



A regular public meeting of Truro Town Council was held on Monday, July 6th, 2015 at 1:00 pm in the Council Chambers of the Truro Civic Building.

Present: Mayor W.R. (Bill) Mills, Deputy Mayor R. Tynes, Councillors B. Kinsman, D. Joseph, C. Fritz, G. MacArthur and T. Chisholm

Regrets: Fire Chief B. Currie

In Attendance: Director of Finance A. Currie, Director of Planning J. Fox, Fire Inspector R. Thibeau, Director of Public Works A. MacKinnon, Police Chief D. MacNeil, Director of Parks, Recreation & Culture D. MacKenzie, Town Solicitor J. Rafferty and CAO M. Dolter

APPROVAL OF AGENDA

The CAO requested that “2nd Reading – Amendments to Land Use Bylaw” be added to the agenda under Old Business.

Councillor G. MacArthur requested that “Bylaw Amendment – Central Nova Scotia Civic Centre Society Board of Directors” be removed from the agenda to be further discussed at an incamera meeting.

The Town Solicitor advised that a motion could be tabled for Council consideration.

On motion of Councillor G. MacArthur and Deputy Mayor R. Tynes, it was agreed that “Bylaw Amendment – Central Nova Scotia Civic Centre Society Board of Directors” would be removed from today’s agenda, for further discussion incamera. Motion defeated by a vote of 5 nay votes and two yay votes cast by Councillor G. MacArthur and Deputy Mayor R. Tynes.

On motion of Councillor B. Kinsman and Deputy Mayor R. Tynes, the agenda was approved as amended, with the addition of “2nd Reading – Amendments to the Land Use Bylaw” under Old Business. Motion carried.

APPROVAL OF MINUTES

On motion of Councillors C. Fritz and B. Kinsman, the minutes of the Public Council Meeting held June 15th, 2015 were approved as circulated. Motion carried.

MOTIONS AND NOTICES OF MOTIONS

a) Public Hearing – 573 Young Street, Development Agreement Application

The CAO reviewed a letter received from the Town Planning Advisory Committee, recommending that Council establish a public hearing date to consider approving a proposed development agreement application for 573 Young Street, to permit a multiple unit residential development consisting of a single storey building with a total of four townhouse style dwelling units.

The Director of Planning reviewed his staff report with Council and recommended that Council enter into a development agreement to permit the proposal.

On motion of Deputy Mayor R. Tynes and Councillor C. Fritz, it was agreed that Council would enter into a development agreement for 573 Young Street, to permit a multiple unit residential development consisting of a single storey building with a total of four townhouse style dwelling units. Motion carried.

b) Public Hearing – 215 Queen Street, Development Agreement Application

The CAO reviewed a letter received from the Heritage Advisory Committee regarding a development agreement application for 215 Queen Street, for a mixed-use development consisting of two 4-storey 30-35 unit residential buildings with a commercial space and the conversion of an existing 2-storey building to include two residential units and a recreation space. The Heritage Advisory Committee agreed not to support the application for the reason that the proposal is not compatible with the abutting heritage properties and is overwhelming in terms of height, bulk and scale, and the Committee was therefore recommending that Council consider refusing the development application.

The CAO also reviewed a letter received from the Town Planning Advisory Committee regarding the proposed development. The Committee was deadlocked on a recommendation for Council as to whether to permit the development or not.

The Director of Planning reviewed his staff report with Council and recommended that Council enter into a development agreement to permit the proposal.

On motion of Councillor T. Chisholm and Deputy Mayor R. Tynes, it was agreed that Council would enter into a development for 215 Queen Street, to permit a mixed-use development consisting of two 4-storey 30-15 unit residential buildings with a commercial space and the conversion of an existing 2-storey building to include two residential units and a recreation space, subject to conditions of a satisfactory traffic impact study, satisfactory storm water management plan, the inclusion of fencing between the adjacent properties and the condition that the developer consult the Town's Urban Forestry Coordinator regarding the saving of as many trees as possible. Motion carried with 5 votes in favour and 2 nay votes cast by Councillors G. MacArthur and D. Joseph.

PETITIONS AND DELEGATIONS

a) Presentation – HomeWarming

Jeana MacLeod from the Clean Foundation made a presentation to Council on HomeWarming, an energy efficiency program.

Councillor T. Chisholm encouraged residents who fit the criteria to apply. He did not think he thought the income requirements were too low and should be increased.

Ms. MacLeod advised that the Clean Foundation used Stats Canada low income cut-offs as their basis for the income levels, but that it was a concern that they have heard and they are looking into the possibility of making changes for next year. She also noted that a rental upgrade program was also being investigated.

The Mayor thanked Ms. MacLeod for her presentation.

OLD BUSINESS

a) 2nd reading – Amendments to the Land Use Bylaw

The CAO advised that Council approved the 1st reading of amendments to the Land Use Bylaw at the last Council meeting and 2nd reading and possible approval were being recommended for today's meeting.

The Town Solicitor advised that the proposed amendments to the Land Use Bylaw were housekeeping issues, such as slight errors and typographical errors. He stated that there were no changes to the substance of the document or policy.

On motion of Councillors C. Fritz and T. Chisholm, 2nd reading was approved for the amendments to the Land Use Bylaw. Motion carried.

IN-CAMERA SUMMARY REPORT

The CAO advised Council that there were six issues discussed by Council at the last In-Camera meeting and there are four issues to be discussed by Council at the incamera meeting today.

COMMITTEE REPORTS

CAO Report

The CAO report for the month of June was presented to Council.

On motion of Councillors G. MacArthur and B. Kinsman, it was moved that the CAO Report for the month of June, 2015 be approved as presented. Motion carried.

Finance Report

The Finance report for the month of June was presented to Council.

On motion of Councillors G. MacArthur and C. Fritz, it was moved that the Finance report for the month of June, 2015 be approved as presented. Motion carried.

Fire Report

The Fire Report for the month of June was presented to Council.

On motion of Councillors B. Kinsman and T. Chisholm, it was moved that the Fire Report for the month of June, 2015 be approved as presented. Motion carried.

Planning and Development Report

The Planning and Development report for the month of June was presented to Council.

Councillor G. MacArthur asked if there was an update from the previous meeting with regards to changes to the Unsightly Premises Bylaw regarding timelines and repeat offenders.

The CAO advised that staff has had preliminary discussions on possible amendments and reviewing the Bylaw. He stated that staff should have amendments ready for Council review by the end of August. The CAO noted that staff would be looking into Bylaws of other municipalities and ensuring the legality of possible changes and fines.

The Town Solicitor noted that the possibility of including the property owners' names in the Planning Report was mentioned at the last Council meeting. He stated that according to the Municipal Government Act, personal information shall not be divulged by the municipality except in certain circumstances, such as if the information was already a matter of public record. The Town Solicitor advised that once a charge is laid, then that becomes a matter of public record and a property owner's name could then be disclosed.

Councillor B. Kinsman asked for an update on the development applications listed under Planning Applications.

The Director of Planning advised that 98 Ford Street is still active; the developer met with the Town Planning Advisory Committee and was given some direction and is working on those issues before coming back to the Committee. He noted that 140 Dominion Street is a new application and has been to the Town Planning Advisory Committee in the preliminary stages, with a more thorough review to take place at the Committee's meeting in August.

Councillor T. Chisholm noted that the parking lot next to 25 Dominion Street seems to be a mattress collection area and he asked to have this area cleaned up.

Councillor D. Joseph asked with regards to unsightly premises violations, how long the Planning Departments waits for a response on the properties listed as "awaiting response".

The Director of Planning advised that it could mean the Department has sent the notice out and is waiting the prescribed time for a response, or the Department occasionally grants additional time in some cases of homeowners who are carrying out work on their own instead of hiring a contractor.

Councillor D. Joseph asked if the Town had a mechanism by which it can determine how many legal apartments are in a particular building.

The Director of Planning advised that the Department does have ways to determine the number of units in a dwelling. In the cases of older buildings, he stated that affidavits to confirm that number of units are sometimes requested.

Councillor D. Joseph asked what the recourse was for property owners who had illegal apartments.

The Director of Planning advised that first the building inspector will determine if the building meets with building codes and if additional units are permitted in the residential or commercial zone. If additional units are not permitted, the Department will issue an order to the property owner to have them revert the unit back to a single unit dwelling, or however many units it was originally permitted for.

Deputy Mayor R. Tynes noted that with regards to possible amendments to the Unsightly Premises Bylaw and timelines, he would like staff to prepare comprehensive amendments for early next Spring instead of August, to ensure that all the timelines are reviewed and researched to ensure no issues moving forward.

The Mayor noted that that idea could tie in with a strategic planning session of Council, which has not been done in a few years and perhaps a session could be arranged for the New Year to make a 5 year plan.

The CAO advised that some of the smaller items of the Unsightly Premises Bylaw could amended fairly quickly for this year, and the larger items could be further investigated.

On motion of Councillors G. MacArthur and T. Chisholm, it was moved that the Planning and Development report for the month of June, 2015 be approved as presented. Motion carried.

Police Report

The Police Report for the month of June was presented to Council.

Councillor G. MacArthur thanked the Police Service for installing the temporary speed sign in his area, at the request of the Neighbourhood Watch program. He asked if there was anything of note in the results.

The Police Chief advised that he did not have the data on hand, but did not believe there was anything that was too out of the ordinary.

Deputy Mayor R. Tynes wished to thank the Police Chief and Police Service for their attendance at the Community Strong event on the past weekend at the Stan Maxwell Park.

Councillor C. Fritz asked the Police Chief if he could give a brief update on the police conference coming to Truro in September.

The Police Chief advised that Truro is fortunate to be hosting the Nova Scotia Chiefs of Police and Police Advisory Boards and Police Boards conference in September at the Holiday Inn. It should be a great conference for police executives with a number of guest speakers and professional development planned.

On motion of Deputy Mayor R. Tynes and Councillor C. Fritz, it was moved that the Police Report for the month of June, 2015 be accepted as presented. Motion carried.

Public Works Report

The Public Works report for the month of June was presented to Council.

Councillor T. Chisholm asked for an update on the paving for the Esplanade and Arthur Street.

The Director of Planning advised that crews have been busy replacing all of the manhole covers and raising the valves and that the paving company should be available to pave the street this week.

Councillor T. Chisholm thanked the staff members who were involved in the creation of the new community gardens on King Street.

Councillor G. MacArthur noted that in the Fall, there would be another large clean up. He asked if there is a limit of weight for materials that residents can put out.

The Director of Public Works advised that residents could put out as much pick up material as they would like, but there are limits on weight and size of items.

Councillor D. Joseph asked if the yield sign could be replaced at the exit of Munroe Court.

The Director of Public Works advised that he would check the exit out and determine if a yield or stop sign should be installed.

Councillor D. Joseph noted that when the morning train goes through Town, some vehicles are stopped on the other set of tracks and he stated how dangerous this could be, should another train come down those sets of tracks.

The Mayor noted that it was dangerous, as well as expensive if CN caught a vehicle and could give a fine.

The Mayor asked that the street sweeper be dispatched to the traffic islands on the corner of Abenacki and Wade Road.

On motion of Councillors T. Chisholm and G. MacArthur, it was moved that the Public Works Report for the month of June, 2015 be accepted as presented. Motion carried.

Parks, Recreation and Culture Report

The Parks, Recreation and Culture Report for the month of June was presented to Council.

Deputy Mayor R. Tynes thanked Parks and Recreation staff for ensuring that the Stan Maxwell Park was in top shape for the Community Strong event on the weekend.

Councillor G. MacArthur advised that he and the Director of Recreation would be meeting with the president of cross country ski this month about the possibility of having Victoria Park as the homebase for cross country skiing in Nova Scotia.

On motion of Councillor B. Kinsman and Deputy Mayor R. Tynes, it was moved that the Parks, Recreation and Culture Report for the month of June, 2015 be accepted as presented. Motion carried.

Safety Coordinators Report

The Safety Coordinators Report for the month of June was presented to Council.

On motion of Deputy Mayor R. Tynes and Councillor C. Fritz, it was moved that the Safety Coordinators Report for the month of June, 2015 be accepted as presented. Motion carried.

QUESTIONS BY MEMBERS

Deputy Mayor R. Tynes thanked the Mayor and Councillors C. Fritz and D. Joseph for attending the Community Strong event on the weekend.

Deputy Mayor R. Tynes noted that the APEX event was coming up the first weekend of August, and this year, the event will include a one day conference with Birmingham Police Chief A. C. Roper attending and speaking. He asked for the Town to prepare the usual proclamation. The Mayor confirmed that the proclamation would be prepared.

Councillor C. Fritz advised that she recently attended an immigration workshop put on by Immigrant Services Association of Nova Scotia, which was very informative and eye opening. She stated that she would like to invite them to attend Truro's Embrace festival.

NEW BUSINESS

a) Regional Economic Development Committee

The CAO reviewed notes from a recent Regional Economic Development meeting with the Town, the County, Millbrook and the Town of Stewiacke. As a result of the meeting, each municipal unit was being asked to consider the concept of creating a regional economic development body comprised of one member from each of the representative's economic development committees, and consider passing a motion authorizing the same. It was also being requested that Council pass a motion authorizing each of the economic development committees to select an individual that would represent them on the proposed new committee and that each Council appoint a resource individual attend meetings, without voting power. The CAO noted that in the Town of Truro's case, it was being recommended that the nominee for the committee come from the Truro Industrial Development Society.

The Mayor stated that he thought it was time for the municipal units to work together with this new committee and bring opportunities to this region.

The CAO noted that the committee would make recommendations back to the Councils and would not be making any decisions on their own.

Councillor T. Chisholm noted that the possibility of a fifth member, from the Chamber of Commerce, was discussed at the meeting and asked if a decision had been made.

The CAO stated that a final decision had not been made, but the intent to add on with a possibility.

Councillor G. MacArthur expressed concern with the member coming from the Truro Industrial Development Society, as this may exclude a lot of business people.

The CAO advised that the Truro Industrial Development Society was being recommended, as the other municipal units have economic development committees currently, the Society was the closest body to an economic development committee that the Town currently has.

Councillor G. MacArthur asked that the motion authorize a business person from the Town of Truro as selected by Council, instead of specifically the Truro Industrial Development Society.

On motion of Councillors T. Chisholm and G. MacArthur, it was agreed that Council would move forward with participating in the creation of a new regional economic development committee comprised of one representative from the Town to represent Truro on the new regional economic development committee. Motion carried.

b) Bylaw Amendment – Central Nova Scotia Civic Centre Society Board of Directors

The CAO reviewed proposed amendments to the Bylaw of the Central Nova Scotia Civic Centre Society Board of Directors. The amendments included the addition of two new members, one from the County of Colchester and one from the Town, and changing the length of terms to four years. It also included the creation of a past president position on the Board.

The Town Solicitor noted that with respect to the position of past president, the amendments to the Bylaw assume that the past president will continue to be a member of the Board and if the past president is, then the amendment works well. However, if the past president is not a member of the Board for whatever reason, it may not be as straight forward. He noted that Council could approve the amendments today, but then have the Board amend that section further for clarification.

Councillor G. MacArthur expressed concern over the wording in the Bylaw in which it is not clear that the Town's representatives on the Board must be Town of Truro residents. He also noted that there was no length of term given for Council members on the Board and believed that there should be a term set for them as well.

The CAO noted that the wording that Councillor G. MacArthur had a concern with was not being amended and has been the wording in the Bylaw since its creation. He stated that the appointments of the Town's representatives to the Board ultimately is Council's decision, so Council can decide at that point if the representative would be a Town resident or not.

On motion of Councillors T. Chisholm and D. Joseph, the proposed amendments to the Bylaw of the Central Nova Scotia Civic Centre Society Board of Directors to add two additional members, increase the term length to four years and create the position of past president was approved as presented. Motion carried with 6 votes in favour and one nay vote cast by Councillor G. MacArthur.

ACCOUNTS

It was moved by Councillors D. Joseph and C. Fritz, that Council approve for payment the accounts as presented be approved for the month of June, 2015. Motion carried.

ADJOURNMENT

On motion of Deputy Mayor R. Tynes and Councillor D. Joseph, it was moved that the meeting be adjourned at approximately 3:50 p.m. Motion carried.

W.R. (Bill) Mills
Mayor

M.W. Dolter
CAO