

## MINUTES

NOVEMBER 9, 2021

### GRAND FALLS

#### MEETING

A regular meeting of the Grand Falls Town Council in New Brunswick was held at the Municipal Building in the Roland Lafrance Room beginning at 7 p.m. on Tuesday, November 9, 2021, following notices required by law. This meeting is open to the public and streamed live on the municipal Facebook page.

#### ATTENDANCE

His Worship the Mayor:

Marcel Deschênes

Councillors :

Renaud Ouellette  
Jean Maurice Gagnon  
Jean Réal Michaud

Annie Deschênes  
David Raines  
Jocelyn "Joe" Themens

and CAO/Clerk Peter Michaud and Deputy Clerk Lise J. Ouellette.

#### OPENING OF THE MEETING

Mayor Deschênes welcomed everyone. A moment of silence was held in honor of Remembrance Day.

#### CONFLICT OF INTEREST

No conflicts are reported.

#### ADOPTION OF THE AGENDA

**Jean Réal Michaud/ Joe Themens,**

**2021-079 That the agenda be accepted as presented. Carried**

#### APPROVAL OF THE MINUTES

**Jean Maurice Gagnon/ Annie Deschênes,**

**2021-080 That the minutes of the meeting held on October 26<sup>th</sup>, 2021, copies of which have been distributed to the members of Council, be adopted as received. Carried**

#### DRINKING WATER

The analysis of municipal drinking water, received since the last meeting, demonstrate the results "drinking water".

**Renaud Ouellette / Annie Deschênes,**

**2021-081 that drinking water tests be received and filed. Carried**

#### MOTIONS AND COMMITTEE REPORTS

##### SPECIAL EVENTS

The pumpkin carving competition was a success and will be repeated next year. People are invited to take part in a committee of volunteers to organize special events.

## FIRE

The members of the fire department are currently dealing with the aftermath of the tragedy that occurred in the last fire they fought. Our thoughts and prayers are with the family.

## RECREATION, TOURISM AND CULTURE

The list of activities organized by the department is available online.

The new cycling committee is making a lot of progress. Members plan to present their project in December.

Nominations for the 2022 Hall of Fame close on February 25.

The marina Ad-Hoc committee is going well. Members hope to present their ideas to Council in December.

## LIBRARY

People are asked to check with the library before leaving books for donation.

## POLICE

Halloween trick or treating went well.

Officers are available to talk to schoolchildren. Schools are encouraged to contact Chef Themens if interested.

In early 2022, there will be interviews with members on Bounce 93 radio.

## PUBLIC WORKS

Northern's work has been completed.

A major blockage occurred on Portage Road. People are reminded not to throw disposable wipes down the drain.

There are about three days of sewer pipes flushing left.

## COMMUNICATIONS

A new position will be posted next year to promote the municipality and enhance transparency.

## ADMINISTRATION / HUMAN RESOURCES

Three positions will be posted shortly for a Director of Public Works, a Director of Human Resources and Payroll and a temporary administrative support position.

## Planning

This has been the best year of construction since 2009. Welcome to newcomers in our region.

Jamie Maurice Michaud and Gestion Ouellette Ltée. – zoning and municipal plan amendments

**Joe Themens/Jean Réal Michaud,**

- 2021-082      That the Council publish a notice on its website and Facebook page under section 111 of the Planning Act, Chapter 19, indicating its intention to amend the Zoning By-law in order to rezone two parcels with the PID 35369750 and 35369834. The first parcel is part of the property of Gestion Ouellette Ltée., and the second is part of the property of Jamie Maurice Michaud. Both parcels are located on McCormick Street in Grand Falls, NB.

For the purposes of the Zoning By-law, the zoning would be changed as follows:

Modify the zoning of a part of the property bearing the PID 35369750 from zone R2C (Residential single, bi and multifamily) to zone HC (Highway Commercial).

Modify the zoning of a part of the property bearing the PID 35369834 from zone HC (Highway Commercial) to zone R2C (Residential single, bi and multifamily).

The purpose of these amendments is to adjust the zoning to reflect the exchange of parcels of land between the parties mentioned above.

That Council meet in council chambers on Tuesday, December 21, 2021, at 7 p.m., to consider the objections received.

That the Clerk undertakes, in the name and on behalf of the Council, to have public notices published within the prescribed time, in accordance with the provisions of section 111 of the Planning Act. Carried

Hermel and Tina Michaud – zoning and municipal plan amendments

Joe Themens/David Raines,

- 2021-083 That the Council publish a notice on its website and Facebook page under section 111 of the Planning Act, Chapter 19, indicating its intention to amend the Zoning By-law in order to rezone part of the property bearing the PID 65229122, belonging to Hermel and Tina Thériault Michaud and located at 74, Harrison Street in Grand Falls, NB.

For the purposes of the Zoning By-law, the zoning is changed as follows:

- For the land bearing the PID 65229122, amend a part zoned HC (Highway Commercial) to R2B (Residential single and two-family).

The purpose of this amendment is to ensure consistency of zoning in this residential area.

That the Council meet in council Chambers on Tuesday, December 21, 2021, at 7 p.m., to consider the objections received.

That the Clerk undertakes, in the name and on behalf of the Council, to have public notices published within the prescribed time, in accordance with the provisions of section 111 of the Planning Act. Carried

J. D. Irving – zoning and municipal plan amendments

Joe Themens/David Raines,

- 2021-084 That the Council publish a notice on its website and Facebook page pursuant to section 111 of the Planning Act, Chapter 19, indicating its intention to amend the zoning by-law to rezone the property bearing the PID 35323591, owned by J D Irving Limited and located at 88, Powers Street in Grand Falls, NB.

For the purposes of the zoning by-law, the zoning is changed as follows:

- Modify the zoning of the land bearing the PID 35323591, from zone HC (Highway Commercial) to zone I1 (Medium Industrial).

The purpose of this amendment is to allow the development of a manufacturing establishment such as a roof truss and joists manufacturing company. This amendment is also intended to ensure that there will be no conflicts between the Municipal Plan and the Zoning By-law to bring the proposed project into compliance with municipal by-laws.

That the Council meet in council Chambers on Tuesday, December 21, 2021, at 7 p.m., to consider the objections received.

That the Clerk undertake, in the name and on behalf of Council, to have public notices published within the prescribed time, in accordance with the provisions of section 111 of the Planning Act. Carried

Rue Lirette – proceedings

It is explained that the municipality has received many complaints about the noise that has been going on for a long time.

**Renaud Ouellette/Jean Réal Michaud,**

2021-085 Considering the existing situation at 71 Lirette Street in Grand Falls, Madawaska County, NB, PID 35322056 regarding the practice of vehicle repair in an R2B zone (Single and Bi Family Residential). This non-compliant use and without permit, located on the above-mentioned property, contravenes By-law 1900, Zoning By-law of the Town of Grand Falls and its amendments.

Be it resolved that all legal proceedings be commenced under the said motion against the owners James Gee, Wei-quan Zhu and the occupant John Hamilton, of the PID property 35322056.

Be it resolved that the following persons be authorized, designated, and appointed under the municipal authority described below to act for and on behalf of Council to ensure the enforcement of by-laws in the existing file at 71 Lirette Street in Grand Falls, Madawaska County, NB, PID 35322056: Éric Gagnon, Jessica Pouliot and Jacques Desjardins.

Be it also resolved that the above appointments include the following:  
- 133, 135(1), 138 (1) and 139 of the Planning Act in order to enter the property, apply for orders from the Court of Queen's Bench, and commence proceedings in provincial court.

It is further resolved that the services of lawyer Basile Chiasson, Q.C. of the firm Les Avocats Chiasson & Roy Lawyer be retained to undertake the procedures deemed desirable to ensure compliance with the infringing order.

It is further resolved that all proceedings be brought on behalf of Grand-Sault/Grand Falls.

It is further resolved that the above authorizations, designations, and appointments continue as long as they are not limited or terminated by Council.  
Carried

CHAMBER OF COMMERCE

Businesses that want to participate in the promotion to support local merchants are welcome to contact the Chamber of Commerce.

CENTRAL BUSINESS DEVELOPMENT CORPORATION

Council thanks the merchants and the population for their patience during the work on the boulevard. Congratulations Northern for the beautiful work.

FINANCE

Budget 2022 – General

The Council announces a one (1) cent increase to property taxes.

**Annie Deschênes/Jean Maurice Gagnon,**

2021- 086 That the sum of \$11,539,342 be the total operating budget of the municipality, that the sum of \$8,775,373 be the mandate of the municipality for the following year and that the tax rates be \$1.52 and \$1.4950. The Council orders and prescribes that

**the mandate be taken by the Minister of Local Government and Local Governance Reform on the assessment of properties that are taxable under the Assessment Act and are in the territory of the municipality of Grand Falls. Carried**

Budget 2022 – Water and Sewer

Water and sewer bills will increase by \$1 per month.

**Annie Deschênes/Renaud Ouellette,**

**2021 – 087 According to subsection 117(4) of the Local Governance Act, that the total operating budget of the water and sewer department for the coming year will include revenues of \$1,905,840 and expenses of \$1,905,840. Carried**

UNFINISHED BUSINESS

Jamie M. Michaud and Gestion Ouellette Ltée

Éric Gagnon, Director of the Planning Department, presented the proposed amendment to the municipal plan, explained the procedure and the applicable law.

Hermel and Tina Michaud

Éric Gagnon presented the proposed amendment to the municipal plan, explained the procedure and the law that applies.

J. D. Irving

Éric Gagnon presented the proposed amendment to the municipal plan, explained the procedure and the law that applies.

Mr. Gagnon explained that, in the past, the zoning had been changed to allow a hardware store (Kent) in the industrial park. Today, we follow the procedure to bring back the zoning to an industrial zone.

By-law 18 – Amendment

The Deputy Clerk gave third reading to Amendment 2021-01.

**Renaud Ouellette/Annie Deschênes,**

**2021-088 that Town Council adopt the third reading of Amendment 2021-01 to By-law 18, Grand Falls Town Council Code of Conduct By-law, as read. Carried**

NEW BUSINESS

2022 Budgets

Treasurer Rino Laforge presented a summary of the 2022 budgets.

He thanked the Council and Department Heads for their cooperation during the preparation.

Mr. Laforge notes that the good construction year in 2020 helped maintain the budget. He informs that one (1) cent of tax increase is equivalent to \$ 57,575 in the budget. The additional positions and the new structure for the police force account for a large part of the total increase in the general budget.

The debt ratio in 2022 will be 9.3% while the maximum is 20%.

It is also explained that most reserves are created for specific purposes and cannot be used for anything else.

The budget presented is realistic and the Town is in a good financial situation.

OTHER – interventions by council, public and media

- intervention of the council

Remembrance Day – The Mayor invites people to take part in Remembrance Day ceremonies.

- public intervention

Facebook - The Council received a question on Facebook asking why the water budget is also increasing and whether that budget is regulated by the province.

The answer is that this budget is not regulated by the province. As for why, prices are continuously increasing for maintenance, improvements and breakdowns that need to be repaired for example. What is regulated by the province is that the budget must be balanced every two years.

Another individual asked if there was an agreement for the Front Street lands (Knights of Columbus). Yes, there is.

A person asked about the marina. The CAO explained the difference between the mandate of the marina Ad-Hoc committee and the call for tenders that was posted for the La Marina restaurant.

Martin Bérubé – Mr. Bérubé questions the work that has been done on Harley Hill. He is told that a pipe has been repaired.

David Côté – Mr. Côté questions the zoning change on Chiasson Street and whether other buildings will be built. The head of the planning department, Éric Gagnon, replies that the zoning has been changed to R2B and that no other request has been made to build more. Mr. Côté asks to be notified personally, in writing, if that is the case. Mr. Gagnon invited him to come to the planning office for more information.

Knights of Columbus

The documents for land transfers should be ready for the November 23 meeting.

ADJOURNMENT

The Mayor thanks the spectators and the technical team.

Jean Réal Michaud/Renaud Ouellette, that the meeting is adjourned at 8:35 p.m. Carried

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Marcel Deschênes  
Mayor

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Lise J. Ouellette  
Deputy Clerk