

PORT HAWKESBURY TOWN COUNCIL
SPECIAL PUBLIC MEETING
Minutes of Meeting
November 27, 2023
Shannon Studio

Present

Mayor, Brenda Chisholm-Beaton
Deputy Mayor, Mark MacIver
Councillor, Blaine MacQuarrie
Councillor, Jason Aucoin
Councillor, Hughie MacDougall
Chief Administrative Officer, Terry Doyle
Director of Finance, Erin MacEachen

Regrets

1. Call to Order

A Special Public Meeting of the Port Hawkesbury Town Council was held in the Shannon Studio, Monday, November 27, 2023, called to order by Mayor, B. Chisholm-Beaton at 3:32 p.m.

2. Additions to Agenda

- There were no additions to the agenda.

3. Approval of Agenda

MOVED by Councillor, J. Aucoin and SECONDED by Councillor, H, MacDougall “That the Town of Port Hawkesbury approves the Special Public Meeting Agenda as presented.” MOTION CARRIED.

4. Municipal Capital Growth Program

CAO, T. Doyle asked The Manager of Engineering and Public Works, J. MacMillan to present the options for the Municipal Capital Growth Program that have been researched. He provided with background of the program that is a one time offer to help municipalities with infrastructure needs to meet the attention of the program. Applications are a one-time application and must be submitted by midnight on December 13th. He listed the eligible costs that are included in the program that are: Engineering services and project management, construction inspection and administration, costs of construction and equipment according to the plans and specifications. He reviewed the eligible projects that are included in the project that are: Water and Wastewater Projects, Accessibility Projects, Brownfield Redevelopment, and Climate Change Adaptation. He noted that he is still working out the details on the costing of each option.

The options brought forward include: Aspen Close, Oak Crescent Extension, Highway 4A Development, and Pitt Street Extension.

CAO, T. Doyle reviewed the options with Council. He stated that Aspen Close is the readiest to go as it is already subdivided. Councillor, J. Aucoin mentioned that he would like to rezone Aspen Close from R-1 to

R-2. Councillor, B. MacQuarrie mentioned that he would be most in favour of proceeding with the Oak Crescent Extension Option. CAO, T. Doyle stated that the Province is focused on housing.

There was a discussion around the options. Councillor, H. MacDougall mentioned that it is best to focus on the Tamarac subdivision. Councillor, M. MacIver asked if an R-1 would be built up first or would an R-2 Zone be? Mayor, B. Chisholm-Beaton asked how many R-1 lots does the Town currently own still?

Councillor, J. Aucoin noted that he can't make an informed decision this quick and asked how many lots can be made in each area before he can make a decision.

Councillor, H. MacDougall mentioned that he listed to a developer is more interested in the R-2 zones and multi-unit properties is what developers want. Councillor, B. MacQuarrie his decision sits with Oak Crescent. CAO, T. Doyle mentioned that there are 13 properties in Aspen Close.

Councillor, J. Aucoin asked if there was a two-project submitted could we afford it? Director of Finance, E. MacEachen stated that would need to use almost half of the operating reserves with this project. CAO, T. Doyle mentioned that there is only 30 million for the whole province.

The Consensus of Council was to schedule a virtual Special Public Meeting on Thursday, December 7th at 4pm.

5. Items from In Camera Session

MOVED by Deputy Mayor, M. MacIver and SECONDED by Councillor, J. Aucoin "That the Town of Port Hawkesbury ratify the April 1, 2022 – March 31, 2027, CUPE Local 2434 Collective Agreement, and extend the economic adjustment to Council, permanent full-time staff, and permanent full time seasonal staff hired before April 1, 2022." MOTION CARRIED.

6. First Reading Development Zone By-Law

CAO, T. Doyle mentioned that First reading could be held on December 19th. He would like to schedule a Public Consultation in January. He noted the two components which is the tax incentive for developers and the second is the administrative portion of the Municipal Planning Strategy & Land Use By-Law that need to be amended in order to move forward. He would like Council to consider the terms of the bylaw and the Eastern District Planning Commissions Staff Report that was circulated via email to council prior to the meeting. This item will be brought forward at the December 19th Joint Public Meeting of Council.

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7. Approved Additions

There were no additions to the agenda.

8. Adjournment

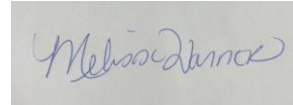
That the Town of Port Hawkesbury adjourned the Special Public Meeting at 4:29p.m.

January 2, 2024,

Date



Approved by:
Terry Doyle, P. Eng., CAO



Recorded by:
Melissa Warner,
Communications
& Administrative Officer