

**RURAL MUNICIPALITY OF ABRAM-VILLAGE
COUNCIL MEETING MINUTES
November 17, 2021**

Present: Roger Gallant, Ann Arsenault, Roger Arsenault, Colette Gallant,
Paul Gallant, Yolande Gallant, Phil LeBlanc

Also Present: Pierre Arsenault, Administrator

1. Called to Order

The Mayor called the meeting to order at 7:00pm.

2. Approval of Agenda

It was moved by Yolande Gallant and seconded by Colette Gallant that the agenda be accepted as presented. **Motion Carried.**

3. Approval of Minutes

It was moved by Ann Arsenault and seconded by Yolande Gallant that the Minutes of October 27, 2021 be accepted as presented. **Motion Carried.**

4. Follow-up to Minutes

a) Housing For Workers

Roger Gallant reported that he did not hear back from the Acadian Supreme Fish Plant further on this issue.

b) Unsightly Property Complaint

Roger Gallant reported that someone at the Province was looking into this.

5. Financial Update

Nothing extraordinary to report.

6. New Business / Other

a) Rezoning Application First Reading

Roger Gallant reported that the Public Meeting had been advertised according to the provincial guidelines in order to proceed with Council addressing this issue. He then reported himself in a Conflict of Interest and removed himself from the meeting.

Pierre Arsenault recapped on the initial concerns of a neighboring property owner regarding the rezoning proposal. He reported on the verbal issues brought to his

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attention, and that he sent 2 E-Mails and official notice by mail to the owner who resides in Ontario but uses the neighboring property as a summer residence. The issues verbally reported initially dealt primarily with noise concerns, water quality concerns, and visibility concerns.

Pierre Arsenault explained that while the neighboring property owner was in the office explaining their concern in September, the owner of the residential property requesting the rezoning also came to the office coincidentally several minutes later, and that the two property owners also discussed some of these issues among themselves to try to address them. Pierre Arsenault explained his role as Administrator was to ensure municipal rules and procedures had to be followed according to the Official Plan and Zoning Bylaws, as any decision for rezoning would be left for Council to vote on.

Council discussed several of the issues highlighted above before bringing forward a motion and voting on it. Pierre Arsenault reported that there was no municipal bylaw dealing with noise issues currently in place, so any guidelines on this would be deferred to provincial laws. Regarding the concerns on the water quality issues, Pierre Arsenault also reported that provincial environmental laws and regulations were in place to deal with the prevention of such issues, which primarily falls under provincial jurisdiction. Council then discussed on the potential benefits to the community of allowing for the rezoning to take place.

First Reading:

Council proceeded with the First Reading to rezone a residential property to commercial as per the motions listed below.

Motion: Whereas Council acting as the Planning Board desires to rezone PID #602607 from residential to commercial, and whereas the future use zoning map in the Official Plan needs to be revised, be it resolved that the *Community of Abrams Village 2003 Official Plan Amendment 2021-01* first reading be approved.

Motion moved by Colette Gallant and seconded by Roger Arsenault.

Motion Carried (6-0).

Motion: Whereas Council acting as the Planning Board desires to rezone PID #602607 from residential to commercial, and whereas the zoning map in the Zoning Bylaws needs to be revised, be it resolved that the *Community of Abrams Village 2003 Zoning and Subdivision Control Bylaws Amendment 2021-01* first reading be approved.

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Motion moved by Yolande Gallant and seconded by Paul Gallant.
Motion Carried (6-0).

Roger Gallant was then summoned to re-join the meeting.

b) Club 50 Rental Space Increase

Roger Gallant reported that the tenant of the kitchen area expressed an interest to expand his rental space to encompass the outside area within its confines which would effectively double the amount of rental space. Some renovations would be required, such as new electrical wiring and structural work. It was discussed that the work should be performed by a contractor, which would be paid for by the municipality and reimbursed by the tenant. There was also a discussion on the proposed rental increase rate, and it was decided that \$450 plus HST would be appropriate with a 6-month lease to follow.

There was also a discussion on increasing the rental rate of the music group. They had indicated possibly also doubling their space to using part of the interior of the Club 50 dance hall space, and having the area walled-off from the remaining area. It was again stated a contractor should perform any structural work. An increased rental rate of \$435 plus HST was proposed for this.

c) Other

Roger Gallant reported that he discussed solar panel issues with other municipal leaders at the recent FPEIM Semi-Annual Meeting in Summerside, where some other municipalities noted they had issues with certain contractors.

Roger Gallant reported that a Club 50 tenant reported it appeared someone looked to break-in the building, or at least look inside by climbing on top of a garbage bin under a building window. The tenant was therefore looking at adding security cameras and it was mentioned there should be new lighting on the outside of the building to light-up the area better.

Roger Gallant reported on further interest in buying lots in the subdivision. A contractor in particular wanted to buy two side-by-side lots in order to construct single-family residential homes to be resold once done. There were questions whether the intent was to build two homes at once, or if the developer wanted to buy two lots to simply hold the second lot until the first house was completed and sold. There was also another interested party asking about Lot 16-8.

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Roger Gallant reported that the RCMP had gone to talk to the resident with the large dogs to warn them about them running loose.

Roger Gallant reported that the sidewalk crosswalk near the school was started.

Roger Gallant reported on getting more lights for the Christmas Tree to go up at the *Acadian Festival Exhibition* grounds.

Roger Arsenault reported that he was impressed with the work of the new sidewalk extension while some of the older section was cracking between Cannontown Rd. and the Evangeline Rink. The condition should be reviewed again next Spring.

Phil LeBlanc asked about the new lighting for the sidewalk between the Rink and Seniors Home. Pierre Arsenault replied that he met with a Maritime Electric representative who examined the area and reported he would not add a light on the smaller electric pole mid-way due to its poor condition, but that he could and would add an extra light on the relatively newer pole at the Senior Home entrance.

7. Correspondence

a) Evangeline School Year-Book Advertising

An E-Mail was received on November 1st from the school asking if the municipality wanted to advertise again in their 2022 yearbook. A ½ page ad will be taken again as per last year.

8. Next Meeting

Next meeting is to be held Wednesday December 15th 2021 at 7:00pm.

9. Adjournment

Meeting adjourned at 8:22pm.

Roger Gallant, Mayor

Dated

Pierre Arsenault, Administrator

Dated