

**RURAL MUNICIPALITY OF ABRAM-VILLAGE
COUNCIL MEETING MINUTES
December 15, 2021**

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

Also Present: Pierre Arsenault, Administrator

Absent: Ann Arsenault Yolande Gallant

1. Called to Order

The Mayor called the meeting to order at 7:02pm.

2. Approval of Agenda

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

3. Approval of Minutes

It was moved by Roger Arsenault and seconded by Phil LeBlanc that the Public Meeting and Council Meeting Minutes of November 17, 2021 be accepted as presented. **Motion Carried.**

4. Follow-up to Minutes

a) Lot Sales

Roger Gallant reported that *REM Properties Inc.* entered into a Purchase & Sale Agreement for Lot 16-2 with a closing date of December 17th. They are to begin building a new single-family home in January and hope to sell it upon completion. Also, the interested party in Lot 16-8 replied it would not work for them, as they were looking for something bigger.

b) Sidewalk Extensions

Roger Gallant reported that *Maritime Electric* installed new streetlights along the sidewalk extension. There were several positive comments on this.

5. Financial Update

There were 3 development permits issued in the month of November – all for accessory structures on residential properties. Nothing else extraordinary to report.

**RURAL MUNICIPALITY OF ABRAM-VILLAGE
COUNCIL MEETING MINUTES
December 15, 2021**

6. New Business / Other

a) Rezoning Application Second Reading

Roger Gallant declared he was in a Conflict of Interest and removed himself from the meeting. Roger Arsenault also declared he might be in a Conflict of Interest so he removed himself from the meeting.

Pierre Arsenault reported that since last November's Public Meeting, he received one correspondence on the rezoning issue. A letter was received by E-Mail on December 13th and dated the same from the neighboring property owner. The letter was read aloud to Council as per the letter writer's request. It was in opposition to rezoning the property to commercial and listed several concerns, some previously verbally reported and discussed during the First Reading.

The letter did highlight a new concern over traffic safety, however, so Pierre Arsenault contacted the provincial Dept. of Highways to investigate it since roads are a provincial responsibility. Trevor Paynter from Traffic Operations reported that there was enough site visibility to ensure safe highway use at that location, so it was not deemed a traffic concern for the Province.

Council discussed the letter's concerns further. It was pointed-out there were other commercial buildings in the municipality next to residential homes and that none appeared to cause any significant problems for the neighbors. Council acknowledged it could not please everyone when making decisions, but it had to take all factors into account and it was noted that there were still several laws or regulations to mitigate against some of the listed concerns even if the property was rezoned.

Second Reading:

Council proceeded with the Second 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* second reading be approved.

Motion moved by Phil LeBlanc and seconded by Colette Gallant.

Motion Carried (3-0).

**RURAL MUNICIPALITY OF ABRAM-VILLAGE
COUNCIL MEETING MINUTES
December 15, 2021**

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* second reading be approved.

Motion moved by Colette Gallant and seconded by Phil LeBlanc.
Motion Carried (3-0).

Amendment Adoption:

The *Community of Abrams Village 2003 Official Plan Amendment 2021-01* was read at the regular monthly Council meeting held on the 15th day of November, 2021.

Motion: Whereas Council has read the *Community of Abrams Village 2003 Official Plan Amendment 2021-01* and *Community of Abrams Village 2003 Zoning and Subdivision Control Bylaws Amendment 2021-01*, be it resolved that the *Community of Abrams Village 2003 Official Plan Amendment 2021-01* and *Community of Abrams Village 2003 Zoning and Subdivision Control Bylaws Amendment 2021-01* be approved and adopted.

Motion moved by Phil LeBlanc and seconded by Colette Gallant.
Motion Carried (3-0).

b) Club 50 New Outside Lighting

Roger Gallant reported that two electrical contractors came to examine the Club 50 building and advise on adding new LED lights. *Gerald Gallant Electric* quoted a price of \$1,750 + HST for adding 4 LED lights on the building (2 in the front, and 2 in the rear), and *Cormier Electric* estimated up to \$2,000 for the same (although with more powerful lights). It was noted that prices had gone-up significantly for lights and that it was expected the installation would be time-consuming due to the nature of the building. There was a discussion on different lighting options, as there were 2 existing old lights already wired that might be possible to replace instead of adding new ones next to them.

Motion: To proceed with hiring *Gerald Gallant Electric* to add new LED lighting to the Club 50 building.

Motion moved by Roger Arsenault and seconded by Colette Gallant.
Motion Carried.

**RURAL MUNICIPALITY OF ABRAM-VILLAGE
COUNCIL MEETING MINUTES
December 15, 2021**

c) School Lift Station Issues

Roger Gallant reported that a pump stopped working in the school lift station but the sewer utility operator couldn't safely access it due to deficiencies inside the lift station. An estimate of around \$8,000 was received to fix the lift station deficiencies so a contractor is to be found and perform the work. The cost for this would be covered under the Gas Tax as an upgrade.

d) New Administrator Prospects

Roger Gallant reported that there were about 15 applicants to the advertisement of a new Administrator to be shared with the *Rural Municipality of Wellington* and another partner organization. The applicants were narrowed down to one individual who was bilingual and seemingly qualified, so an interview will be held with her soon.

e) Other

Roger Gallant reported that the school crosswalk was done, except for the installation of lights.

Roger Gallant reported that the Music Group tenant was asking about having a different internet supplier, as the service provided by Bell was not the best for them. There was a discussion on some options, with it noted that the technical issues were beyond Council or the Administrator's level to find an adequate solution. The tenant is to try to find a better solution.

Roger Gallant reported that the Music Group tenant also asked if it could use the old upstairs washrooms as a sound room. It was discussed that there might be structural issues so that it would likely be expensive trying to renovate the area. It was suggested to offer them the use of the stage area of the Club 50 dance hall section.

Roger Gallant reported that Chris McNeill should come tomorrow to dig a shallow ditch between the road of the Club 50 building and neighboring property at 8958 Rte 11 to help divert the water run-off to the ditch.

Roger Gallant reported that the *Commission Scholaire* was also looking to move its office out of the Evangeline School as *the College de l'Ile* was intending, so he was to write a letter requesting them to maintain their presence in the community.

**RURAL MUNICIPALITY OF ABRAM-VILLAGE
COUNCIL MEETING MINUTES
December 15, 2021**

Colette Gallant asked about the tenants proposed expansion plans and rental rate increases. It was reported that the work was not yet done due to a problem finding contractors for the kitchen rental, while the Music Group was likely to hold-off expanding their space except for a sound booth.

Roger Arsenault asked if there was further news from the Acadian Supreme Fish Plant on offering residential housing in the Club 50 building, but Roger Gallant replied they hadn't gotten back to him on this.

7. Correspondence

a) New Provincial Residential Heat Pump Program

An E-Mail was received on November 19th from the Province on a new program to supply a free heat pump to residents with annual household incomes less than \$35,000.

8. Next Meeting

Next meeting is to be held Wednesday January 19th 2022 at 7:00pm.

9. Adjournment

Meeting adjourned at 9:06pm.

Roger Gallant, Mayor

Dated

Pierre Arsenault, Administrator

Dated