

## **MUNICIPAL COUNCIL**

The Regular Session of the Municipal Council of the Municipality of the County of Colchester was held in the Courthouse, Truro, Nova Scotia, on Thursday, June 25, 2015.

### **Roll Call**

The roll was called with the following Councillors in attendance:

Mayor Bob Taylor, Chair	
Councillor Christine Blair	District 1
Deputy Mayor Bill Masters	District 2
Councillor Geoff Stewart	District 3
Councillor Mike Cooper	District 4
Councillor Lloyd Gibbs	District 5
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**

Councillor Karen MacKenzie	District 6
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### **Also Present**

Mr. Ramesh Ummat, Chief Administrative Officer  
 Mr. Crawford Macpherson, Director of Community Development  
 Mr. Scott Fraser, Director of Corporate Services  
 Ms. Michelle Newell, Director of Public Works  
 Mr. Wayne Wamboldt, Director of Solid Waste  
 Mr. Paul Smith, Senior Planner (for Items #2 and A-1)  
 Ms. Tracey Veno, Executive Assistant/Recording Secretary

### **Public Hearing – Amendments to the Central Colchester Municipal Planning Strategy and Land Use By-law**

Mayor Taylor called the Public Hearing to order respecting amendments to the 2002 Central Colchester Municipal Planning Strategy and Land Use By-law. The amendments will designate the Upper Onslow – Onslow area as a Growth Centre and as such, will become subject to more comprehensive future land use policy and zoning provisions consistent with the treatment of other Growth Centres in Central Colchester. Also, an administrative amendment to the Land Use By-law will increase the frontage requirement for lots containing mini-homes from 12 metres to 15 metres. The text for the proposed amendments and a related staff report have been circulated to Council members and have been made available to the public.

Mr. Ramesh Ummat, CAO, advised that the guidelines of the Municipal Government Act regarding advertising of the First and Second Readings and the Public Hearing have been followed.

Mayor Taylor reminded Councillors that only those Councillors present throughout the public hearing can vote on the amendments when they are eventually considered by Council. The public hearing is Council's opportunity to hear the amendments and any concerns of Colchester County residents. Individual Councillors will have an opportunity to debate the merits of the amendments 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.

Mr. Paul Smith, Senior Planner, provided an overview of the Planners Report and Recommendation on the Upper Onslow – Onslow Planning Initiative. There is considerable amount of change driven mainly by the installation of the sewer system put in place to service Granville Drive, as well as the new commercial development near Highway 102 and Onslow Road.

Currently zoned RG, this does not provide much protection from incompatible land uses to area residents. The Planning Advisory Committee (PAC) underwent an exercise to explore potential land use issues and opportunities for the area.

In the fall of 2014 an open house was held to receive input from the community. Two other public meetings were held as well as the PAC meeting in May which was well attended. Input received clearly indicated a need for a more detailed level of planning to assist in protecting existing development plans, to prevent non-compatible land uses, as well as be consistent with other Municipal Growth Centres. Key areas of interest and input from the meetings included:

- New commercial development should be limited to the area east of Highway 102;
- Other areas would be developed as low density residential with some high density residential development along Onslow Road;
- Industrial uses should be limited to the existing industries;
- Concerns regarding manufactured housing development; and,
- Design considerations including lighting, signage and separation distances.

The proposed amendments to the Central Colchester Municipal Planning Strategy and Land Use By-law, as detailed in the Planners Report, are properly before Council. These amendments offer a much better level of protection to residents as well as future development interests.

Councillor Tom Taggart read the report from the PAC meeting held on May 12, 2015. The Committee reviewed the proposed amendments that would recognize Upper Onslow – Onslow area as a Growth Centre. Several community and stakeholder sessions were held over the past seven months where issues and opportunities were discussed. Property owners were invited to the PAC meeting in May where the proposed changes were reviewed and discussed. After some minor revisions, the Committee recommended that Council approve the amendments as they will provide a better level of protection for residents from incompatible and denser land uses.

Mr. Ummat, advised that no written submissions were received concerning this application.

Ms. Joanne Roode of Meeting House Road was in attendance to address her concerns regarding the amendments. She indicated that she is not happy about the Growth Centre. Nobody was interested in this area until the sewer lines were put in. It is a rural fringe area and wants is to be designated as such, and not as a Growth Centre. Onslow is still an agricultural community. All the changes being made are based on money.

Responding to Ms. Roode's concerns, Council members advised that the sewer lines were put in place as a result of requests of residents in the Granville Drive area and that development in this area would have happened whether or not the Granville Drive sewer line was put in. Plans are being put in place through these amendments to protect the residents and it would be worse without these planning and zoning amendments.

Mr. David Payn, also of Meeting House Road, requested a definition of R-2 zoning and inquired about what is being proposed for sewer on Meeting House Road. Mr. Smith advised that R-2 zoning is residential double use and is purely residential. Regarding the sewer, Mayor Taylor advised nothing is being proposed or planned as yet.

Discussion was held regarding properties across from the school remaining as residential with increased buffers to minimize future impact of development. Also, clarification on which properties are zoned commercial and which ones are R-2 residential within the area.

With no further discussion on the matter, Councillor Taggart placed

the following motion on the floor:

Moved by Councillor Taggart  
Seconded by Councillor MacInnes

“That Council approves amendments to the Central Colchester Municipal Planning Strategy (MPS) and the Land Use By-law (LUB) which recognize Upper Onslow – Onslow as a Growth Centre to which more comprehensive planning policy and zoning provisions will apply as depicted in the Planner’s Report and Recommendation dated April 2015.”

Motion Carried Unanimously.

Mayor Taylor indicated that there are two different amendments approved and they are treated differently for appeal rights. Council’s decision on the MPS amendment may require approval of the Minister of Municipal Affairs but is not appealable to the Nova Scotia Utility and Review Board. There is a right of appeal from the amendment to the Land Use By-law to the Nova Scotia Utility and Review Board. A person has 14 days to file an appeal once notice of the Land Use By-law amendment is published in the newspaper.

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

As agenda item A-1, Second Reading – Amendments to the Central Colchester Municipal Planning Strategy and Land Use By-law, deals directly with the information discussed during the Public Hearing, Council agreed to bring this item forward.

**Second Reading –  
Amendments to the  
Central Colchester  
Municipal Planning  
Strategy and Land Use  
By-law**

Moved by Councillor Taggart  
Seconded by Councillor Cavanaugh

“That Council approves, by way of Second Reading, amendments to the Central Colchester Municipal Planning Strategy (MPS) and the Land Use By-law (LUB), which recognize Upper Onslow – Onslow as a Growth Centre to which more comprehensive planning policy and zoning provisions will apply as depicted in the Planner’s Report and Recommendation, dated April 2015.”

Motion Carried Unanimously.

**Approval of Agenda**

Moved by Councillor Blair  
Seconded by Councillor Gibbs

“That the agenda be approved with the following amendments:

- Move Item A-1 to immediately follow the Public Hearing;
- Move Item A-3 to Closed Session;
- Add Item A-9b, Letter of Support – Bible Hill Trans Canada Trail National Application;
- Add Item A-9c, Extended Producer Responsibility;
- Add Item A-9d, Palliser Property;
- Add Item A-9e, Nova Scotia Association of Police Governance;
- Add Item I-3b, Murray Siding; and,
- Add Item I-3c, Bible Hill Canada Day Celebrations.”

Motion Carried Unanimously.

**Approval of Minutes**

Moved by Deputy Mayor Masters  
Seconded by Councillor MacInnes

“That the minutes from the meeting held on May 28, 2015, be approved as presented.”

Motion Carried Unanimously.

**Business Arising from Minutes**

There was no business arising from the minutes of the meeting held on May 28, 2015.

**Presentations**

**Ms. Kendra Arseneau, Grant Thornton – Audited Financial Statements**

Ms. Kendra Arseneau presented the 2014/15 Consolidated Financial Statements and a brief report on the audit of the Municipality. Prior to this presentation, a more detailed presentation was provided to the Executive and Audit Committee at a meeting earlier today. It is the auditor’s opinion that, with the exception of the donations collected from the public for the Rath Eastlink Community Centre which could not be verified satisfactorily, the consolidated financial statements present fairly in all aspects of the consolidated financial position of the Municipality of Colchester.

Copies of the financial statement as presented were circulated to Council and members were encouraged to review the documents. Any questions regarding the statements could be directed to Grant Thornton or the Director of Corporate Services.

Moved by Councillor Gregory  
Seconded by Councillor Cooper

“That Council receives and accepts the consolidated financial statements as presented by Grant Thornton.”

Motion Carried Unanimously.

Moved by Councillor Cavanaugh  
Seconded by Councillor Stewart

“That the Mayor and CAO be authorized to execute the necessary documentation associated with the 2014/15 financial audit.”

Motion Carried Unanimously.

Mr. Scott Fraser, Director of Corporate Services provided a brief overview to Council on the Treasurer’s Statement.

Moved by Councillor Stewart  
Seconded by Deputy Mayor Masters

“That the Director of Corporate Services presentation on the Treasurer’s Statement be received.”

Motion Carried Unanimously.

**Business Arising from Minutes**

There was no business arising from the minutes of the meeting held on May 28, 2015.

**Standing Committee Reports and Recommendations**

*Deputy Mayor Masters presented the report from the **Council Committee** meeting held on May 14, 2015:*

**Sunrise Film Festival – Request for Funding**

Moved by Deputy Mayor Masters  
Seconded by Councillor Gregory

“That Council approves funding in the amount of \$3,000 for the Sunrise Film Festival with source of funds being Economic Development Grants; and,

That a full report, including number of attendees and overall results of the event, be received from the Sunrise Film Festival after conclusion of the event.”

Motion Carried Unanimously.

**Festimagouche – Request for Funding**

Moved by Deputy Mayor Masters  
Seconded by Councillor Gregory

“That Council approves funding in the amount of \$1,000 for the Festimagouche event with source of funds being Economic Development Grants.”

Motion Carried.  
*(Councillors Stewart and Taggart opposed)*

**Land Purchase Request from Debert Military Museum**

Moved by Deputy Mayor Masters  
Seconded by Councillor MacInnes

“That Council approves that a long term lease be negotiated with the Debert Military Museum for the property located between the Museum and Plains Road in Debert, to accommodate memorial development plans; and,

That the terms of the lease be \$1.00 per year.”

Motion Carried Unanimously.

**Tidal Bore Park and Canada 150 Community Infrastructure Program**

Clarification was sought on why this property was being referred to as the Tidal Bore Park. Mr. Crawford Macpherson, Director of Community Development, advised that signage was required for this tourist season and until such time that the park is officially named, suggested that Tidal Bore Park was better suited for the signage than using the “former Palliser Property”. Tidal Bore Park clearly identifies the site.

Discussion was held regarding the importance of public input for the development and naming of the site. It was suggested that a Committee be established for the Palliser Property project.

Moved by Deputy Mayor Masters  
Seconded by Councillor Gregory

“That Council approves that a development plan be put in place for

the Tidal Bore Park and staff be authorized to proceed with an application for funding under the Canada 150 Community Infrastructure Program.”

Motion Carried Unanimously.

**Visitor Centre at the Tidal Bore Viewing Park/Palliser Property**

Moved by Deputy Mayor Masters  
Seconded by Councillor MacInnes

“That Council approves that the Municipality proceed with the renovation of the exiting Visitor Centre at the former Palliser Property using in-house staff resources with temporary washrooms to be provided at the site for the 2015 season.”

Motion Carried Unanimously.

**CNTA Request for Funding**

Moved by Deputy Mayor Masters  
Seconded by Councillor Gibbs

“That Council approves that the Municipality provide a \$5,000 grant to CNTA to provide tourism services at the Palliser property for six (6) hours a day, seven days a week during July and August, with reduced services in September and October for the 2015 season.”

Motion Carried Unanimously.

**ACTION ITEMS**

**Tender Award –  
Tatamagouche Sewer  
Replacement**

Ms. Michelle Newell, Director of Public Works advised that this item relates to replacing sewer lines in Tatamagouche. A total of six tenders were received with SW Weeks being the lowest, at just over \$250,000. As the prices are well below budget, there is the ability to extend to increase the scope of work.

Moved by Deputy Mayor Masters  
Seconded by Councillor Gregory

“That Council authorizes the award of Phases 1 & 2 of the Tatamagouche Sewer Replacement Project to SW Weeks for a contract amount of \$250,135 excluding taxes, and that an internal project contingency of \$30,000 be carried, to be spent only on the authority of the Director of Public Works; and,



That staff be authorized to replace additional aging sections of sewer in Tatamagouche at the same unit rates as submitted by SW Weeks, to a maximum total upset limit for the project cost of \$575,000; and,

That the source of funds be Gas Tax and Sewer Capital Fund.”

Motion Carried Unanimously.

**Loader Purchase –  
Authority to August  
Council Committee to  
Approve**

Moved by Councillor Cavanaugh  
Seconded by Deputy Mayor Masters

“That Council authorizes August Council Committee to award the tender for the purchase of a loader for Public Works.”

Motion Carried Unanimously.

**Salmon River School  
Demolition**

Moved by Councillor Gibbs  
Seconded by Councillor Cavanaugh

“That Council approves staff to proceed with coordinating the demolition of the Salmon River School located at 2084 East Prince Street; and,

That the costs be covered by the Salmon River School Demolition Reserve and with any overage being from the General Operating Reserve.”

Motion Carried Unanimously.

An inquiry was made regarding whether this would be a tendered project or a request for proposals to a select group. The Director of Public Works advised it would go to public tender.

**Area Rate for New School  
Enhancements -  
Tatamagouche**

Moved by Councillor Gregory  
Seconded by Councillor Stewart

“That Council approves the implementation of an area rate of \$0.03 per \$100 of assessment, to fund the school enhancements proposed by the Tatamagouche School Enhancement Committee, to receive the cost of proposed enhancements to the new school in Tatamagouche.”

Motion Carried Unanimously.

Discussion was held regarding the number of attendees, 38 in total, at this meeting. Councillor Gregory advised that the meeting

was well advertised in the local newspaper, on the County website, as well as on Facebook. It was also noted that there was a conflicting meeting, which had be rescheduled from the previous night.

**Funding Application –  
Debert Airport**

A potential funding program for the improvements to the Debert Airport could made be through ACOA under the Innovative Communities Fund (ICF). Applications to the ICF require the support of Council by way of a motion. Staff is seeking approval from Council to proceed with this funding application.

Moved by Councillor MacInnes  
Seconded by Councillor Blair

“That Council approves the application for funding to ACOA under the Innovative Communities Fund (ICF) for the project of improvements to the Debert Airport.”

Motion Carried Unanimously.

**Regional Economic  
Development - Joint  
Economic Development  
Agreement**

Mr. Ramesh Ummat, CAO, provided a brief overview of the joint meeting, for the purpose of discussing regional economic development, which was recently held in Stewiacke.

Moved by Councillor Stewart  
Seconded by Councillor MacInnes

“That Council approves setting up and participating in a Joint Business and Economic Development Advisory Committee comprised of members from Colchester County, the Towns of Truro and Stewiacke and Millbrook First Nation; and,

That Council authorizes staff to develop Terms of Reference and Participation Agreement or Memorandum of Understanding between Colchester County, Town of Truro, Town of Stewiacke and Millbrook First Nation for the Joint Business and Economic Development Advisory Committee.”

Motion Carried Unanimously.

Discussion was held regarding the need for an events coordinator, shared jointly between the Town and the County. Further discussion was held on the term CoRDA position which is still in place which could be utilized as support staff for the events coordinator.

Moved by Councillor Cooper

Seconded by Councillor Cavanaugh

“That a letter be written to the Town of Truro requesting the appointment of an Events Coordinator, to be cost shared between the Town and County, with support for the Events Coordinator being provided by utilizing the CoRDA staff person; and,

That a response be received from the Town of Truro by mid-July.”

Motion Carried Unanimously.

**Heavy Truck Traffic on  
Plains Road, Debert**

Councillor MacInnes expressed concerns with the heavy trucks going through the Industrial Park to avoid tolls.

Moved by Councillor MacInnes  
Seconded by Deputy Mayor Masters

“That a letter be written to Nova Scotia Transportation and Infrastructure Renewal regarding erecting signage at the end of Plains and Dakota Roads indicating no heavy traffic except for local deliveries; and,

That the enforcement be carried out by Compliance Officers.”

Motion Carried Unanimously.

**Letter of Support – Bible  
Hill Trans Canada Trail  
National**

Moved by Councillor Blair  
Seconded by Councillor Parker

“That Council approves that a letter of support be written to Trans Canada Trail National for the Village of Bible Hill engineering application for the section of the College Road multi-use trail from Main/Walker Street bridge to Dixon Court.”

Motion Carried Unanimously.

**Extended Producer  
Responsibility (EPR)**

Referring to recent email correspondence received concerning the topic of Extended Producer Responsibility (EPR), Councillor Taggart indicated that a proposed motion is being put forth at the Regional Chairs meeting. Concern was expressed about the lack of information that is currently available on this subject to make an informed decision either in support of or against the motion. He also expressed concern regarding the possible significant impact EPR may have on the Municipality, as well as how these changes will affect the public. In order to provide an opinion or make a decision on this matter, more information is needed. Councillor Taggart requested that a presentation be received by Council on

Extended Producer Responsibility, as early as next week, if possible. Mr. Wayne Wamboldt advised that next week may be too soon to arrange a presentation but would look into this as quickly as possible.

**Palliser Property**

This item pertained to signage for the Palliser Property. Since this was addressed earlier in the evening, Councillor Gibbs requested and Council agreed that this item be removed from the agenda.

**Nova Scotia Association of Police Governance**

Councillor Blair advised that the Nova Scotia Association of Police Governance annual conference is being held in Truro from September 17-19, 2015. The conference registration costs are approximately \$250 and approval is being sought for Councillor Blair to attend.

Moved by Councillor Parker  
Seconded by Councillor Gregory

“That the registration fees for Councillor Blair to attend the Nova Scotia Association of Police Governance annual conference be approved.”

Motion Carried Unanimously.

**Correspondence - ACTION**

**Pam Macintosh, Planner**

A memo from Pam Macintosh dated June 18, 2015 regarding a request for a Heritage Property designation for the Tatamagouche United Church.

Moved by Deputy Mayor MacInnes  
Seconded by Councillor Cooper

“That the memo from Pam Macintosh regarding the request for a Heritage Property designation for the Tatamagouche United Church be referred to the Planning Advisory Committee.”

Motion Carried Unanimously.

**Correspondence - INFORMATION**

**Building Inspector**

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

**Lenore Zann**

A copy of a letter dated June 4, 2015 received from Ms. Lenore Zann regarding the provincial cuts to the flooding budget and a copy of Mayor Taylor's response letter dated June 17, 2015. Council agreed to receive for information purposes.

**UNSM**

A letter to the Mayor dated May 25, 2015 regarding the release of the UNSM's Wind Energy Fact Sheets. Council agreed to receive for information purposes.

**INFORMATION ITEMS**

**Community Trail Funding Program – Summer 2015 Applications**

Five applications were received in response to the Summer 2015 application deadline. The applications were from Cobequid Eco-Trails Society requesting \$2,636 for trail maintenance; Confederacy of Mainland Mi'kmaq requesting \$8,676 for capital work; Cumberland Snowmobile Club requesting \$5,600 for trail maintenance; Tatamagouche Area Trail Association requesting \$6,850 for capital work; and Tatamagouche Area Trails Association requesting \$4,150 for trail maintenance.

All of the applications received were approved for funding through the Community Trail Funding Program, for a total of \$27,912.

**Central Colchester Wastewater Treatment Facility Odours**

At the June 11, 2015 Council Committee meeting, concerns were raised about the odours coming from the Central Colchester Wastewater Treatment Facility (CCWWTF).

Ms. Michelle Newell, Director of Public Works provided an update on this matter. Mayors from the Town of Truro and the Municipality of Colchester along with staff from both, met on June 12, 2015 to discuss short and long term plans to remedy the problem. Measures being put in place include:

- Monitoring devices are being provided at locations with the Town to measure by-law compliance;
- The Town is providing information notices to major industry users and will do site visits; and,
- County staff met with a wastewater treatment expert to discuss short term changes that may help reduce odours with some minor changes being implemented at the CCWTF in the near future.

**Economic Development**

Mayor Taylor reported on the NOBL Annual General Meeting which he attended on June 16<sup>th</sup>. An excellent presentation was made by Mr. John Tully, which demonstrated a true form of

Economic Development. The presentation included information on funding opportunities, job statistics, partnership perspectives and mentoring programs. A copy of the presentation is available in the Administration Office.

**Murray Siding**

Ms. Michelle Newell provided a brief update on the flood remediation work in Murray Siding. The County is proceeding with the requirements of the Department of Fisheries and Oceans for a Letter of Credit to carry out the necessary work.

Councillor Gibbs thanked the Director of Public Works for her hard work over the past two and a half years to get this project moving forward.

**Bible Hill Canada Day Celebrations**

Councillor Blair distributed a newsletter/flyer outlining the festivities for the Bible Hill Canada Day celebration and extended an invitation to Council and staff attend the events throughout the day.

**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 Stewart

"That the meeting go into closed session at 11:10 pm."

Motion Carried Unanimously.

It was noted that Councillor Cavanaugh left the meeting at this point.

Moved by Councillor Cooper  
Seconded by Councillor Gregory

"That the meeting reconvene in open session at 11:59 pm."

Motion Carried Unanimously.

**Purchase of Department of Natural Resources Property in Debert**

Moved by Councillor Parker  
Seconded by Councillor MacInnes

"That Council authorizes staff to proceed with the purchase of the DNR building located at 251 Lancaster Crescent in Debert, with the offer not to exceed \$250,000, with source of funds being borrowing from the Debert Sales of Houses Fund."

Motion Carried Unanimously.

**Miller Waste – Non  
Disclosure Agreement**

Moved by Councillor Blair  
Seconded by Deputy Mayor Masters

“That Council authorizes the Director of Solid Waste, Mr. Wayne Wamboldt, to sign the Non-Disclosure Agreement relating to composting negotiations with Miller Waste on behalf of the Municipality.”

Motion Carried Unanimously.

**Tender Award – Truro  
Heights Pedestrian  
Overpass**

Moved by Councillor Taggart  
Seconded by Deputy Mayor Masters

“That the Director of Public Works be authorized to negotiate the tender price with Dexter, up to a maximum of \$1.3 million subject to project completion this construction season; and,

That the CAO be authorized to make a decision and award the contract.”

Motion Carried Unanimously.

**ADJOURNMENT**

Moved by Councillor Gregory  
Seconded by Councillor MacInnes

“That the meeting be adjourned at 12:00 am.”

Motion Carried Unanimously.

Tracey Veno  
Recording Secretary