if we were to cancel the lease early.

Moved by Councillor Sheppard; Seconded by Councillor Turner

Motion Carried

xiii. Date of the Next Meeting – December 17, 2024

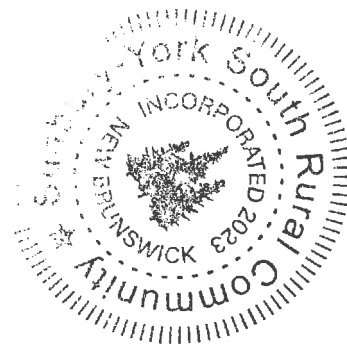
xiv. Adjournment – 8:08 PM

Moved by Councillor Turner; Seconded by Councillor Noble

Motion Carried

Respectfully submitted by,

Brendan Doyle
Administrative Assistant



Certified Correct,

Marjorie Turner
CAO / Clerk

David Hayward
Mayor