



Truro Town Council Meeting
Monday, April 9th, 2018 at 1:00 pm
Council Chambers – Town Hall

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A regular public meeting of Truro Town Council was held on Monday, April 9th, 2018 at 1:00 pm in the Council Chambers of the Truro Town Hall.

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

Regrets: Director of Planning J. Fox

In Attendance: Director of Corporate Services A. Currie, Planning Administrator J. Bigelow, Fire Chief B. Currie, Director of Public Works A. MacKinnon, Director of Parks, Recreation & Culture A. Simms, Police Chief D. MacNeil, Town Solicitor J. Rafferty and CAO M. Dolter

APPROVAL OF AGENDA

On motion of Councillor C. Hinton and Deputy Mayor T. Chisholm, the agenda was approved as circulated. Motion carried.

APPROVAL OF MINUTES

On motion of Councillor W. Talbot and Deputy Mayor T. Chisholm, the Public Council minutes of March 5th, 2018 were approved as circulated. Motion carried.

MOTIONS AND NOTICES OF MOTIONS

a) Budget Resolutions – 2018/19

Deputy Mayor T. Chisholm provided the budget presentation for the 2018/19 fiscal year. The presentation reviewed the highlights of the budget. The Residential tax rate will remain at \$1.83 per \$100 of assessment and the Commercial tax rate will increase from \$4.48 to \$4.50 per \$100 of assessment.

Deputy Mayor T. Chisholm presented the resolution to establish the tax rate for the 2018/19 fiscal year.

On motion of Councillors D. Joseph and C. Fritz, the 2018/19 budget resolutions were approved as presented, and the tax rates for the 2018/19 fiscal year were adopted as presented. Motion carried.

b) Public Hearing Date – Local Commercial (C3) Zone, Amendments to Planning Documents

The CAO advised that Planning staff is recommending amendments to the Municipal Planning Strategy and Land Use Bylaw that would permit multiple unit residential development in the Local Commercial (C3) Zones and to rezone 203 King Street to the C3 Zone.

On motion of Councillors B. Kinsman and C. Fritz, a public hearing date of May 7th, 2018 at 1pm was established regarding amendments to the Local Commercial Zone and enabling policies to permit multiple unit residential uses and to rezone 203 King Street to the C3 zone. Motion carried.

OLD BUSINESS

a) Strategic Review Update

The CAO advised that with the budget process taking place over the last few weeks, Council did not have an opportunity to complete a full strategic review. This should take place over the next few months. The strategies and priorities from the last review session have been built into the planning of the new budget.

IN-CAMERA SUMMARY REPORT

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

COMMITTEE REPORTS

CAO Report

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

On motion of Councillor W. Talbot and Deputy Mayor T. Chisholm, it was moved that the CAO Report for the month of March, 2018 be approved as presented. Motion carried.

Corporate Services Report

The Corporate Services report for the month of March was presented to Council.

On motion of Councillor C. Fritz and Deputy Mayor T. Chisholm, it was moved that the Corporate Services report for the month of March, 2018 be approved as presented. Motion carried.

Fire Report

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

On motion of Deputy Mayor T. Chisholm and Councillor C. Hinton, it was moved that the Fire Report for the month of March, 2018 be approved as presented. Motion carried.

Planning and Development Report

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

Councillor C. Hinton asked for an update on 296 Brunswick Street and 87 Park Street.

The Planning Administrator stated that both 296 Brunswick Street and 87 Park Street have been cleaned out, boarded up and are deemed uninhabitable at this time. She advised they will remain that way until the required repairs and improvements, as identified by the Building Inspector and the Fire Inspector, have been completed.

On motion of Councillors W. Talbot and C. Hinton, it was moved that the Planning and Development report for the month of March, 2018 be approved as presented. Motion carried.

Police Report

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

On motion of Councillors C. Fritz and D. Joseph, it was moved that the Police Report for the month of March, 2018 be accepted as presented. Motion carried.

Public Works Report

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

Councillor W. Talbot asked what the lifespan for recapping a street would be, on average.

The Director of Public Works stated that it would be proportional to the amount of traffic, but that a busy street such as Willow would last 10 to 15 years, and a local, less busy street, could last 20 or more years.

On motion of Deputy Mayor T. Chisholm and Councillor C. Hinton, it was moved that the Public Works Report for the month of March, 2018 be accepted as presented. Motion carried.

Parks, Recreation and Culture Report

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

On motion of Councillors W. Talbot and B. Kinsman, it was moved that the Parks, Recreation and Culture Report for the month of March, 2018 be accepted as presented. Motion carried.

QUESTIONS BY MEMBERS

Councillor C. Hinton asked if the Town would be introducing any land use bylaws related to the upcoming cannabis legislation.

The CAO stated that based on the regulations that will be set by the Province, there will not be a land use issue for the Town to deal with related to cannabis. Cannabis will be sold through the Nova Scotia Liquor Commission and there will not be any unregulated businesses opening. He noted that the current draft legislation related to where smoking can occur may need to be better formalized at the municipal level. Currently, legislation does not allow an individual to walk down a sidewalk while consuming alcohol, and the Police Chief believes that individuals should not be permitted to use cannabis while walking down a sidewalk.

Councillor D. Joseph noted that there is a traffic issue on the corner of Inglis Street and Prince Street, when vehicles turning onto Inglis Street immediately stop to wait for a parking spot near the beginning of the street, or stop to allow pedestrians to cross or vehicles to leave a parking spot. He asked if the Public Works Department could investigate and report back. The Director of Public Works advised that his department would take a look.

Councillor B. Kinsman requested that the Planning Department investigate what other municipalities have for bylaws in place related to large RV's being parked on residential properties for an extended period of time.

NEW BUSINESS**a) Purchase of Watershed Lands**

The CAO advised that the Water Utility has been presented with an opportunity to purchase 254 acres in Camden, adjacent to the Lepper Brook Watershed. The purchase of the property will greatly enhance the Town's Watershed Protection Plan and falls in line with the other watershed land purchases made since the original expropriation of watershed lands in 1900.

On motion of Councillors B. Kinsman and D. Joseph, the purchase of PID 20046637 containing 254 acres from Glenn Haven Farms Inc. was approved. Motion carried.

b) Memorial Bench Policy

The CAO advised that the Director of Parks, Recreation and Culture has drafted a policy for the memorial benches and trees in Victoria Park. The purpose of the memorial bench and tree donation program is to recognize and assist a donor's plans to commemorate, honour and/or celebrate family, friends, or events. This new policy establishes funding requirements and standards for all bench and tree donations.

On motion of Councillors C. Hinton and W. Talbot, the Memorial Bench Policy was approved as presented. Motion carried.

c) Victoria Park Maintenance Shed

The CAO advised that at the March 29th, 2018 Committee of the Whole meeting, Council had a presentation from the Director of Parks, Recreation and Culture on the possible locations for the new Victoria Park maintenance shed. It is being recommended by staff that Council approve the main parking lot, where the old washrooms currently stand, as the site for the new Victoria Park maintenance shed.

On motion of Councillors C. Fritz and B. Kinsman, the main parking lot was approved as the location for the new Victoria Park Maintenance Shed. Motion carried.

d) 215 Queen Street – Extension of Development Agreement

The CAO advised that on March 15th, 2016, the Town entered into a development agreement with 3275250 Nova Scotia Limited (Darren Rodgers) to permit two 4-storey, 30-35 unit residential buildings with 456 square metres of commercial space on lands at 215 Queen Street. The agreement stipulated that the development was to take place in three phases and timelines were assigned to each phase. Phase 1 involved a mixed use building with 30 dwelling units, 465 square metres of commercial space, and 35 parking spots. The Developer was to apply for permits within 18 months of entering into the Agreement (September 15, 2017). Construction was to be substantially complete within 18 months of obtaining permits. Phases 2 and 3 involved renovation of the former jail, demolition of existing converted dwellings and construction of a new 35 unit residential building and 37 parking spaces. Construction was to be substantially complete within 6 years of entering into the Agreement (March 15, 2022). The CAO stated that the Developer has failed to meet the timelines for Phase 1 and is requesting an extension.

The Town Solicitor advised that if the development does not proceed, Council has two options, neither of which are punitive to the developer. The first option would be to have the Development Agreement expire so that the project cannot proceed without Council reapproving it or some variation of it. The second option would be that Council can demand the property back and return the developer's money.

On motion of Deputy Mayor T. Chisholm and Councillor B. Kinsman, it was agreed that an 18 month extension to the timing provisions in the March 2016 Development Agreement for 215 Queen Street with 3275250 Nova Scotia Limited be approved. Motion carried.

e) Tax Exemption Request – Colchester Community Workshop

The CAO advised that the Colchester Community Workshop has applied for a three year tax exemption from the Town. The Town's Tax Exemption for Non Profit and Charitable Organizations Bylaw contains general criteria that an applicant must meet in order to qualify for a tax exemption. The criteria have been reviewed to determine eligibility for the Colchester Community Workshop's application. It is staff's opinion that the organization does not meet the criteria necessary to be eligible for the tax exemption.

On motion of Councillor W. Talbot and Deputy Mayor T. Chisholm, it was agreed that the Colchester Community Workshop's application for tax exemption for properties located 96 Young Street, 63 Charles Street and 184 Arthur Street be denied, as the organization does not meet the criteria stated in the Town's Bylaw. Motion carried.

f) Telecommunications Tower – 408 Industrial Avenue

The CAO advised that an application by Eastlink to install a telecommunications tower at 408 Industrial Avenue. Cellular antennae fall under the jurisdiction of Industry Canada and do not require approval by Town Council, but Industry Canada will consider input from a local government when reviewing applications. The proposal was advertised in the Truro Daily News, property owners within 92.9 metres (305 feet) of the subject property were notified in writing, and a public meeting was held. Town staff did not receive any inquiries and there were no members of the public present at the public meeting.

On motion of Councillor D. Joseph and Deputy Mayor T. Chisholm, it was agreed that the Town would write a letter to Industry Canada endorsing Eastlink's application to install a telecommunications tower at 408 Industrial Avenue. Motion carried.

g) Letters from RECC Board of Directors

The CAO reviewed a letter received from the Rath Eastlink Community Centre Board of Directors, requesting that Ron Meech be reappointed by the Town to the Board of Directors as one of the Town's representatives.

On motion of Councillors W. Talbot and C. Hinton, Ron Meech was reappointed to the RECC Board of Directors as one of the Town's representative for a four year extension. Motion carried.

The CAO reviewed a second letter received from the Rath Eastlink Community Centre requesting that the Town and the County of Colchester allow the RECC Board of Directors to establish a \$50,000 operational reserve fund within the maximum \$400,000 capital reserve allocation. The purpose of the fund will be for instances of unexpected operational challenges, such as unplanned major maintenance, losses from a major event, event cancellation or other unforeseen needs that may arise.

On motion of Deputy Mayor T. Chisholm and Councillor B. Kinsman, the Town will allow the RECC Board of Directors to establish a \$50,000 operational reserve fund within the maximum \$400,000 capital reserve allocation for unexpected operational challenges, provided that the County of Colchester passes a similar motion. Motion carried.

h) Letter from Wallace Living

Councillor D. Joseph reviewed a letter received from Wallace Living, regarding their safety concerns related to truck traffic on Munroe Court.

The Mayor advised that he had a meeting with Wallace Living regarding their concerns, and that Councillor D. Joseph has brought this concern to Council on numerous occasions. He noted that the CN contact that the Town had been dealing with has since retired, and the Town is attempting to contact CN. The Mayor stated that the Town believes there are two options to resolve the issue: to have an entrance to the lumber yard from Prince Street near Tanks Unlimited, or have an entrance from Queen Street through the CN entrance.

The CAO noted that the Public Works Director had been attempting to contact the CN contract prior to her retirement without any luck, and is now attempting to contact her replacement. The CAO stated that from previous conversations with CN, there is a requirement for a crossing study to be completed that CN assumes the Town will be paying for.

The Police Chief stated that his department has been in contact with the manager of the lumber yard a number of times regarding these concerns. He noted that there are "No Parking" signs on Munroe Court and he has requested larger signs. The Chief stated that part of the issue is that truck drivers are coming from Quebec and arrive afterhours and then wait for the yard to open. Once they are parked on Munroe Court, it is difficult and dangerous for them to back up and wait elsewhere.

It was agreed that the letter from Wallace Living would be forwarded to CN.

ACCOUNTS

It was moved by Councillors C. Hinton and C. Fritz, that Council approve for payment the accounts as presented for the month of March, 2018. Motion carried.

ADJOURNMENT

On motion of Councillors C. Hinton and D. Joseph, it was moved that the meeting be adjourned at approximately 3:00 p.m. Motion carried.

W.R. (Bill) Mills
Mayor

M.W. Dolter
CAO