REGULAR COUNCIL MEETING

MINUTES

Monday, March 10, 2025, 7:00 PM

Members Present:	Mayor Rob Campbell Councillor Jason Gallant Councillor Phyllis Bannister Councillor Sarah Colwell Councillor Joe D'Ettore Councillor Stephanie Thorne Councillor John-Wiebe Dykstra
Members Absent:	Deputy Mayor Nathan O'Blenis
Staff Present:	Dianne Ayles, Clerk/Treasurer Kate Doucette, Coordinator of Events and Strategic Projects Scott Landry, Assistant Clerk Lorie Paterson, Administrative Assistant

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1. CALL TO ORDER

Meeting was called to order at 7:00 pm.

2. ADOPTION OF AGENDA

Moved by: Councillor Colwell
Seconded by: Councillor Gallant

THAT the Agenda be adopted.

Motion Carried

3. CONFLICT OF INTEREST DECLARATIONS

Mayor Campbell noted that Conflict of Interest Declaration forms are on the Council Table should any councillor need to fill one out to submit to the Clerk.

4. ADOPTION OF MINUTES

4.1 Regular Council Meeting - Feb. 10, 2025

Moved by: Councillor Gallant
Seconded by: Councillor D'Ettore

THAT the Minutes for the Regular Council Meeting held February 10, 2025, be adopted.

Motion Carried

4.2 Committee of the Whole Meeting - Feb. 24, 2025

Moved by: Councillor Thorne
Seconded by: Councillor D'Ettore

THAT the Minutes for the Committee of the Whole Meeting held February 24, 2025, be adopted.

Motion Carried

5. CONSENT AGENDA

Moved by: Councillor Dykstra
Seconded by: Councillor Thorne

THAT Council adopt the Consent Agenda of March 10, 2025.

Motion Carried

5.1 NB Transportation and Infrastructure, Minister Chuck Chaisson - Response to Congratulatory Letter

Letter received from New Brunswick Transportation and Infrastructure Minister Chuck Chaisson thanks Mayor Campbell for the November 7, 2024, letter from Counncil regarding MacNaughton Road culvert No. 1, on Main Street near Parkin Street, and the P380 Bridge where River Road crosses the Petitcodiac River. Minister Chaisson wrote that under DTI's three-year capital investment plan, the culvert replacement is planned for the current calendar year and the bridge work is slated to begin in 2027.

5.2 NB Transportation and Infrastructure - Approval of Change to 2025 PMHP Project

Letter from NBDTI informs Council that the Town of Salisbury's requested change of the Town's approved project for 2025 under the Provincial-Municipal Highway Partnership (PMHP) Program has been approved, being the paving of Main Street between civic numbers 3251 and 3258, a distance of 0.19 kilometres. The project is estimated at $200,000 with DTI prepared to contribute up to $150,000 plus HST, amounting to 75 per cent of eligible costs.

5.3 Southeast Regional Service Commission/Plan 360 - Development and Building Permits List, February 2025

A Southeast Regional Service Commission Development and Building Permit report lists three permits issued in Salisbury by Plan 360 in February, 2025, with a total estimated project value of $795,440. Included is the permit for interior renovations at Town Hall.

5.4 Funding Agreement - Salisbury Lions Pool

Letter from NB Regional Development Corporation President Joel Dickinson outlines RDC approval of a financial contribution of up to $33,000 for Project No. 18715, Salisbury-Salisbury Lions Pool Renovations. The contribution covers 40% of eligible costs.

6. PUBLIC AND ADMINISTRATIVE PRESENTATIONS

No public or Administrative presentations this meeting.

7. REPORTS AND RECOMMENDATIONS FROM COMMITTEES AND PRIVATE MEETINGS

7.1 Recommendation from Committee of the Whole - Feb. 24, 2025

Financial Assistance for Recreation (FAR) Program

Following up on a presentation last meeting by the Director of Recreation and Wellness, the Clerk summarized that the proposed changes to the FAR program were that applications to the Registration Assistance Grant (RAG) would be accepted year-round with quarterly budgeting for these grants.

Moved by: Councillor Colwell
Seconded by: Councillor Thorne

THAT Council approve the changes to the FAR policy.

On the Question, Councillors expressed their support for the program, the changes, and continued success helping families.

Motion Carried

8. REPORTS FROM ADMINISTRATION

No reports from Administration this meeting.

9. BY-LAWS

9.1 First and Second Readings - 502 Sanitorium Road Rezoning

Mayor Campbell opened Item 9.1 with a brief update of where they are at in this rezoning process, and received consensus from Council that each member could have three minutes each for their statements prior to the vote on First and Second Readings.

Clerk provided a detailed summary of the timeline of the application to rezone 502 Sanatorium Road to allow for an indoor cannabis micro-cultivation facility, how it was first brought before Council on October 28, 2024, and a public hearing was held December 9. The process to date revealed significant opposition, but also support, with regards to the application and proposal.

Councillor Thorne acknowledged that it was a difficult decision, but her decisions were based on facts, noting that an outdoor facility of this type is already permitted at the location in question.

Councillor D'Ettore stated his mandate to listen to the voice of the people of Ward 4, of which he said an overwhelming number were opposed to the rezoning. He repeated his stance that an overall plan is needed before allowing spot rezonings such as this.

Councillor Bannister's concerns included poor communication of this matter to the residents of Ward 2. She said The Glades is a longtime residential community and the people have spoken, and she would vote against this commercial-industrial application.

Councillor Dykstra said he too would vote no, not just because of the residents' opposition, but also because of the current reality that CI rezoning requests can just randomly occur anywhere, adding cannabis should require a higher standard than CI zoning.

Councillor Gallant offered the reminder that current zoning permits an outdoor cannabis operation at this property, noting the proposed indoor facility is small. He said Council's role is to address land use, not the morality of the product, and focus on facts.

Councillor Colwell said she agreed with everything everyone said, and that it's not an easy decision given the facts of the situation and the history and culture of the area. She said it will be key moving forward to hold developers to their agreements.

Mayor Campbell commented that it was good to see Council Chambers full, noting municipal reform gave a voice to the people. Citing a precedent set in Upper Coverdale, he supported those in opposition to this application and development proposal.

Moved by: Councillor Dykstra
Seconded by: Councillor Thorne

THAT Council of the Town of Salisbury give first and second readings of By-law No. 21-WAP-069-00-S-02, a By-law to Amend Ministerial Regulation 21-WAP-069-00 The Westmorland-Albert Planning Area, by title only.

Motion Defeated

Opposed to the motion were Mayor Campbell and Councillors Bannister, D'Ettore, and Dykstra (4).

In favour of the motion were Councillors Colwell, Gallant, and Thorne (3).

Councillor Bannister left Council Chambers at 7:34 PM.

Councillor Bannister returned to the meeting at 7:36 PM.

Moved by: Councillor Thorne
Seconded by: Councillor Dykstra

THAT Council enter into a recess.

Motion Carried

Moved by: Councillor Thorne
Seconded by: Councillor Gallant

THAT Council return to the Regular Meeting.

Motion Carried

9.2 First and Second Readings - Main Street Rezoning

Clerk summarized the applicant's request to rezone a portion of 3041 Main Street from Residential to Industrial to allow his motor vehicle repair shop, which was operating under a temporary permit. Information provided by Plan 360 on the morning of the meeting indicated the applicant's willingness to abide by conditions concerning parking on-site and the disposal of scrap metal and tires.

Moved by: Councillor Dykstra
Seconded by: Councillor Colwell

THAT the Council of the Town of Salisbury give first and second readings of By-law No. 50-2, A By-law to Amend By-law No. 50, Village of Salisbury Municipal Plan, by title only.

On the Question, members of Council commended the applicant for his efforts to address their concerns about the property's curb appeal, noting it was noticeably more organized now.

Motion Carried

Clerk proceeded with First and Second Readings of By-law No. 50-2, A By-law to Amend By-law No. 50, Village of Salisbury Municipal Plan, by title only. It was noted that adjustments to the by-law amendment would be permitted until Third and final Reading, which could happen at the earliest at April's Regular Council Meeting.

Moved by: Councillor Gallant
Seconded by: Councillor Thorne

THAT the Council of the Town of Salisbury give first and second readings of By-law No. 51-5, A By-law to Amend By-law No. 51, Village of Salisbury Zoning By-law, by title only.

Motion Carried

Clerk proceeded with First and Second Readings of By-law No. 51-5, A By-law to Amend By-law No. 51, Village of Salisbury Zoning By-law, by title only. Changes would be permitted up until Third Reading.

10. CLOSED SESSION

No Closed Session this meeting.

11. MAYOR AND COUNCILLORS' STATEMENTS/INQUIRIES

Good Work - Mayor Campbell stated his pride in Council's diligence with regards to the matters before it, prompting similar expressions from around the table concerning tough decisions and respectful conduct. It was also noted that they have work to do with regards to long term planning and keeping the community informed.

12. NOTICES OF MOTIONS AND RESOLUTIONS

No Notices of Motions or Resolutions this meeting.

13. ADJOURNMENT

Moved by: Councillor Thorne
Seconded by: Councillor Colwell

THAT the meeting be adjourned. (7:46 PM)

Motion Carried

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Chair

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Clerk