



Town of Borden-Carleton

Special Council/Planning Board Meeting Minutes

April 30, 2024 - (Legion) 240 Main Street Borden-Carleton, PE

7:00pm

PRESENT: Mayor Randy Ahearn, Deputy Mayor Larry Allen, Councillor Barb Wood, Councillor Nicole Arsenault-Bernard, Councillor Eric Stewart, and Councillor Ashley Steele.

ABSENT: Councillor Laurel Palmer-Thompson and Councillor Eric Stewart

STAFF PRESENT: Chief Administrative Officer, Jim Wentzell; Recreation Director Holly Bernard and Administrative Assistant Alicia Wentzell.

ALSO PRESENT:

Twenty-one (21) persons from the general public were present at the meeting.

1. CALL TO ORDER:

Mayor Randy Ahearn called the meeting to order at 7:00 p.m. and stated that the purpose of the meeting was to hold a public meeting to consider a proposed development for a Change of Use for PID 658021, 256 Main St from the present use of "storage" to a nine Unit Apartment Building" and to discuss a submission to IRAC for changes in rates and regulations for the Town's Sewer and Water Utilities.

2. SPECIAL RECOGNITION – 10 Year Service

The Recreation Director holly Bernard was called to the front of the room to be recognized for her 10-year service to the Town. Mayor Ahearn presented her with gifts of appreciation on behalf of Town Council.

3 Public Meeting -PID 658021 256 Main St from Storage to Residential

The Developer/Owner: Johnathan Matheson (Red Island Investments Ltd) was present at the meeting to answer questions in respect to his request to change the use of his property to a nine-unit apartment building.

3.1 Report from the Development Officer Derek French & CAO Jim Wentzell

As the Development Officer, Derek French was not able to attend the meeting, the CAO Jim Wentzell presented the report on the proposed development on behalf of Mr. French. The report outlined various conditions that would need to be addressed in order for the project to go ahead, including: A development Agreement; approval from the Fire Marshall, parking and landscaping layout, privacy fencing and handling of garbage on the site.

The CAO also presented his report on the application, and notices circulated and posted to comply with the Town's Land Use Bylaw. The property was presently in the Comprehensive Development Area (CDA) Zone and required a public meeting in order to be considered by Council.

3.2 Written comments from the General Public

The CAO reported that an email was received April 27 2024 from Matt Silliker (Silliker's Glass) expressing support for the project as the shortage of housing in the town was affecting his ability to have a sufficient workforce for his business operations.

3.3 Questions/Comments from persons present at the public meeting

The developer, Jonathan Matheson answered various questions as put to him by the general public. He stated that there would be three one-bedroom apartments and six two-bedroom apartments, some of which would be social housing units. He also stated there would not be access to and from the property from Carleton Street. He hoped to have the apartments ready by December 2024

No one present at the meeting expressed any objection to the proposed change in use of PID 658021 (256 Main Street)

4, UNFINISHED BUSINESS

4.1 Council – Consideration of proposed change in use and proposed development agreement for PID 658021, 256 Main St.

Moved by Deputy Mayor Larry Allen, seconded by Councillor Barb Wood

WHEREAS Council received a request from Red Island Investments Ltd to "change the use" of their property at 256 Main Street (PID 658021) from "storage" to a nine (9)unit residential Apartment building; and

WHEREAS the property is currently in the Comprehensive Development Area (CDA) Zone; and

WHEREAS any change of use in the CDA Zone requires a public meeting; and

WHEREAS a public meeting was duly advertised and held on April 30, 2024; and

WHEREAS Council has taken into consideration the request of the Owner, the report and recommendation of the Development Officer, as well as all written and oral comments received by Council;

THEREFORE, Council is giving 1st Reading to change the use of PID 658021 at 256 Main Street from storage to a nine-unit apartment building subject to a satisfactory development agreement being signed between the Town and Red Island Investments Ltd.

MOTION CARRIED (4-0) (RR#24-04-01)

Moved by Councillor Ashley Steele, seconded by Deputy Mayor Larry Allen **THAT Council approve 1st Reading to change the use of PID 658021 at 256 Main Street from Storage to a nine-unit apartment building subject to a satisfactory development agreement being signed between the Town and Red Island Investments Ltd.**

MOTION CARRIED (4-0) (RR#24-04-02)

5. NEW BUSINESS

5.1 Discussion Utility Rate Study and submission to IRAC.

Council has engaged the Town's Auditor's MRSB to conduct a study of the Town's Sewer and Water Utilities rates and regulations at the last rate revision was in 2011 (13 years ago)

The study has been completed and the recommended increase in rates are: 25% in the first year; 5% for the following year and 5% for Year 3. These are across the Board increase applied to all rates of both Utilities.

The CAO presented a power point presentation to Council and the public present outlining the proposed rates and the reasons for the increase. He also stated that the Utilities were also proposing some local regulations to clarify billings and charges in unique situations.

The proposed increases would see a \$16.03 monthly increase in the combined sewer & water rates in the first year, \$4.00 per month increase in the second year and \$4.21 per month increase in the third year.

Members of Council and the public were concerned with the large increases proposed but it was explained that the Utilities have been incurring operating deficits for a number of years and that such increases were necessary for the utilities to remain viable.

He stated that the customer base has not grown in the past 13 years and in order for the utility to avoid such increases in the future the customer base would need to grow.

There may be growth on the horizon in respect to Reading Road and the Fabrication yard, however, the proposed increase is needed now.

He explained that any changes in rates have to be approved by IRAC and that the public will have an opportunity to express their concerns when IRAC has a hearing on the proposed rates and regulations. Action by Council at this meeting was just to approve a submission to IRAC for the revision of the Town's Sewer and Water rates.

Following the discussion., **it was Moved by Deputy Mayor Larry Allen, seconded by Councillor Ashley Steele**

WHEREAS the utility rates for the Borden-Carleton Sewer Utility and the Borden-Carleton Water Utility have not been reviewed since 2011 (a timeline of 13 years); and

WHEREAS both Utilities have been incurring Operating Deficits for a number of years; and

WHEREAS Council has requested the auditors MRSB to conduct a Rate study for the Utilities; and

WHEREAS MRSB has completed the Rate study recommending an across the board increase in rates of 25% for 2024/25; an additional increase of 5% effective April 1 2025; and an additional increase of 5% effective April 1, 2026; and

WHEREAS included in the rate study are local regulations proposed to be adopted by the Utilities;

THEREFORE, Council authorizes MRSB to submit an application to IRAC requesting approval of revised utility rates and regulations for both the Sewer and Water Utilities operated by the Town of Borden-Carleton.

MOTION CARRIED (4-0) (RR#24-04-03)

6. ADJOURNMENT

There being no further business to come before the meeting, the meeting adjourned at 8:46pm

Mayor, Randy Ahearn

CAO, Jim Wentzell