

Rural Municipality of Crapaud

Special Meeting

Monday, July 21, 2025

6:00 pm

Crapaud Municipal Office

Minutes

Present: Mayor Joanne Harvey; Deputy Mayor Dean MacDonald, Councillor George Jesso, Councillor Andrew LeClair; Councillor Ian Lewis; Councillor Kim Campeau; Councillor Sheila Wigmore; CAO Margaret Armsworthy

- 1. Call to Order** - Mayor Joanne Harvey called the meeting to order at 6:00 pm.
- 2. Approval of Agenda** - Approval of Agenda for Monday, July 21, 2025– Moved by Councillor George Jesso and seconded by Deputy Mayor Dean MacDonald.
- 3. Disclosure of Conflict of Interest** – Nil
- 4. Introduction of Newest Councillors** – Mayor Jo-Anne Harvey welcomes Councillor Kim Campeau and Councillor Sheila Wigmore who were elected in the June 16, 2025 Byelection.
- 5. Discussion Items**
 - 5.1. Development – Mayor Jo-Anne Harvey mentioned we have been contacted by a gentleman who is looking to build additional seniors units in Crapaud. This would be something he needs to take to the province. We do not have a lot of information but he has reached out to us so we are aware. Councillor Ian Lewis asked what his timeline is. Mayor Jo-Anne Harvey mentioned this gentleman is looking to purchase a property which he would expand by addition another building or two. We do not have land use so he would have to go to the province. He wanted to propose to us so he can have our support if needed. Councillor Sheila Wigmore asked how many units he would be building. Mayor Jo-Anne Harvey mentioned she understood he would be adding 8 units

(2 4 unit buildings). He has plans for the building but this would have to go through IRAC because it has current tenants in it. He needs to propose this to addition of the units to the province. Councillor Ian Lewis asked what the current zoning of the building is. Mayor Jo-Anne Harvey thought it was commercial because it is currently a rental property but she was not sure. Councillor Kim Campeau asked if there is enough property to put in these 8 units. Mayor Jo-Anne Harvey thought there was enough because there is the rental property and a piece of land but this again is a question he has to review with the province. Councillor Sheila Wigmore asked if this would be affordable housing. Mayor Jo-Anne Harvey mentioned there used to be a program where a developer would receive so much money for each door but she was not sure if this was available anymore. This was to let council know that we have been approached by this developer so once he has his information together, he can reach out to us again. He has to propose to the province for this development. Councillor Ian Lewis asked if this would mean an eviction of the tenants. Mayor Jo-Anne Harvey said this would fall under IRAC so we do not want to get into the middle of this but we can do what we can do to protect the residents in the building.

- 5.2. Daycare – We received a call from Doreen Gills, asking us (Mayor Jo-Anne Harvey and CAO Margaret Armsworthy to attend a meeting with the Province about a daycare in the area. Mayor Jo-Anne Harvey mentioned we had a meeting in November with different entities about a daycare (CDC, CBDC, Merry PopIns, Doreen Gillis and members of our council). This meeting did not result in anything moving forward. We have investigated other options which has resulted a meeting Vernon River where we learned about daycare options in other areas which received funding. Mayor Jo-Anne Harvey has asked Councillor Kim Campeau to be the chair of a newly formed Daycare Committee. The meeting on September 11 will be with the Province, the Rural Municipality of Victoria, Merry PopIns and the Rural Municipality of Crapaud. Councillor Ian Lewis asked what happened to our original plan of having a daycare in the hall. Mayor Jo-Anne Harvey mentioned the last she heard Councillor Ian Lewis

talked to the CAO of Kinkora about their daycare. Councillor Ian Lewis said he presented a proposal to council about putting a daycare and it was left with CAO Margaret Armsworthy to have reach out to Doreen Gillis to have a site assessment completed. CAO Margaret Armsworthy said with this site visit, we have to apply for licensing which requires out HST to be up to date. This is currently not up to date but all has been submitted so it will be up to date. Councillor Ian Lewis asked when this will be up to date. CAO Margaret Armsworthy said this was sent in the previous week to our accountants and it does not take long for it to be completed and submitted so it will be up to date. CAO Margaret Armsworthy stated this was her fault as she did not realize the HST return has not been completed. Councillor Ian Lewis asked when the application for licensing went in. CAO Margaret Armsworthy did not have the date but would find this out for Council. CAO Margaret Armsworthy mentioned the contact she spoke with was Lisa Bernard with the province. Councillor Sheila Wigmore asked about having a daycare at the hall as she is wondering how this would impact the hall. Mayor Jo-Anne Harvey mentioned we were looking at options for a location for a daycare. The option of the hall was that is had a lot of space that was needed such as a kitchen and space to facilitate a hall. This would follow the model of the daycare that a neighbouring community, Kinkora, completed. Councillor Ian Lewis stated he can send the new councillors a copy of his report which was presented at a Committee of the Whole Meeting. Councillor Sheila Wigmore asked if we would be just looking at a daycare with the province or would it include other locations. Mayor Jo-Anne Harvey mentioned if we have a new building if it is a Learning Centre rather than just a Daycare or just a Library. We are looking at the best possible way to make it happen and what is best for Crapaud. Councillor Ian Lewis wanted to confirm that we reached out to Doreen Gillis on May 9, 2025 and we have not heard anything in reply. CAO Margaret Armsworthy stated she has had several conversations with Doreen and now she has requested a meeting with the Province on September 11, 2025. Mayor Jo-Anne Harvey indicated we understood there was funding with a \$400K grant which was actually only a grant for \$200K; we were also told there was funding for at 3% but then we were told

this was gone. Councillor Ian Lewis thought this was the reason we were looking at the hall for the daycare so we did not have to get this funding or finance a building. Mayor Jo-Anne Harvey said we need to have a site assessment to see if the Crapaud Hall is even an option for a daycare. Councillor Ian Lewis reiterated that since May 9, 2025, Doreen Gillis will not do a site assessment? CAO Margaret Armsworthy explained there are steps we have to take. We have to apply for licensing, we have to complete the licensing requirements, we have to complete a business plan, so there are a lot of items needed – our HST not being up to date is another item we need to complete in this process too. Mayor Jo-Anne Harvey asked how much a business plan would be. CAO Margaret Armsworthy mentioned she already reached out to MRSB for a quote which was about \$6000 plus HST but she said she would confirm this amount for Council. Councillor Ian Lewis asked if we could copy and paste a business plan from another community. CAO Margaret Armsworthy mentioned the business plan she was provided from another community was not a full business plan. Councillor Ian Lewis is wondering why we went from putting a daycare at the hall to potentially building another building. Mayor Jo-Anne Harvey mentioned agreed it takes longer than we would like but we also have to explore all options. Councillor Andrew LeClair asked which would be a better option. Mayor Jo-Anne Harvey mentioned Kinkora was able to set up their daycare in their hall then it was expanded their facility then they moved their daycare. They were able to secure funding that we are not able to access. Councillor Kim Campeau asked if the daycare went into our hall then we would own the space whereas if a building was built would we be renting from a landlord so we would not have the business responsibility. Mayor Jo-Anne Harvey stated we are still trying to find out all of this information as the province may lease this. Councillor Sheila Wigmore is still unsure how a daycare in the hall would work. Mayor Jo-Anne Harvey explained Kinkora started their daycare in their hall. At the end of the daycare day, everything would be put away so the hall could be used by the community. Councillor Ian Lewis mentioned we could also use the upstairs part of the hall for community events. Councillor Ian Lewis asked about funding for a Learning Centre. We are trying

to determine this as a meeting with Library representatives indicated this might be a way to access other funding if we have a Learning Centre instead of a daycare only building. We can also look at funding for Seniors. Councillor Ian Lewis mentioned this was what Kinkora did as they had to build space for their seniors because the daycare was using their space so once it was built then they moved the daycare over to the new part of the hall. Mayor Jo-Anne Harvey mentioned we need to keep our doors open. The bottom line is this area needs a daycare. Maybe we can access funding if a daycare is close to a medical centre like Prince County Hospital is doing. Councillor Sheila Wigmore asked if Victoria will be looking at a daycare too. Mayor Jo-Anne Harvey mentioned from her understanding we are all coming together to come up with a solutions.

- 6. Adjournment** – It was moved by Deputy Mayor Dean MacDonald to adjourn the meeting at 6:31pm. Seconded by Councillor Kim Campeau.

Joanne Harvey _____

Mayor

Margaret Armsworthy _____

Chief Administrative Officer