

MUNICIPALITY OF THE DISTRICT OF ARGYLE
COMMITTEE OF THE WHOLE MEETING
Tuesday March 30th, 2021
Tusket 6:30 p.m.

Public Hearing

Jared Dalziel, Project Planner of WSP Canada, highlighted the proposed amendments to the Land Use By-Law to rezone a portion of a property along Dennis Point Road, Lower West Pubnico (PID 90081142) from Marine Industrial (MI) Zone to Light Industrial (LI) Zone. The current zoning does not allow for this type of development Jared recommended that Council give second reading and approve the amendments. The current zoning does not allow for this type of development.

(Attachment 300301)

There was one member of the public present on the Zoom call.

Bee d'Entremont, a member of the public, expressed concerns with the smell but admitted to not knowing enough about the development to validate his concerns. He also has issues with the well that the developers would be using. He is concerned that the well in the area will not be able to handle another business using it. He is not opposed to the development and wished the developers well.

Av Singh, independent cannabis consultant, spoke about the concerns from Mr. d'Entremont. It is the responsibility of the license producer to control the odors. The design of the facility should ensure that all air being exhausted out has all of the odor removed. This does not mean that it will be perfectly scentless, but the order should not be great. Complaints can be made if neighbouring businesses find the smell too much. It will be regulated by the Federal Government. In regard to the water, a system called condensate collection technology will be used at this facility. It recycles water back into the facilities. Minimal amounts of water will be used.

Jared clarified the purpose of this hearing is just to approve the re-zoning of the land not to approve the development of the facility.

Present: Deputy Warden Nicole Albright; Councillors Glenn Diggdon, Guy Surette, Calvin d'Entremont, Gordon Boudreau, Richard Donaldson, Ted Saulnier and Kathy Bourque, Chief Administrative Officer Alain Muise, and Municipal Clerk/Recorder Lori Murphy.

Regrets: Warden Danny Muise

The meeting was called to order at 7:06p.m. by Deputy Warden Nicole Albright.

Agenda:

On a motion by Richard Donaldson and seconded by Glenn Diggdon the agenda was approved as circulated.

Motion Carried (8 in favour, 0 against)

Conflict of Interest Declaration

Deputy Warden Nicole Albright asked for any declarations of conflict of interest from the floor.

Councillor D'Entremont declared a conflict with 5a-Second reading-Land use By-law amendments

Adoption of Minutes

Regular Council Meeting Minutes – March 9, 2021

It is moved by Guy Surette and seconded by Ted Saulnier that the March 9, 2021 minutes of the Regular Council Meeting be approved as circulated.

Motion Carried (8 in favour, 0 against)

Special Council Meeting Minutes – March 18 2021

It is moved by Richard Donaldson and seconded by Kathy Bourque that the March 18, 2021 minutes of the Special Council Meeting be approved as circulated.

Motion Carried (8 in favour, 0 against)

Business Arising from the Minutes

Bell signed agreement

Deputy Warden Albright mentioned that Council has already signed this contract. This is just for information.

For Decision and discussion

Second reading-Land use By-Law amendments

Deputy Warden Albright briefly highlighted the request.

It is moved by Richard Donaldson and seconded by Guy Surette that Council give second reading and approve the proposed amendments to the Land Use By-law to rezone a portion of the subject site along Dennis Point Road (PID 90081142) from Marine Industrial (MI) Zone to Light Industrial (LI) Zone to permit a micro cannabis production/processing facility.

Motion Carried (7 in favour, 0 against)

Relief of Interest

Deputy Warden Albright explained the request. CAO Muise explained that these amounts are due to coding errors.

It is moved by Kathy Bourque and seconded by Guy Surette that Council approve the relief of interest for wellington turbine in the amount of 1,443.90, easement black pond rd in the amount of 28.58 and West Pubnico Fire Dept. Insurance & Dues in the amount of 76.35. The total amount approved is 1,548.83.

Motion Carried (8 in favour, 0 against)

Iris Communications-extension of contract

Deputy Warden Albright explained the request for decision. This is to extend the contract with Iris communications.

It is moved by Guy Surette and seconded by Calvin d'Entremont that Council approve the extension of the contract with Iris Communications for 3 months.

Motion Carried (8 in favour, 0 against)

Splash pad contribution

Deputy Warden Albright explained the request. There has been a lot of work done around this project. The specific site for this project has not yet been chosen. It will be at the Mariners Center, but exact location is yet to be determined. The public has indicated that this is wanted in the community.

There were concerns expressed about the town benefiting from the spinoff from the people attending the splash park. The usage will not reflect 1/3 yet they are asking for the 3 units to split the funding equally. Some communities in the municipality are in favour of the splash park and it may be able to draw and recruit physicians to the area.

CAO Muise confirmed that the municipality is able to afford this project.

It is moved by Glenn Diggdon and seconded by Guy Surette that Council approve that the Municipality of the District of Argyle support the splash pad in the amount of \$25,000.

Motion Carried (8 in favour, 0 against)

Mariners Centre Strategic plan

Deputy Warden Albright highlighted the request. CAO Muise explained that the responsibility of the plan lies with the board. There will be financial requests that come forward but endorsing this plan does not hold the municipality accountable for all of the recommendations in the plan.

It is moved by Guy Surette and seconded by Kathy Bourque that Council endorse the Mariners Centre Strategic plan as presented.

Motion Carried (8 in favour, 0 against)

Accessibility Committee Member

Deputy Warden Albright explained the request. Discussion around modifying the time of the meetings to accommodate councillors. CAO Muise explained that the meeting time was set to accommodate all members of the committee.

It is moved by Guy Surette and seconded by Kathy Bourque that Council approve Ted Saulnier as the new member of the Accessibility Committee.

Motion Carried (8 in favour, 0 against)

Solar project

Deputy Warden Albright explained the request. This is a change of a location from Wedgeport to East Pubnico. CAO Muise explained the budgeted and actual amounts.

It is moved by Kathy Bourque and seconded by Calvin d'Entremont that Council approve that the CAO sign the contract with Thermodynamics for the design and installation of the solar panels at the Willett Road Water Tower in East Pubnico.

Motion Carried (8 in favour, 0 against)

Kilometrage and Transportation Allowance Rate Changes

Deputy Warden Nicole Albright spoke about the request.

It is moved by Kathy Bourque and seconded by Glenn Diggdon that Council approve the KM & transportation rates to coincide with the provincial rate.

Motion Carried (8 in favour, 0 against)

Financial Statement

CAO Muise gave a high-level review of the statement. Deed transfer tax is still doing well.

It is moved by Kathy Bourque and seconded by Calvin d'Entremont that Council accept the financial statement as presented.

Motion Carried (8 in favour, 0 against)

Correspondence and for Information

Letter of response-Department of Health and Wellness

No action, for information.

Community spirit plaque

No action, for information.

WCRL minutes & Newsletter

No action, for information.

MLA letter to Minister of Public Services and Procurement Canada

No action, for information.

Financial Requests

None

Agenda Topics for Next Meeting/Notice of Motion

None

Question Period

None

In Camera

- a. Airport
- b. Mariners Centre Agreement
- c. Mobile dewatering truck

It is moved by Kathy Bourque and seconded by Calvin D'Entremont to recess the Committee of the Whole and go In-Camera at 8:11PM.

Motion Carried (7 in favour, 0 against)

It is moved by Richard Donaldson and seconded by Calvin d'Entremont that Argyle extend the Airport Corporation funding agreement, under the current agreement until March 31, 2022.

Motion Carried (8 in favour, 0 against)

It is moved by Kathy Bourque and seconded by Ted Saulnier that council to extend the Mariners Centre Agreement by one year.

Motion Carried (8 in favour, 0 against)

There being no further business, it is moved by Calvin d'Entremont and seconded by Gordon Boudreau to adjourn the Committee of the Whole Meeting at 9:25p.m.

Recorder
Lori Murphy

Date Approved: _____

Chairman/Warden _____

Alain Muise, Chief Administrative Officer _____