



Town of Borden-Carleton
Regular Council Meeting Minutes

March 14, 2023

20 Dickie Road Borden-Carleton, PE

7:00pm

PRESENT: Mayor Randy Ahearn; Deputy Mayor Larry Allen; Councillor Barb Wood; Councillor Nicole Bernard-Arsenault; Councillor Eric Stewart; Councillor Laurel Palmer-Thompson; and Councillor Ashley Steele. (7:10 p.m.)

ALSO PRESENT: Staff: Chief Administrative Officer, Jim Wentzell
1 member of the public

GUEST:

1. CALL TO ORDER:

Mayor Randy Ahearn called the meeting to order at 7:00 p.m.

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.

3. ADOPTION OF THE AGENDA:

It was duly moved by Councillor Eric Stewart and seconded by Councillor Barb Wood THAT the agenda be approved as presented.

MOTION CARRIED 6-0 (RR#23-03-01)

4. APPROVAL OF PREVIOUS MINUTES:

It was duly moved by Councillor Nicole Arsenault-Bernard and seconded by Councillor Larry Allen THAT the minutes of the February 14, 2023 regular Council meeting be adopted as presented.

MOTION CARRIED 6-0 (RR#23-03-02)

5. REPORTS:

5.1 Derek French – Proposed Development on Read Road – Portion PID#876375

The Development Officer has reviewed the drawings and provided a report to Council on the proposed development from Paynter Brothers Contracting Ltd. on Read Road in the Town of Borden-Carleton.

The proposed development consists of 7– 8-unit apartment buildings and one 6-unit apartment building.

Also circulated to Council was a site plan for the apartment proposed by Paynter Brothers; and an email from the CAO outlining the steps required for Council to consider a development in the Comprehensive Development Area (CDA) Zone.

The Development Officer has recommended that Council holds a public meeting to solicit additional public opinion for a CDA development concept from residents of Borden-Carleton.

It was duly moved by Councillor Larry Allen and seconded by Councillor Barb Wood THAT the Planning Committee meet and hold a Public Meeting on April 11, 2023 at the Royal Canadian Legion to consider the proposal by Paynter Brothers Contracting Ltd. for the development of eight multi-unit apartment buildings on Read Road.

MOTION CARRIED 6-0 (RR#23-03-03)

* Councillor Ashley Steele arrived at the council meeting at 7:10 p.m.

5.2 Maritime Electric – Map of Street Lights

Circulated to Town Council was a map outlining the streetlight throughout the Town.

6. CORRESPONDENCE:

6.1 RCMP Policing Costs 2023/24

A letter dated March 2, 2023 was received from Justice and Public Safety regarding the RCMP Policing Contract for the Town of Borden-Carleton. Under the Policing Agreement for 2023-2024 will increase from \$105,303 to \$106,852 for one Police Officer commencing April 1, 2023.

6.2 EMO – 72 Hour Flyer

An EMO informational flyer was distributed to residents the week of March 6, 2023 that stressed the importance of taking care of yourself and your family for the first 72 hours in an emergency situation. The goal is to have residents create a plan, create an emergency kit and to establish a network of family, friends and neighbours to help you in the event of an emergency.

7. UNFINISHED BUSINESS:

7.1 Procedural Bylaw #2023-01 – Approval of FIRST READING

Moved by Councillor Nicole Arsenault-Bernard

Seconded by Councillor Ashley Steele

WHEREAS Subsection 86(2)(e) of the Municipal Government Act R.S.P.E.I.1988. Cap. M-12.1., provides that a council must establish a procedural bylaw to regulate proceedings in accordance with the Act.;

AND WHEREAS it is deemed desirable to provide rules for:

- a) The calling of meetings of Council and its Committees;
- b) The procedures of Council;
- c) The calling of public meetings of Council;
- d) The behaviour of Council members and members of the public present at meetings of Council and its Committees; and
- e) The establishment of Committees of Council.

AND WHEREAS the Procedural Bylaw (Bylaw #2022-01) was a read a first time at the Council meeting held of February 14, 2023;

BE IT RESOLVED that the first reading of the Town of Borden-Carleton Procedural Bylaw (Bylaw #2022-01) be hereby approved.

RESOLUTION CARRIED 6-0 (RR#23-03-04)

7.2 Access to Information and Protection of Privacy Bylaw #2023-02 – Approval of FIRST READING

**Moved by Councillor Larry Allen
Seconded by Councillor Eric Stewart**

WHEREAS Section 147 of the Municipal Government Act R.S.P.E.I.1988. Cap. M-12.1 mandates that a Town Council must enact a bylaw that regulates access to information collected within their jurisdiction;

AND WHEREAS Section 148 of the Municipal Government Act, R.S.P.E.I. 1988, c M-12.1 mandates a Town Council to enact a bylaw that protects personal information collected by the municipality;

AND WHEREAS the Town of Borden-Carleton Access to Information and Protection of Personal Information Bylaw was read a first time at the Council meeting held on February 14, 2023;

BE IT RESOLVED THAT the Town of Borden-Carleton first reading of the Access to Information and Protection of Privacy Bylaw #2023-02 be hereby approved.

RESOLUTION CARRIED 6-0 (RR#23-03-05)

7.3 Quotation – Fitzgerald & Snow – Repairs to Gateway Arena Roof

A quotation was received from Fitzgerald and Snow for repairs to the roof of the Arena that was damaged by Hurricane Fiona.

It was duly moved by Councillor Eric Stewart and seconded by Councillor Barb Wood THAT the Town of Borden-Carleton accept the proposal of \$37,975.00 plus HST from Fitzgerald and Snow Ltd. for the specialized repair of the roof of Gateway Arena.

MOTION CARRIED 6-0 (RR#23-03-06)

7.4 Reminder – Dates for Budget Meeting in March

The Town of Borden-Carleton draft budget for 2023/24 will be discussed by Council at a meeting scheduled for March 20th, 2023 at 7:00 p.m. at the Town Office.

The final approval of the Town budget for 2023-24 and the setting of the tax rates for the 2023/24 will be on March 30th, 2023 at 7:00 p.m. at the Royal Canadian Legion.

8. NEW BUSINESS:

8.1 Purchase of PID#814962 – 236 Main Street, Borden-Carleton

The CAO reported that there is additional information in respect to the property at 236 Main Street that he wished to discuss with Council in-camera.

IN-CAMERA:

It was duly moved by Councillor Eric Stewart and seconded by Councillor Nicole Bernard-Arsenault THAT Council go to into an in-camera session to discuss 1 item under 119(1)(e) of the Municipal Government Act.

MOTION CARRIED 6-0 (RR#23-03-07)

Council went into in-camera at 7:30 p.m.

Council resumed to open session at 8:00 p.m.

Resolution - Purchase of PID#814962 – 236 Main Street, Borden-Carleton

**Moved by Councillor Eric Stewart
Seconded by Councillor Larry Allen**

WHEREAS the Town of Borden-Carleton Council expressed an interest to purchase a 0.51-acre parcel of land, PID number 814962, located at 236 Main Street in Borden-Carleton. The property includes a 3,600 square foot commercial building;

AND WHEREAS the Chief Administrative Officer is authorized to act on behalf of the Town to make an offer on the building;

AND WHEREAS the building is to be used as the Town Hall for the municipality;

AND WHEREAS Council agrees to the negotiated purchase price of \$199,000.00 plus HST for the property;

BE IT RESOLVED THAT the Town of Borden-Carleton enter into an agreement of purchase for a property located at 236 Main Street, PID number 814962 at a purchase price of \$199,000 plus HST as it was known that the seller had another acceptable offer for this property that the motion be deferred until such a time the seller would be in a position to accept the Town's offer.

MOTION CARRIED 6-0 (RR#23-03-08)

4.2 Planning Board and staff work with developer to finalize documents required to enter into a development agreement incorporating the discussions at the public meeting

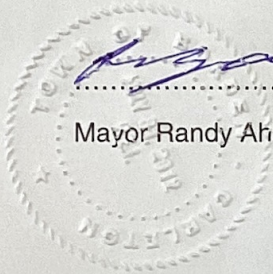
Planning Board to make recommendations to Town Council on the proposed development for multi-residential development located at 70 Read Road on portion of PID #875375 submitted by the Paynter Brothers Ltd.

A detailed development agreement is next step. The developer needs to have detailed concept drawings completed for first phase of development along with a 3D of the building for Council to review.

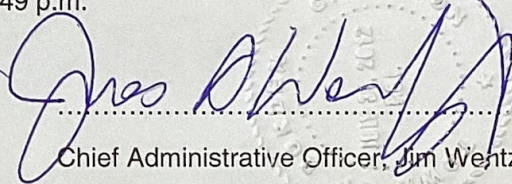
Planning Board and Council will be taking into consideration all the feedback and comments received at this public hearing regarding the proposed development at 70 Read Road in the Town of Borden-Carleton.

5. ADJOURN PUBLIC MEETING:

The public meeting was adjourned at 7:49 p.m.



Mayor Randy Ahearn



Chief Administrative Officer, Jim Wentzell