

November 14, 2013

COUNCIL COMMITTEE

The Regular Session of Council Committee of the Municipality of the County of Colchester was held in the Courthouse, Truro, Nova Scotia on Thursday, November 14, 2013 at 7:00 p.m.

Roll Call

The roll was called with the following Councillors in attendance:

Mayor Bob Taylor	
Councillor Christine Blair	District #1
Councillor Geoff Stewart	District #3
Councillor Mike Cooper, Chair	District #4
Councillor Lloyd Gibbs	District #5
Councillor Karen MacKenzie	District #6
Councillor Michael Gregory	District #7
Councillor Ron Cavanaugh	District #8
Councillor Doug MacInnes	District #9
Councillor Tom Taggart	District #10
Councillor Wade Parker	District #11

Regrets:

Deputy Mayor Bill Masters	District #2
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Approval of Agenda

Moved by Councillor Gibbs
Seconded by Councillor Gregory

“That the agenda for November 14, 2013 be approved with the following additions:

- add Item #14b: Request from UNSM for Donations (on table)
- add Item #13b: Meeting of Millbrook/Truro Heights Community Liaison Committee (on table)
- add Item #13c: New Chairs for Council
- add Item #13d: Guest Drive
- add Item #13e: Londonderry Post Office
- add Item #13f: West Colchester Petition
- add Item #13g: Conference Calls.”

Motion Carried Unanimously.

Approval of Minutes

Moved by Councillor Blair
Seconded by Councillor MacInnes

“That the minutes of the meetings held on September 3 and October 17, 2013 be approved as circulated.”

Motion Carried Unanimously.

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**Business Arising
from Minutes**

There was no business arising from the minutes of the meetings held on September 3 and October 17, 2013.

Presentations

There were no presentations received for this evening's meeting.

ACTION ITEMS

**County Personnel
Policies**

Moved by Mayor Taylor
Seconded by Councillor MacInnes

“That Council Committee recommends to Council that existing policies numbered 4.01, 4.02, 4.03, 4.04, 4.05, 4.06, 4.07 and 4.09 be repealed; and,

That Council Committee recommends to Council that policies numbered 4.01, 4.02, 4.03 and 4.04 be approved as presented.”

Motion Carried Unanimously.

Scotia Pool

It was noted that, at a meeting held on October 30, 2013, Council authorized November Council Committee to make a final decision on this matter.

Moved by Councillor Blair
Seconded by Councillor MacKenzie

“That Council Committee approves a grant in the amount of \$50,000 to the Scotia Pool Society for the last two quarters of 2013-14.”

Motion Carried Unanimously.

**Terms of Reference
for Citizens'
Monitoring
Committee - Wind
Turbine
Development By-law**

It was noted that, at a meeting held on October 30, 2013, Council authorized November Council Committee to make a final decision on this matter.

Moved by Councillor MacInnes
Seconded by Councillor Gibbs

“That Council Committee adopts the Terms of Reference for the Citizens' Monitoring Committee for the Wind Turbine Development By-law as presented.”

Motion Carried Unanimously.

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**Dyke Agreement
with NS Department
of Agriculture -
JFAC Projects**

It was noted that, at a meeting held on October 30, 2013, Council authorized November Council Committee to make a final decision on this matter.

Moved by Councillor Cavanaugh
Seconded by Councillor Blair

“That Council Committee authorizes the Mayor and CAO to enter into a dyke access agreement with the Nova Scotia Department of Agriculture for three Joint Flood Advisory Committee projects, namely: River Training - Salmon and North Rivers, North River Dyke and Weir Improvements, and Lorne Street Dyke.”

Motion Carried Unanimously.

**Source Water
Protection Advisory
Committee - Debert**

Moved by Councillor MacInnes
Seconded by Councillor Parker

“That Council Committee recommends to Council that the Terms of Reference for the Source Water Protection Advisory Committee for the Debert Water Utility be approved as amended.”

Motion Carried Unanimously.

**Low Income Tax
Exemption Policy**

Moved by Councillor Taggart
Seconded by Councillor MacKenzie

“That Council Committee recommends to Council that the Low Income Tax Exemption Policy be amended to increase the income level threshold for 2013-14 by five percent for the following number of people residing in a household:

	<u>Current</u>	<u>Recommended</u>
Single	\$22,154	\$23,980
Family - 2	\$29,150	\$31,554
Family - 3+	\$34,980	\$37,864"

Motion Carried Unanimously.

Moved by Mayor Taylor
Seconded by Councillor Blair

“That Council Committee recommends to Council that the Low Income Tax Exemption Policy be amended to increase the exemption amount

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threshold for 2013-14 by five percent for the following number of people residing in a household:

	<u>Current</u>	<u>Recommended</u>
Single	\$166.72	\$180.47
Family - 2	\$222.28	\$240.61
Family - 3+	\$277.86	\$300.77

- and -

That any future amendments to the income level and exemption amount thresholds be based on the annual Consumer Price Index increase on the provincial capped assessment for the fiscal year to which the exemption is applied.”

Motion Carried Unanimously.

**Local Improvement
By-law Amendments**

Moved by Councillor Stewart
Seconded by Councillor Cavanaugh

“That Council Committee directs staff to amend the relevant provisions of the Local Improvement By-law, as outlined in the Action Item dated November 14, 2014; and, that the amended By-law be brought forward to Council for First Reading.”

Motion Carried Unanimously.

**Debert Water Utility
- Three-Year
Operating Budgets**

Moved by Mayor Taylor
Seconded by Councillor Cavanaugh

“That Council Committee recommends to Council the approval of the 2013-14 operating budget for the Debert Water Utility as presented; and,

That staff be authorized to proceed to engage consulting services to do a water rate study.”

Motion Carried Unanimously.

**Meeting of
Millbrook/Truro
Heights Community
Liaison Committee**

The CAO, Ramesh Ummat, made reference to a set of minutes that was placed on table this evening for the Community Wind Liaison Committee for the Millbrook/Truro Heights area. This Committee, formed by the developer of the wind turbine project, is pretty much doing an information exchange similar to what will be expected from the new County Citizens’ Monitoring Committee for the Wind Turbine Development By-law.

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Unlike the County Committee, this Liaison Committee will also be managing a community sustainability fund. Mr. Ummat indicated that the reason for bringing this forward was to get Council's views on whether it was an acceptable type of committee to move forward; and, if Council feels the Deputy Mayor should be part of this committee, then the appointment could be made.

During discussion on this item, two issues were raised, the first being support for the Committee provided the Deputy Mayor along with a citizen representative from the Truro Heights is appointed; the second being the Area Councillor serve as Chair of the Committee.

Moved by Councillor Stewart
Seconded by Mayor Taylor

"That Council Committee recommends to Council that the Millbrook/Truro Heights Community Liaison Committee be recognized as satisfying the Citizens' Monitoring Committee requirement under the newly revised Wind Turbine Development By-law, with the addition of the Deputy Mayor for the Municipality of Colchester and a citizen representative from the Truro Heights area; and,

That Council not assume any responsibility or play a role in the management of the Community Sustainability Fund associated with this Committee."

Motion Carried. *(Councillor Gibbs opposed)*

New Chairs

Councillor Cavanaugh requested that Council consider getting new chairs for Chambers as the current ones are in bad shape.

Moved by Councillor Cavanaugh
Seconded by Councillor Taggart

"That staff be directed to look into the cost of purchasing new chairs for Council Chambers."

Motion Carried Unanimously.

Guest Drive

Councillor Parker reported that he has been receiving complaints about Guest Drive since last March. Accompanied by the County Building Inspector, Councillor Parker looked at some of the properties on Guest Drive that were unsightly.

Councillor Parker indicated that he has learned this evening that the land use by-law for the County allows a mobile home to be located on a lot on

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Guest Drive without being CSA approved and having a pitched roof. He would like to see the Guest Drive exemption removed from the Land Use By-law

During discussion on this matter, the following points were mentioned:

- Guest Drive is a unique area
- dangerous and unsightly premises process should deal with any related issues on Guest Drive rather than amending the By-law
- Guest Drive is a subdivision, not a mobile home park
- prevent older mobile homes with no siding and no windows from coming into parks
- when one mobile home is moved out of a park or off a private lot, any replacement not be pre-1985, have a pitched roof and built in accordance with the National Building Code
- review of the existing Land Lease Development By-law to make parks better
- mobile homes are built to CSA standards, mini homes are built to National Building Code standards
- County Building Inspectors approve standards according to National Building Code, not CSA standards

Moved by Councillor Parker
Seconded by Councillor Taggart

“That staff be directed to review the current Land Lease Development By-law with a view to imposing an age requirement on any replacement mini home on a lot and setting minimum standards on existing mini homes.”

Motion **Defeated**. *(Mayor Taylor, Councillors Stewart, Cooper, Gibbs, MacKenzie and Cavanaugh opposed)*

Londonderry Post Office

Councillor Taggart reported that he had been advised by Canada Post that it is their intent to close the Londonderry Post Office as, despite their best efforts, were unable to fill the position of Postmaster. Councillor Taggart asked Canada Post to provide him with a copy of the qualifications required for this position so that he could go out to the community for a suitable replacement. Councillor Taggart requested that Council consider supporting his request by writing to Canada Post.

Moved by Councillor Taggart
Seconded by Councillor Cavanaugh

“That a letter be written to Canada Post requesting that the Area Councillor be provided with a copy of the qualifications required for the

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Postmaster/Postmistress position for the Londonderry Post Office to allow the community an opportunity to try and find a suitable candidate; and, that a copy of this letter be sent to MP Scott Armstrong.”

Motion Carried Unanimously.

**West Colchester
Petition**

Councillor Taggart indicated that he had received a petition from a resident of Glenholme requesting that some type of picnic park be developed on the old Irving Oil property. The petition was signed by some 200 people.

Moved by Councillor Taggart
Seconded by Councillor Gibbs

“That staff be directed to see if it would be feasible to have a picnic park developed on the vacant Irving Oil property located in Glenholme.”

Motion Carried Unanimously.

Conference Calls

Councillor Blair made reference to the October 30th Council meeting which was recessed to November 5th in order to complete the agenda. Councillor Blair was out of the province on November 5th and requested that she be allowed to participate in the meeting via conference call. Permission was not granted as there was nothing in the Council Proceedings Policy to allow her to do so. Councillor Blair requested that Council consider looking into allowing conference calls at Council meetings should the need arise in the future.

Moved by Councillor Blair
Seconded by Councillor Taggart

“That staff be directed to review the use of electronic communications for Council meetings.”

Motion Carried.

*(Mayor Taylor, Councillors Cooper and
Cavanaugh opposed)*

**INFORMATION
ITEMS**

**Proposed Eastlink
Telecommunications
Tower - Bible Hill**

In September, the issue of objections to the siting of a telecommunications tower on Ryland Avenue by Eastlink was discussed. At that time, it was noted that regulation of communication towers falls within federal jurisdiction. After talking with staff and consulting with the property owner, Eastlink agreed to shift the location closer to Pictou Road so that

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no homes would be within the “fall zone”. Relevant correspondence and a petition from residents of the Ryland Avenue neighbourhood were attached to this Information Item.

**Request from UNSM
for Donations**

Mr. Ummat made reference to an email on table from the UNSM regarding donations to assist with the recent disaster in the Philippines. The general consensus was that if Councillors wish to do so, they can make donations on their own rather than from taxpayer revenue.

Director’s Report

A report from the Director of Solid Waste was circulated in the package for this evening’s meeting.

Adjournment

Moved by Councillor Cavanaugh
Seconded by Councillor Gregory

“That the meeting be adjourned at 10:35 p.m.”

Motion Carried Unanimously.

Sheila Arsenault
Recording Secretary