



Town of Borden-Carleton
Special Council Meeting Minutes

April 19, 2022 - 20 Dickie Road, Borden-Carleton, PE

7:00pm

PRESENT: Mayor Charles Mackenzie, Deputy Mayor Randy Ahearn, Councillor Barb Wood, Councillor Larry Allen, Councillor Laurel Palmer-Thompson, Councillor Nicole Arsenault, Councillor Eric Stewart

ALSO, PRESENT: Chief Administrative Officer Jim Wentzell
Cora Sonier, Central Development Agency

1. CALL TO ORDER:

Mayor Charles Mackenzie called the meeting to Order at 7:00pm

2. DISCLOSURE OF CONFLICT OF INTEREST

Part VI, Section 23 of the Municipalities Act, which maintains that
No member of Council shall derive any profit or financial advantage from his/her position as a member of Council and, where a member of Council has any pecuniary interest in or is affected by any matter before the Council, shall declare his/her interest therein and abstain from voting and discussion thereon.

No one present declared a Conflict at this meeting.

3. ADOPTION OF THE AGENDA

It was duly moved and seconded that the agenda, as presented be adopted.

Moved by Councillor Larry Allen, seconded by Councillor Nicole Arsenault

CARRIED 6-0 (R# 22-04-01)

4. DELEGATIONS, INDIVIDUALS & INVITED GUESTS

4.1 Cora Sonier CDC: New Borden-Carleton Trail Project

Cora Sonier was present at the meeting and gave Council an update on the proposed Trail project for the Rollie's Marsh area. Some of the points made in her report included:

100% funding has been secured through the Active Transportation Fund (\$68,071)

Thompson's Backhoe & Trucking has been engaged to construct the Trail.

Wet Lands delineation will commence in June

The trail had to be shortened and redesigned as there is not sufficient land to locate it between the two marshes.

Project will require easements from the property owners where the trail will be located.

Ms. Sonier answered various questions as put to her by members of Council. While at the meeting a brief discussion was held in respect to Phase 2 and Phase 3 of the Destination Borden-Carleton project and Ms. Sonier stated she was looking forward on working on that project on behalf of the Town.

Ms. Sonier left the meeting at 7:40pm

5. UNFINISHED BUSINESS

5.1 Discussion – Request for Land Purchase Aqua Marine Farms

It was reported that on April 2nd Council met with Len Currie, General Manager, Aqua Marine Farms down at the Waterfront to get an understanding of what lands they were interested in purchasing from the Town, and for what purpose. The CAO included in the meeting package a report on the request and outlined there were several options open to Council.

A somewhat heated exchange took place whereas some members of Council were opposed to considering the request and other members of Council felt that a public meeting should be held to see what the public felt about selling town land to Aqua Marine Farms.

It was duly moved and seconded that Council hold a public meeting in respect to the possible sale of Town owned lands (PID 103561 or a part thereof) to Aqua Marine Farms.

Moved by Councillor Eric Stewart, seconded by Councillor Barb Wood

CARRIED 6-0 (R# 22-04-02)

5.2 Borden Ave Development – Memo from Development Officer Derek French

A memo was received from the Town's Development Officer, Derek French commenting on an application by Nicole Morrison et al to construct a 12-unit apartment building on PID 904722 (the first of four buildings planned). If Council feels the project meets the intent of the Town's Official Plan and Land Use Bylaw, then the Planning Board should hold a public meeting as the project is in the Comprehensive Development Area (CDA) Zone.

Council viewed and had a brief discussion on the layout for development of residential housing on the land. It was agreed that Council request the Planning Board hold a meeting to consider the development request. For multi-unit residential housing on PID 904722.

5.3 Update – Other Pending Developments

The CAO circulated an update to members of Council on other pending developments for the Town.

Fabrication Yard - 3 tenders awarded. Clean up scheduled to be completed August 15th

Dept of Finance – Have conducted a Well Protection Study

228 Carleton St – Looks like a lift station will be required

Read Road – Waiting for Plans from Developer/Develop agreement to be drafted

TCH/Dickie Rd – Just landscaping this year.

5.4 Salary Scales for 2022

This item was a carry over from the March 29th budget meeting.

It was duly moved and seconded that Council approve the Wage Scales for Full-time, Part-Time, Seasonal and summer staff for 2022/23 as per spreadsheet circulated by the CAO. (Effective April 1, 2022)

Moved by Councillor Nicole Arsenault, seconded by Councillor Eric Stewart

CARRIED 6-0 (R# 22-04-03)

Note: Even though Council approved the salary scales as presented and additional salaries are in the approved budgets for 2022/23, it was the consensus of Council during the discussion that it was felt that a third person in the Town Office was not needed. The CAO felt it would be difficult to effectively manage the Town without this 3rd employee.

6. NEW BUSINESS

6.1 Amendment to Minutes Council Meeting held Nov 19, 2020

The CAO reported that the province required clarification in respect to the Rezoning of the Campground lands and that the minutes be clear that 1st reading did indeed occur on November 19, 2020.

It was duly moved and seconded that whereas Council did approve 1st Reading of the rezoning and redesignations of a portion of PID 778936 at the Town Council meeting held on November 19, 2020 that the minutes and motion contained in the November 19, 2020 Council meeting be amended as follows

AMENDMENT TO NOV 19 2020 Minutes and Motion

Following discussion, it was duly moved and seconded that **Council approve 1st Reading of proposed amendments to the Town's Official Plan and Zoning and Development bylaw** and proceed to public consultation to consider to:

- Amend Appendix 1 – General Land use Plan of the Official Plan in order to change the designation for PID#778936 from Residential to Commercial; and
- Amend Appendix "A" Zoning Map of the Zoning and Development Bylaw in order to rezone PID#778936 from the Residential (R1) Zone to the Highway Commercial (C2) Zone

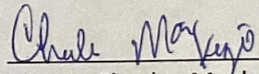
Moved by Councillor Laurel Palmer Thompson, seconded by Councillor Nicole Arsenault

CARRIED 6-0 (R# 22-04-04)

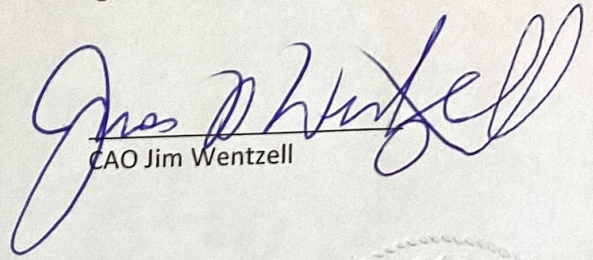
9.2 FPEI Municipalities Annual Meeting – Appointment of 2 Official Voting Delegates
No member of Council indicated they were able to attend the FPEIM Annual meeting being held on April 25th.

6. ADJOURNMENT

There being no further business to come before the meeting, the meeting adjourned at 10:05 pm



Mayor Charles Mackenzie



CAO Jim Wentzell

