Village of New Maryland
Council
18 September 2024

Present:	Mayor Judy Wilson-Shee	Deputy Mayor Mike Pope
	Councillor Laurie Pearson	Councillor Tim Scammell
	Councillor Alex Scholten	Councillor Mariet van Groenewoud
	CAO/Clerk Cynthia Geldart	Assistant Clerk Maggie Kitchener

Also Present: Approximately 10 (ten) residents attended the meeting, as well as the property owner of 7 Atkinson Lane, Roger Shannon and one of the Rezoning Applicants, Justin Bowers, Bowers Construction.

1. Call to Order
Mayor Judy Wilson-Shee called the meeting to order at 7:30 p.m. with the acknowledgement that the land on which we gather is the traditional unceded territory of the Wolastoqiyik and Mi'kmaq people and that we should live and work on this land in relationships of peace, friendship and mutual respect. She explained that the meeting was being recorded for broadcast.

2. Approval of the Agenda
MOVED BY Councillor Alex Scholten and **seconded by** Deputy Mayor Mike Pope that the agenda be approved as distributed. **MOTION CARRIED.**

3. Approval of the Minutes
MOVED BY Councillor Mariet van Groenewoud and **seconded by** Councillor Tim Scammell that the minutes of the regular session of Council of 21 August 2024 be approved as circulated. **MOTION CARRIED.**

4. Disclosure of Interest
No *Disclosures of Interest* were declared.

5. Presentations
There were no presentations.

6. Proclamations
There were no proclamations.

7. Correspondence
There was no correspondence to read into the record.

8. Mayor's Comments
Mayor Wilson-Shee provided an update of the meetings and events that she attended since the last Council meeting:

- August 22: New Maryland Heritage Association (NMHA) meeting; work has been on-going throughout the summer to repaint the Church of St. Mary the Virgin and has included scraping, sanding, priming, and applying 2 (two) coats of paint;
- August 28: as Chair of the Capital Region Service Commission (CRSC), met with Don Fitzgerald, COO and Dr. Jennifer Russell, Executive Director, Institute of Population Health at the University of New Brunswick; Dr. Russell will be invited to a future meeting of the CRSC Board of Directors to discuss health assets in our communities;
- September 3 to 6: Team Up to Slow Down Campaign; this campaign is held annually at the start of the school year to remind drivers of the posted speed limits and to be watchful for pedestrians and children

(*Deputy Mayor Pope, Councillors Scholten and van Groenewoud, Fire Chief Farrell, and members of staff attended*);

- ❖ September 5: Village of Hope special announcement of funding for expansion including an additional building;
- ❖ September 5: CRSC presentation of the draft 2025 budget to the Board of Directors;
- ❖ September 6: met with Cynthia Geldart, CAO, Maggie Kitchener, Assistant Clerk and Councillor van Groenewoud to discuss the Neighbourhood Watch program;
- ❖ September 7: delivered greetings on behalf of the Village at the Opal Family Services 40th (fortieth) Anniversary Celebration held at the O'Dell Lodge;
- ❖ September 8: Walk a Mile in Her Shoes event, funds raised support women in Transition House; Dana Demmings, a resident and local realtor, goes above and beyond to promote this fundraiser (*Councillor Scholten and Scott Sparks, Treasurer participated*);
- ❖ September 15: guest speaker at the Kidney Walk; Mayor Wilson-Shee commented that we have a passionate community with a shared belief in doing all we can to provide hope and support to those living with Kidney Disease;
- ❖ September 17: CRSC Governance Committee meeting;
- ❖ September 18: Quilts of Valour ceremony held at the New Maryland Centre; the New Maryland Lions Club donated funds to assist with expenses for the production of 2 (two) quilts; the 1st (first) quilt sponsored by the Club was presented to Frank MacNeil; the Mayor thanked Mr. MacNeil for his service; and
- ❖ the Mayor concluded her comments noting that the Frank Dunn Memorial Golf Tournament will be held on Saturday, 21 September 2024; she was pleased to report that 18 (eighteen) teams were registered and the weather was going to be ideal for golfing.

9. Comments by Members of Council

Deputy Mayor Pope reported that during the past week he volunteered at the Harvest Music Festival in Fredericton and has volunteered at the festival for the past 3 (three) years. He commented further that it is a great event as it brings the community together for the entire week.

Deputy Mayor Pope expressed appreciation to Mayor Wilson-Shee for attending the Kidney Walk on 15 September 2024 and thanked Councillor Scholten for the donations that the Victory Meat and Produce Market provided. He expressed how important the Kidney Foundation is to his family as his wife has polycystic kidney disease, and he shared that his family has been supporting the Kidney Foundation for a very long time and the support they receive has been tremendous.

Councillor Scholten provided an update of the meetings and events that he attended since the last Council meeting:

- ➢ August 29: Union of Municipalities of New Brunswick (UMNB) Resolutions Committee meeting to discuss resolutions forwarded by municipalities in the province identifying their priorities for UMNB to focus on in the coming year; this year's resolutions included:
  - imposing fees for RTIPPA requests,
  - a review of Fire Marshall practices,
  - financial contribution towards highway fire protection,
  - more stringent rules and regulation for private quarries and pits,
  - maintaining and enhancing adequate ambulance coverage across the province of New Brunswick,
  - establishment of a Municipal By-law Court,
  - establishment of a joint-use agreement for the joint-use of educational facilities, and
  - transfer of surplus land from the Government of New Brunswick to municipalities;

these resolutions will be put before the UMNB members at the Annual General Meeting (AGM) in October for voting;

- September 3: New Maryland Lion's Club meeting; matters discussed included upcoming fundraising events, donation requests and the start of planning for the 2024 Food and Toy Drive;
- September 6 and 7: UMNB Board meetings held in Fredericton; 2 (two) important matters discussed as it relates to the Village included:
    - the upcoming election and advocacy that UMNB has been asked to do by municipalities in the province; and
    - a fiscal framework report commissioned by UMNB identifying data from the past 20 (twenty) years on the fiscal position municipalities find themselves in and the need for additional funding from the province to replace withdrawn funding, as well as the additional responsibilities downloaded to municipalities with no additional funding;

  Councillor Scholten commented further that a report was released this week by the UMNB on working towards a new fiscal framework for municipalities to be able to perform their responsibilities more effectively; and
- September 17: UMNB AGM and Conference Committee meeting; the committee has been hard at work preparing for this year's event to be held in Fredericton from 04 to 06 October 2024.

10. Planning Advisory Committee (PAC)

There was no report to read into the record.

11. Emergency Response Plan (ERP) Committee

There was no report to read into the record.

12. Project Reports / Updates

12. (i) Recreation & Leisure Services Department

Councillor Scammell provided an update on the activities of the Recreation & Leisure Services Department.

- He reported that the *Fall 2024 / Winter 2025 Programs, Events and News Guide* will be mailed to Village residents next week and copies will be available at the Village Office for pick-up.
- The Village's *Annual Pumpkin Carving Event* will be held at the New Maryland Centre on Saturday, 26 October 2024 and is being offered at 3 (three) times: 10:00 a.m., 11:15 a.m., and 12:30 p.m. Registration will be required. There will be 15 (fifteen) tables per session. More information will be made available later this month on the Village website and social media.
- The *Stay Safe* course will be held on Friday, 22 November 2024 which is a Professional Development Day for teachers. The cost is $55 *(fifty-five dollars)*. A fillable registration form plus general information about the course is available on the Village website and social media. The maximum registration is 20 (twenty) participants.
- Activities at the New Maryland Elementary School commenced this week. Co-ed Adult Volleyball will now be offered on Saturday and Sunday evenings from 6:00 p.m. to 8:00 p.m., and the first session will be held on Saturday, 21 September 2024. Open Gym begins on Friday, 20 September 2024. The cost for these drop-in programs is $4 *(four dollars)* per person per visit, or a pass can be purchased for $50 *(fifty dollars)* for the September to June season. Passes are available at the Village Office or at the school during the open gym and volleyball times. Starting next month, Fusion Basketball resumes and a new pickleball group as well as several special event bookings and birthdays will be taking place.
- A reminder that students are encouraged to apply for the New Maryland Lions Club 2024/2025 Scholarship. Applications are available at the Village Office and are due no later than 4:00 p.m. on 23 September 2024 at the Village office or they may be e-mailed to nmlionstreasurer@outlook.com.

- Councillor Scammell concluded his comments by sharing that the PNM Zoomers activities resumed this month and noted the program highlights as follows:
  - monthly meetings are held on the first Monday of the month at 10:00 a.m. and the next meeting is scheduled for 07 October 2024;
  - Stretch and Strengthening classes take place on Tuesdays and Thursdays from 10:00 a.m. to 11:00 a.m.;
  - the Craft Club meets every other Wednesday from 9:00 a.m. to 12:00 p.m. and the next meeting is scheduled for 25 September 2024;
  - the Book Club meets every fourth Thursday at 11:00 a.m. in the boardroom and the next meeting is scheduled for 26 September 2024; this month's book for discussion is *A Gentleman in Moscow* by Amor Towles;
  - the Painting Group meets on Wednesdays from 1:00 p.m. to 3:30 p.m.; and
  - Gentle Yoga classes meet on Mondays and Thursdays from 2:00 p.m. to 4:00 p.m. at a cost of $10.00 *(ten dollars)* per session and classes resume after Thanksgiving.
- To learn more about Zoomer activities, residents are encouraged to visit the Village website or e-mail pnmzoomers@gmail.com.

MOVED BY Councillor Tim Scammell and **seconded by** Councillor Alex Scholten the adoption of the Recreation and Leisure Services Department report as presented. **MOTION CARRIED.**

12. (ii) Public Works Department

Deputy Mayor Mike Pope provided an update on the activities of the Public Works Department.

- Public Works staff investigated 7 (seven) reports in August for culvert repair, tree trimming, plant identification and storm-water run-off. The reports are in progress and will be resolved to the satisfaction of the residents and staff.
- The Public Works Department would like to thank the Public Works summer staff for their help in maintaining the municipal properties. It was great work by all and Deputy Mayor Pope wished them good luck with their studies.
- There are several speed radars located on municipal streets used to collect data and warn motorists when they are driving above the posted speed limit of 40 (forty) kilometers per hour. Staff review the data collected and forward any observations that are a concern to the RCMP for their monitoring. If residents observe individuals driving at high rates of speed, they should contact the RCMP to initiate an investigation.
- The Village office has "Keep It To 40" signs available free of charge should residents wish to install the signs on their property.
- Council and staff participated in the annual Team Up to Slow Down Campaign in early September to remind motorists of the importance of keeping streets safe, to respect speed limits and to be watchful of pedestrians. In addition, staff erected "Keep it to 60" signs along the New Maryland Highway (NMH) to remind motorists of the posted speed limit on the highway.
- Deputy Mayor Pope reminded residents that that the school year has started and there is increased traffic. He asked residents and visitors to respect the speed limit and be watchful for pedestrians and children walking along and crossing the streets.
- The Utility Department recently completed renovations to the Springwater Reservoir which included interior wall and ceiling replacement, installation of a Supervisory Control and Data Acquisition (SCADA) system, heat pump and refurbishment of the water treatment system. Customers on the Springwater System which include Woodlawn Lane, Atkinson Lane, Kerry Lane, Baker Brook Court, and the section of the NMH north of Springwater Lane will notice a change in the water quality as the treatment system is removing iron and manganese creating a softer water.

- The Utility Department also completed the Village's annual water main flushing program. This work was done to remove loose sediments and mineral deposits from the water system. Should any discoloration persist, residents are asked to contact the Village at 451-8508. We would like to thank residents for their co-operation during this process as it is appreciated.
- Dates have been selected for the Village's annual Fall Leaf Collection. The early fall leaf drop-off is Saturday, 26 October 2024 from 9:00 a.m. to 12:00 p.m. A large bin will be available at the Operations Building located at 492 New Maryland Highway for residents wishing to drop off leaves in compostable bags during that time. Deputy Mayor Pope advised that this is a new location from previous years.
- The pick-up dates have been scheduled for Wednesday, 06 November 2024 and Thursday, 07 November 2024. This event provides an opportunity for residents to engage in a bit of yard work. The bags should contain only leaves and no other yard debris, and it is necessary to use compostable bags. Only leaves in compostable bags will be picked up during this collection.
- The Public Works Department has selected a section of Bellflower Street for its continuation of planting deciduous trees along municipal streets. The plantings will take place in early September. Locations were determined based on site specific criteria and recommended best practices.
- Deputy Mayor Pope concluded his comments by encouraging residents to visit the Village's website, Facebook page and Twitter (X) feed on a regular basis to stay informed of municipal activities and events.

MOVED BY Deputy Mayor Mike Pope and **seconded by** Councillor Mariet van Groenewoud the adoption of the Public Works Department report as presented.

Discussion on the motion: Councillor Pearson commented that the trees on Bellflower were planted this week and look great. **MOTION CARRIED.**

12. (iii) Development Services Department

Councillor Mariet van Groenewoud provided an update and reported that she had a motion to bring forward.

- She reported that the following motion for Council's consideration is regarding the requested *By-law Amendment to Amend the Zoning By-law* for 7 Atkinson Lane.
- She noted that the proponent had requested that the subject parcel be re-zoned from Residential Zone Two to a Residential Main Street Zone to accommodate the future development of a 2 (two)-storey, 10 (ten)-unit stacked townhouse building.
- Village Council and staff have concluded the public consultation process per the *New Brunswick Community Planning Act* provisions. Consideration has been given to input from the Village's Planning Advisory Committee, the Village's engineering and urban planning consultants, as well as the results and recommendations from a traffic study and the valuable input received via the legislated public consultation process. As such, commencement of the readings of the requested by-law amendment is therefore the next procedural step in determining the enactment, or defeat, of the same.

MOVED BY Councillor Mariet van Groenewoud and **seconded by** Councillor Tim Scammell the following Resolution of Council: ***Be It Resolved That*** the Council for the Village of New Maryland commence the necessary readings to enact *By-law Amendment No. 04-01-2024, a By-law to Amend the Zoning By-law*. **MOTION CARRIED.**

13. Approval of the Treasurer's Report

MOVED BY Councillor Alex Scholten and **seconded by** Deputy Mayor Mike Pope the following Resolution of Council: ***Be It Resolved That*** the Treasurer's Report be adopted as follows: Payments made in the month of August 2024 from the General Operating account by cheques and direct payments from the General Operating account by cheques and direct payments $820,001.80 (*eight hundred twenty thousand, one dollars and eighty cents*); from the Water & Sewer Operating account $162,654.34 (*one hundred sixty-two thousand,*

six hundred fifty-four dollars and thirty-four cents); from the General Capital account $106,650.77 (*one hundred six thousand, six hundred fifty dollars and seventy-seven cents*); and from the Water & Sewer Capital account $174,044.11 (*one hundred seventy-four thousand, forty-four dollars and eleven cents*). **MOTION CARRIED.**

14. Public Input / Inquires

The following residents shared comments during the meeting:

- Brian Smith – Atkinson Lane
- Roger Shannon – Kerry Lane
- Ahmed Shaltout – Atkinson Lane
- Paulo Besedin – Deer Lane
- Mohamed El Sayed – Atkinson Lane

The comments included the following issues and concerns:

- a summary of the main concerns presented by residents to Council at the Public Meeting held on 08 May 2024 was shared; it was noted that traffic was the main concern especially regarding the volume and its impact on the safety of local residents walking in the area, as well as school buses and vehicles pulling in and out of Atkinson Lane in the morning;
- the differences in the site plan presented on 08 May 2024 regarding the number of driveways and entrances compared to the site plan presented today were noted by residents and interest was expressed in receiving a copy of the traffic study; Deputy Mayor Pope advised that there was no issue with providing residents a copy of the traffic study; Mayor Wilson-Shee added that should residents wish to receive a copy, they may leave their contact information with Cynthia Geldart, CAO/Clerk and she will ensure a copy is provided to them;
- a concern was expressed that this was a new by-law request; Deputy Mayor Pope explained that only 1 (one) significant change to the site plan was made and it was the access to the property which was a change made based on the recommendation of the traffic study; he further explained that this change was not a change to the by-law amendment request;
- clarification was requested regarding the process for reading the amendment; there will be a 3rd (third) and 4th (fourth) reading at a future meeting; and
- concerns were expressed regarding:
    - living in close proximity to a multi-family building,
    - the potentially frequent turn-over of tenants in the rental units,
    - a multi-family residence without an increase in daycare availability will make it hard for some families to find a space for childcare,
    - the location of Serious Fun Daycare and children being exposed to construction as well as children crossing the NMH, and
    - the number of school buses picking up and dropping off multiple children in the immediate area.

Roger Shannon, the property owner, thanked Council for their consideration of the proposal. He explained that the access changed based on the traffic study as the purpose of the traffic study was to improve the safety of the site design. He commented further that to make this change, he had to approve a reduction in the size of the adjacent vacant lot which is to become his daughter's property. Roger remarked that he has lived on the NMH for all but 2 (two) years of his life, and he did not feel many of the statements made on 08 May 2024 were true; he noted that there is a lot of traffic but that the geography of the NMH is a 2 (two)-lane road supporting commuter traffic. He has lived on the corner of Atkinson Lane and the NMH and has never found it to be an issue exiting or entering the subdivision. Roger concluded his comments by saying he purchased

and took care of 7 Atkinson Lane but given the need for housing in New Maryland, and the need to grow our tax base, he felt this is a good solution.

Justin Bowers spoke on behalf of the Rezoning Applicants. He explained that they gave consideration to all the comments received at the meeting on 08 May 2024. They have been working with the Village Engineer and the Development Services Officer with respect to the development of the property. They made several changes to the site plan including, the removal of the 5 (five) driveways and garages facing Atkinson Lane; there will be 1 (one) walkway and door into the front units, 1 (one) driveway only at the side of the building, and only 1 (one) outlet from the back parking lot onto Atkinson Lane which will allow for only 1 (one) vehicle to exit at a time. The outlet was moved closer to Kerry Lane to reduce the risk of a bottleneck occurring at the NMH intersection. He remarked that they counted 132 (one hundred thirty-two) driveways off the NMH. They will be safe, will erect proper fencing, use proper safety protocol for pedestrian foot-traffic, the site will be clean during construction and proper garbage disposal units will be used. He concluded his comments sharing that he did not believe this will impact traffic in New Maryland.

Mayor Wilson-Shee, in response to Brian Smith's request to speak again and in an effort to ensure everyone had expressed their concerns, invited Brian the opportunity to respond to Justin's comments. Brian encouraged Council to proceed with caution and give consideration to the challenges that come with population growth.

15. New Business

(i) First and Second Readings of By-Law Amendment No. 04-04-2024

Deputy Mayor Mike Pope introduced motions for the first and second readings of By-Law Amendment No. 04-01-2024.

MOVED BY Councillor Laurie Pearson and **seconded by** Councillor Mariet van Groenewoud to read *By-law Amendment No. 04-01-2024*, for the first time, this reading by title only. **MOTION CARRIED.**

Councillor Laurie Pearson read *By-law Amendment No. 04-01-2024* for the first time, by title only.

MOVED BY Councillor Laurie Pearson and **seconded by** Councillor Alex Scholten to read *By-law Amendment No. 04-01-2024*, for the second time, this reading by title only. **MOTION CARRIED.**

Councillor Laurie Pearson read *By-law Amendment No. 04-01-2024* for the second time, by title only.

16. Date, Time and Location of Next Meeting

The next formal Council meeting is scheduled for Wednesday, 16 October 2024 at 7:30 p.m. in Council Chamber.

17. Motion for Adjournment

MOVED BY Deputy Mayor Mike Pope and **seconded by** Councillor Mariet van Groenewoud to adjourn the meeting. **MOTION CARRIED.**

The meeting was adjourned at 8:08 p.m.

Respectfully submitted,

Maggie Kitchener

Maggie Kitchener
Assistant Clerk

VILLAGE of NEW MARYLAND
1991 N.B.

Judy Wilson-Shee
Judy Wilson-Shee
Mayor

Maggie Kitchener.
Maggie Kitchener
Assistant Clerk