

opportunity to hear the application and any concerns of area residents. Individual Councillors will have an opportunity to debate the merits of the development agreement when the motion is presented to Council. Staff are present at this hearing to answer any technical questions that may arise as a result of the public's input.

Ms. Pam Macintosh advised that the application is for a development agreement, for residential grouped dwelling units on Maple Lane at the former Maple Leaf School property. The development would include renovations to the former school which would be converted to a four unit apartment building; and, two new multiple unit townhouse-style buildings, one being six units and the other being eight units. The property is 1.8 acres with approximately 116 feet of frontage along Maple Lane. Current land usages are mostly low density residential. A detailed overview of the plans was provided including maps and drawings of the proposed architectural style.

A letter of concern and petition was previously circulated to Council citing a number of concerns including impacts on well water, storm water run-off and potential social impacts of the neighbourhood from a project of this size.

The site plan has the new building exceeding all minimum setback requirements. The developer has hired an engineer to develop a storm water plan, including interceptor ditches, and is planting a number of trees around the parameter of the property. A landscape plan will form part of the development agreement.

Other key points noted were:

- development will contain adequate buffers and separation from adjoining land uses;
- Nova Scotia Transportation and Infrastructure Renewal has reviewed the proposal and commented favourably;
- County Public Works staff have worked with the developer's engineer to address storm water flows;
- Environment provided water consumption analysis and results put them below daily limits;
- The Salmon River Fire Brigade have indicated that there is adequate water supply for firefighting purposes, if ever required; and
- The agreement provides for regular maintenance and upkeep of the properties and buildings.

In conclusion, Ms. Macintosh advised that the development agreement is properly before Council and the agreement and schedules satisfy all policy and criteria outlined in the Municipal Planning Strategy. Meech Holdings has made every effort to address the concerns of surrounding

March 26, 2015

neighbours and staff recommend entering into a development agreement with Meech Holdings.

Mr. Ron Meech was in attendance as the applicant. At this point, Mr. Meech had nothing further to add to Ms. Macintosh's report on the development agreement.

Councillor Taggart read the report from the February 18, 2015 Planning Advisory Committee meeting into the record. The Committee members liked the design and overall layout of the proposal and viewed it as a positive development for the area. A number of concerns of neighbouring property owners including storm water management, impact on well water, adequate buffering by landscaping and fencing and overall impact of development of this size have been addressed. The Committee recommends that Council enter into this Agreement.

Mr. Ummat advised that one written submission was received concerning this application from Ms. Susan Little, property owner of 19 Harmony Road. Ms. Little's letter expressing her concerns and possible solutions was read into the record.

Regarding the concerns of Ms. Little, Mr. Meech indicated that he is prepared to build a fence and provide necessary landscaping to address these concerns. He indicated that he has also spoken with other residents in the area and is attempting to address their concerns as well.

One member of the public, Mr. Keith Neves, 35 Harmony Road, was in attendance to address a concern regarding construction over a three year period. Mr. Meech indicated that the construction for the four and eight unit apartment would be completed by next December and then the following summer for the remaining six unit apartment. It would not be three years of continuous construction.

The issue of storm water run-off and potential flooding was raised and whether the agreement addressed whose responsibility it would be if it occurred. Council was advised that measures have been taken, such as interceptor drains and extensive landscaping to address possible issues of flooding.

Councillor Taggart placed the following motion on the floor:

Moved by Councillor Taggart
Seconded by Councillor MacInnes

"That Council enter into a development agreement with Meech Holdings Limited for 15 Maple Lane in Salmon River, which would

allow for the renovation of the former school building into four apartment units, along with the construction of two new townhouse-style apartment buildings, one containing eight units and the other containing six units, conditional upon Meech Holdings Limited satisfying staff that all requirements of the development agreement have been met.”

Motion Carried Unanimously.

Mayor Taylor indicated that this is a development agreement application which does not require approval of the Minister of Service Nova Scotia and Municipal Relations. Council’s decision on this application is appealable to the Nova Scotia Utility and Review Board. Any appeal of Council’s decision must be made within 14 days of the advertising of same in the local newspaper.

As there was no further business on this matter, Mayor Taylor declared the public hearing closed.

Approval of Agenda

Moved by Councillor Parker
Seconded by Councillor Gibbs

“That the agenda be approved with the following additions:

- Add Item # A-6b, Nominations - FCM Board Vacancies;
- Add Item # A-6c, Immigration;
- Add Item # A-6d, Tenant at CoRDA Building
- Add Item # I-2b, Department of Fisheries and Oceans;
- Add Item # I-2c, Nova Scotia Provincial Exhibition Fees
- Add Item # C-1b, Closed Session Personnel Matter.”

Motion Carried Unanimously.

Approval of Minutes

Moved by Councillor Cooper
Seconded by Councillor Gregory

“That the minutes from the meeting on February 26, 2015, be approved with the following amended:

- Page 94, Sunday Hunting – Mayor Taylor was also opposed.”

Motion Carried Unanimously.

Business Arising from Minutes

There was no business arising from the minutes of the meeting held on February 26, 2015.

**Standing Committee
Reports and
Recommendations**

Council Committee Report

In the absence of Deputy Mayor Masters, Councillor Cooper, Alternate Chair, presented the report from the Council Committee meeting held on March 12, 2015:

Property Tax Write Offs

Moved by Councillor Cooper
Seconded by Councillor MacInnes

“That Council approves property taxes and interest totalling \$2,115.91, and Debert Water Utility charges totalling \$1,450.41, as detailed in the attached list, be written off.”

Motion Carried Unanimously.

Executive and Audit Committee Report

Minutes of the Executive and Audit Committee meeting held on February 23, 2015 were distributed in this evening’s package.

Discussion was held on the Chamber proposal and the conflicting reports on level of interest from the municipal units on the Chamber proposal. It was suggested that all parties need to get together for a joint meeting.

ACTION ITEMS

**Building By-law
Second Reading**

Referring to Part 4 – Inspections, specifically with modular and mobile homes and inspections being carried out at certain stages of construction, the Municipal Solicitor suggested Council may want to develop a policy to better manage implementation of provisions of the By-law.

Moved by MacInnes
Seconded by Gregory

“That Council hereby approves, by way of Second Reading, Chapter 30: Building Code By-law, as presented.”

Motion Carried Unanimously.

**Regional Emergency
Management By-law**

Moved by MacInnes
Seconded by Gregory

“That Council hereby approves, by way of Second Reading, Chapter

42: Regional Emergency Management By-law, as presented.”

Motion Carried Unanimously.

**Application to UARB
– Municipal
Boundary Review**

An extension to March 31, 2015 was granted for filing the Boundary Review Study. At the time the Boundary Review Study was approved, the motion omitted authorizing the Mayor and CAO to execute the application. Staff is now requesting Council to authorize the Mayor and CAO in order to submit the application.

Moved by Councillor Cavanaugh
Seconded by Councillor Gibbs

“That Council authorizes the Mayor and CAO to sign the Boundary Review application to the Nova Scotia Utility and Review Board.”

Motion Carried Unanimously.

**Authority to Approve
the 2015-16
Operating Budgets**

The 2015-16 Operating Budget is expected be finalized at the conclusion of the Additions and Deletions meeting on March 31, 2015. Staff are seeking approval from Council to authorize Council Committee, at its meeting on April 16, 2015, the 2015-16 Operating Budget.

Concern was expressed regarding approval of the budget prior to receiving the presentation on the Rath Eastlink Community Centre (RECC) financials. Staff advised that RECC staff are prepared to make the presentation and it is just a matter of confirming the date. Also, if approval is granted to Council Committee, a decision can be made at that meeting to approve or postpone until the April 30th Council meeting.

Moved by Councillor Blair
Seconded by Councillor Gregory

“That Council authorizes Council Committee at its meeting on April 16, 2015, to approve the 2015-16 Operating Budget of the Municipality of Colchester.”

Motion Carried.
(*Councillor Cooper opposed*)

**Pre Approval of
Debenture Issuance**

The Director of Corporate Services advised that a temporary borrowing resolution in the amount of \$5,200,000 was approved for the Spring Debenture funding in February of this year. A formal written commitment to the Municipal Finance Corporation is due by April 17, 2015 if the Municipality wishes to borrow this spring. Originally, this

Action Item was intended to give Council Committee the authority to take a final decision; however, given the deadline of April 17th, staff is requesting that the final approval be granted this evening.

Moved by Councillor Cavanaugh
Seconded by Councillor Stewart

“That Council approves the Pre-Approval Debenture Issuance and authorizes staff to proceed with a debenture borrowing, subject to the terms within the Pre-Approval Debenture Issuance.”

Motion Carried Unanimously.

**Purchasing Policy –
Suitable Contractors**

Council had previously expressed interest in having the Purchasing and Tendering Policy modified to have standards of performance to better enable staff to deal with contractors not performing up to expectations. With the tendering season approaching, staff is seeking that authority be given to Council Committee at its meeting on April 16, 2015 to take a final decision on amendments to the existing policy.

Moved by Councillor MacInnes
Seconded by Councillor Stewart

“That Council grants authority to April Council Committee, at its meeting on April 16, 2015, to approve changes to our Purchasing and Tendering Policy for construction projects.”

Motion Carried Unanimously.

**Nominations – FCM
Board Vacancy**

Councillor Taggart advised that he is seeking Council endorsement to run for a position on the FCM Board. Councillor Blair indicated that she is looking for Council support as well.

Moved by Councillor MacInnes
Seconded by Councillor Gibbs

“That Council passes the following resolution:

**FEDERATION OF CANADIAN MUNICIPALITIES – ELECTION TO
THE BOARD OF DIRECTORS**

WHEREAS the Federation of Canadian Municipalities (FCM) represents the interests of municipalities on policy and program matters that fall within federal jurisdiction;

WHEREAS FCM's Board of Directors is comprised of elected municipal officials from all regions and sizes of communities to form a broad base

March 26, 2015

of support and provide FCM with the prestige required to carry the municipal message to the federal government; and

WHEREAS FCM's 78th Annual Conference and Trade Show will take place from June 5 to 8, 2015, during which time the Annual General Meeting will be held and followed by the election of FCM's Board of Directors;

BE IT RESOLVED that the Council of the Municipality of Colchester endorse Councillor Tom Taggart and Councillor Christine Blair to stand for election on FCM's Board of Directors for the period starting in June 2015 and ending June 2016; and

BE IT FURTHER RESOLVED that Council assumes all costs associated with Councillor Tom Taggart and Councillor Christine Blair attending FCM's Board of Director meetings."

Motion Carried Unanimously.

Immigration

Referring to recent articles in the Truro Daily News on the topic of immigration, Councillor Cooper commented on the irony of the articles and recent events this week. One article is on Minister Lena Diab's presentation during a Truro-Colchester Chamber meeting stressing the importance of immigration in Nova Scotia and another article discussing the closure of local immigration offices.

Discussion was held on looking at immigration through Economic Development. Councillor Cooper suggested that he would like to see a presentation on immigration. Staff agreed to look into this for a future presentation meeting.

Tenant – CoRDA Building

Further to the Item discussed previously, Councillor MacInnes reported that notification has been received that a tenant from the CoRDA building, the local Immigration office, would be vacating the premises.

Correspondence ACTION

Margaret Mauger, Executive Director & Counselling Therapist

An email dated March 2, 2015 requesting that the month of April be proclaimed as Sexual Assault Awareness Month.

Moved by Councillor MacInnes
Seconded by Councillor Cavanaugh

"That Council proclaims that the month of April as Sexual Assault Awareness Month."

March 26, 2015

Motion Carried Unanimously.

Lenore Zann, MLA

A letter dated March 10, 2015 requesting funding for the Truro Theatre Society's third "Shakespeare in Victoria Park" production.

Moved by Councillor Cavanaugh
Seconded by Councillor Cooper

"That the letter from Lenore Zann requesting funding for the Shakespeare in Victoria Park production be referred to Additions and Deletions."

Motion Carried.
(Councillor Taggart opposed)

**David Westlake,
School Advisory
Council Chair**

A letter to the Mayor and Council dated March 13, 2015 regarding a crossing guard for the Harmony Heights Elementary School.

Moved by Councillor Gibbs
Seconded by Councillor MacInnes

"That the letter from David Westlake regarding a crossing guard for the Harmony Heights Elementary School be referred to staff."

Motion Carried Unanimously.

**Dwane Mellish, Co-
Chair, 2016 Canadian
Firefighters Curling
Championship**

A letter and Economic Development Application dated March 4, 2015, requesting funding for hosting the 2016 Canadian Firefighters Curling Championship.

Moved by Councillor Stewart
Seconded by Councillor Blair

"That the letter and application for funding for hosting the 2016 Canadian Firefighters Curling Championship be referred to Additions and Deletions."

Motion Carried Unanimously.

**Correspondence
INFORMATION**

Building Inspector

A copy of the Building Permit Statistics received from the Building Inspector for the month of February 2015. Council agreed to receive the report for information purposes.

Development Officer

A copy of the Development Activity Report received from the

Development Officer for the month of February 2015. Council agreed to receive the report for information purposes.

INFORMATION ITEMS

Insurance for Not-for-Profit Organizations – Grant Applications

This Information Item provides an update on the Not-for-Profit Organizations Grant Applications. The winter application deadline for the Not-for-Profit Insurance Program was February 27, 2015. The Council received and approved 22 applications, totalling \$7,092. Additionally, two applications were received but were not eligible as these organizations had received funding in October 2014. They will be eligible for funding in October 2015.

UNSM

Mayor Taylor provided a brief update on the UNSM Board meeting held on March 20, 2015. Some of the items brought forward from this meeting included: municipal level of government being treated as an order of government; the province not approving the fiscal review report; importance of tourism in the region; and, rural representation at UNSM.

Department of Fisheries and Oceans

Councillor Gibbs provided an update on the issue of Department of Fisheries and Oceans and the requirements for a letter of credit. This was discussed at the UNSM Regional Meeting and Rural Caucus. A couple of meetings have taken place with MP Scott Armstrong who advised that he would address this with the Minister but to date, no response has been received.

Moved by Councillor Gibbs
Seconded by Councillor Cavanaugh

“That Council write a letter to FCM seeking a resolution in the FCM Fall Conference regarding the Federal Department of Fisheries and Oceans requiring municipalities to provide a letter of credit for work being carried out in brooks and rivers.”

Motion Carried Unanimously.

Councillor Gibbs also advised that the balance of Phase II work on the Murray Siding project is still pending and he would like to see this work completed.

Nova Scotia Provincial Exhibition Fees

Concern was expressed regarding the possibility of 4H not showing livestock at the Nova Scotia Provincial Exhibition (NSPE) next year and possibly this year due to the schedule of fees, which is suggested as being \$750 per showing. The loss of livestock showings at the NSPE would be significant and Council indicated that they would be

interested in receiving the fee schedule as well as an explanation on the fees.

**Reports from
Councillors
appointed to Outside
Boards and Agencies**

Copies of reports from the Mayor and Councillors were circulated with the package or placed on table for this evening's meeting.

RECESS

Moved by Councillor Gregory
Seconded by Councillor Cavanaugh

"That the meeting go into closed session at 9:50 pm."

Motion Carried Unanimously.

Moved by Councillor Cavanaugh
Seconded by Councillor Gregory

"That the meeting reconvene in open session at 10:22 pm."

Motion Carried Unanimously.

**Non-Union Salary
Compensation**

Moved by Councillor Cavanaugh
Seconded by Councillor Gregory

"That Council authorizes proceeding with option 4, for salary range indexing for non-union salaried employees for the 2015/16 fiscal year."

Motion Carried Unanimously.

ADJOURNMENT

Moved by Councillor Gibbs
Seconded by Councillor Cavanaugh

"That the meeting be adjourned at 10:25pm."

Motion Carried Unanimously.

Tracey Veno
Recording Secretary