

TOWN OF SHEDIAC
SPECIAL COUNCIL MEETING
MINUTES

May 3, 2021
6 P.M.
COUNCIL CHAMBERS

Present: Roger Caissie, Mayor
Patricia Bourque-Chevarie, Deputy Mayor
Jean-Claude Bertin, Councillor
Paul Boudreau, Councillor
Gilles Brine, Councillor
Sylvie Collette-Boudreau, Councillor
Raymond Cormier, Councillor
Germaine Gallant, Councillor
Laura Gallant, Councillor

Non-voting Members Gilles Belleau, Clerk and General Manager
Present:

Connie Bourgeois, Executive Secretary and Assistant Clerk

1. CALL TO ORDER

The Chairman Mayor Roger Caissie calls the meeting to order at 6 pm.

2. ADOPTION OF THE AGENDA

Moved By: Paul Boudreau

Seconded By: Patricia Bourque-Chevarie

THAT the agenda be approved as submitted.

MOTION CARRIED

There is no conflict of interest.

3. PRESENTATION AND READING OF BY-LAWS

**3.1 2nd reading of By-Law No. Z-14-44-41Z, Repeal and replace
By-Law Z-14-44-10Z**

Moved By: Sylvie Collette-Boudreau

Seconded By: Laura Gallant

THAT By-Law Z-14-44-41Z, a by-law amending the zoning by-law be read a second time by its title and in its entirety.

MOTION CARRIED

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The Clerk reads By-Law Z-14-44-41Z a second time by its title and in its entirety.

Moved By: Sylvie Collette-Boudreau

Seconded By: Laura Gallant

THAT we accept the second reading of By-Law Z-14-44-41Z by its title and in its entirety.

MOTION CARRIED

3.2 3rd reading of By-Law No. Z-14-44-41Z, Repeal and replace By-Law Z-14-44-10Z

Moved By: Sylvie Collette-Boudreau

Seconded By: Laura Gallant

THAT By-Law Z-14-44-41Z, a by-law amending the Town of Shediac's zoning by-law be read a third time by its title.

MOTION CARRIED

The clerk reads By-Law Z-14-44-41Z a third time by its title.

Moved By: Sylvie Collette-Boudreau

Seconded By: Laura Gallant

THAT we accept the third reading by title and adoption of By-Law No. Z-14-44-41Z.

MOTION CARRIED

3.2.1 Resolution adopted pursuant to Section 59 of the Community Planning Act for By-Law Z-14-44-41Z

Moved By: Patricia Bourque-Chevarie

Seconded By: Germaine Gallant

WHEREAS Shediac Town Council accepted the request made by Bay Construction & Management Inc. to repeal By-Law Z-14-44-10Z and rezone the property located on Riverside Drive and bearing identification number 70017850 in the Town of Shediac, to the high-density residential (R3) zone in order to allow a 50-unit residential building;

BE IT RESOLVED THAT the following conditions apply to by-law Z-14-44-41Z:

1. Notwithstanding all other provisions to the contrary, the lands, buildings and structures on the above-mentioned

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property are subject to the following terms and conditions:

- a. That the property be developed in general conformity with the attached site plan and elevation drawings in Schedule B;
- b. That a traffic impact study prepared by a licenced New Brunswick Engineer be submitted to the Director of Municipal Operations, and that a copy of the Director's approval be given to the Southeast Regional Service Commission prior to the issuance of a building and/or development permit;
- c. That a drainage plan prepared by a licenced New Brunswick Engineer be approved by the Director of Municipal Operations prior to the issuance of a building and/or development permit;
- d. That prior to issuing a building and/or development permit, an approval be received from the Director of Municipal Operations that the site is adequately serviced by water;
- e. That notwithstanding Section 11.4 d) of the Town of Shediac Zoning By-Law, Council accepts a rear yard setback of 4.4 meters;
- f. That notwithstanding Section 11.6.1 of the Town of Shediac Zoning By-Law, Council accepts the height of the building at 19.1 meters;
- g. That notwithstanding Section 11.6.3 of the Town of Shediac Zoning By-Law, Council accepts a flat roof as demonstrated on the elevation drawings attached in Schedule B;
- h. That prior to the issuance of a building and/or development permit, a confirmation be submitted by the Department of Environment that no environmental impact study is required for the project. However, if an environmental impact study is required, a copy of the certificate of determination must be submitted to the Southeast Regional Service Commission prior to the issuance of a building and/or development permit;
- i. That prior to the issuance of a building and/or development permit, a confirmation be received by the Department of Environment that the development is respecting the *Clean Water Act*;

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- j. That all drains in the underground parking connected to the sanitary sewer system must have a sand trap and an oil/water separator;
 - k. That non petroleum based oil be used in the elevators;
 - l. That nothing will restrict the property owner from applying for a variance under section 55 of the *Community Planning Act* for zoning provisions that are not covered under the scope of this By-law;
 - m. That the project's main construction work commence at the latest, within two (2) years from the effective date of the rezoning; otherwise, the rezoning by-law shall be repealed.
2. Subject to Section 1 of this resolution, all provisions prescribed in Zoning By-Law Z-14-44 for the High-Density Residential (R3) Zone shall apply mutatis mutandis.

MOTION CARRIED

3.3 2nd reading of By-Law No. Z-14-44-43Z, a by-law amending the Zoning By-law (R3 Zone)

Moved By: Laura Gallant

Seconded By: Sylvie Collette-Boudreau

THAT By-Law Z-14-44-43Z, a by-law amending the Town of Shediac's by-law be read a second time by its title and in its entirety.

MOTION CARRIED

The clerk reads By-Law Z-14-44-43Z a second time by its title and in its entirety.

Moved By: Laura Gallant

Seconded By: Sylvie Collette-Boudreau

THAT we accept the second reading of By-Law Z-14-44-43Z by its title and in its entirety.

MOTION CARRIED

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3.4 3rd reading of By-Law No. Z-14-44-43Z, a by-law amending the Zoning By-Law (R3 Zone)

Moved By: Laura Gallant

Seconded By: Sylvie Collette-Boudreau

THAT By-Law Z-14-44-43Z, a by-law amending the Town of Shediac's zoning by-law be read a third time by its title.

MOTION CARRIED

The clerk reads By-Law Z-14-44-43Z a third time by its title.

At this time, the clerk informs Council that one of the conditions of the building code requires a roundabout at the end of the street.

The fire chief takes the floor to inform Council that the developer must follow the standards and requirements associated with roundabouts. The developer accepts this change. The developer provided additional explanations on this matter. Standards will be followed.

Moved By: Laura Gallant

Seconded By: Sylvie Collette-Boudreau

THAT we accept the third reading by title and adoption of By-Law No. Z-14-44-43Z.

MOTION CARRIED

4. MOTION AND RESOLUTION

4.1 Amendment to the motion adopted on March 29, 2021 regarding By-Law Z-14-44-42Z

Moved By: Jean-Claude Bertin

Seconded By: Germaine Gallant

WHEREAS following a request to zoning amendment from General Commercial (CG) to Rural Zone (RA) submitted by Mr. Wayne Cormier, Council adopted a motion this past March 29 and the public hearing was scheduled for May 31, 2021;

WHEREAS following the announcement regarding the report on the results of the municipal elections, Council must cancel the public hearing scheduled for May 31, 2021;

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BE IT RESOLVED THAT the public hearing scheduled for the Mr. Wayne Cormier's zoning amendment request be moved to June 28, 2021 at 6 p.m. to hear objections to the proposed by-law, i.e. by-law Z-14-44-42Z.

MOTION CARRIED

5. ADJOURNMENT

Deputy Mayor Patricia Bourque-Chevarie moves to adjourn the meeting around 6:30 pm.

Roger Caissie, Mayor

Gilles Belleau, Town Clerk

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