



Truro Town Council Meeting
Monday, June 11th, 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, June 11th, 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: Fire Chief B. Currie

In Attendance: Director of Corporate Services A. Currie, Director of Planning J. Fox, 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 W. Talbot and Deputy Mayor T. Chisholm, the agenda was approved as circulated. Motion carried.

APPROVAL OF MINUTES

On motion of Councillors C. Hinton and B. Kinsman, the Public Council minutes of May 7th, 2018 were approved as circulated. Motion carried.

MOTIONS AND NOTICES OF MOTIONS

a) Bolivian Welcome

The Mayor welcomed municipal guests from Bolivia, who are visiting Truro as part of the Federation of Canadian Municipalities' PMI program. They will be learning about how the Town runs its operations and visiting areas of interest in Town, and take that knowledge back to their city with them to make improvements.

b) Public Hearing – 29-37 Philip Street, Development Agreement Application

The CAO advised that an application has been made by Meech Developments Limited for the lands at 29-37 Philip Street, requesting to permit the reuse and multi-residential conversion of the former church building and the construction of a new four-unit, one-storey residential building to the rear of the property. The Town Planning Advisory Committee is recommending that Council establish a public hearing date to consider the application and requesting that if approval is granted at the hearing, that it be subject to an approved storm water management plan and flood proofing plan.

On motion of Deputy Mayor T. Chisholm and Councillor C. Hinton, Council approves the development agreement application on lands at 29-37 Philip Street to permit the reuse and multi-unit residential conversion of the former church building and the construction of a new four-unit, one-storey residential building to the rear of the subject property. Motion carried.

c) Water Budget 2018/19

The CAO advised that the Water Budget for the 2018/19 fiscal year was being presented for approval today. He stated that the proposed operating budget included a total operating revenue of \$4.3 million, with operating expenses of just over \$4 million, for a net operating revenue of \$257,000. The CAO advised that the excess revenue over expenditures totalled \$100,686. Total capital expenditures are planned with three projects totalling \$1.8 million.

The Director of Corporate Services advised that there would be no increase to the water rates for the 2018/19 fiscal year.

On motion of Deputy Mayor T. Chisholm and Councillor C. Fritz, the 2018/19 Water Utility Budget was approved as presented. Motion carried.

d) Public Hearing Date – 2012 Development Agreement Amendment – Lands Off Upham Drive

The CAO advised that Meech Holdings Limited has made application to amend a 2012 development agreement to lands off Upham Drive (PID 20232997) to include a new two-phase residential development consisting of 38 dwelling units. A letter from the Town Planning Advisory Committee recommends that Council establish a public hearing date to consider approving the application.

On motion of Councillors W. Talbot and D. Joseph, a public hearing date of July 9th, 2018 was established to consider amendments to a 2012 development agreement on lands off Upham Drive (PID 20232997) to include a new two-phase residential development consisting of 38 dwelling units). Motion carried.

PETITIONS AND DELEGATIONS

a) Presentation – Dr. Ryan Sommers

Dr. Ryan Sommers, the Medical Officer of Health for the Northern Zone, gave a presentation to Council on the initiatives by Public Health regarding tics and Lyme disease.

Dr. Sommers then gave a presentation on physician recruitment for the area.

The Mayor thanked him for his presentations.

b) Presentation – Colchester Food Bank

Vera Smith and Don Reid from the Colchester Food Bank gave a presentation to Council on the progress they have made regarding their new permanent facility on Prince Street. The Mayor thanked them for their presentation.

OLD BUSINESS

a) Strategic Review Update

The CAO advised further to the discussion at the last meeting regarding finalizing a session in February to discuss service levels and levels of support, he has since confirmed the dates of February 20th to 22nd with Mr. Gordon MacIntosh. He stated that more information will be provided closer to the date.

b) Taxi Bylaw Amendments – 2nd Reading

The CAO advised that 1st reading of amendments to the Taxi Bylaw took place at the May Council meeting, and 2nd reading would take place at today's meeting. He stated that one of the amendments was to increase the annual fee for a driver's license from \$5 to \$25 to help recover administrative costs. The second amendment being proposed is regarding a change to the requirements for obtaining an owner's license. Currently, the requirements for an owner's license are the same as a driver's license in that the owner cannot have any of the disqualifying convictions as stated in the Taxi Bylaw. The disqualifying convictions are in place for driver's to protect the public from potentially dangerous taxi drivers. As an owner, the individual is not licensed to operate a taxi, and therefore staff is suggesting that the disqualifying convictions do not need to apply to the owners.

George MacDonald, the owner of Layton's Taxi addressed Council. He stated that he was in favour of the amendments to the Bylaw. Currently, if he received two driving infractions in his personal vehicle, his owner's license would not be renewed and he would therefore not be permitted to operate his business. Mr. MacDonald also believed that issuing a driver's license should be more of the decision of the taxi owner and not the Town with regards to minor infractions, such as driving without a seatbelt. For infractions of a more serious nature, such as impaired driving, he agreed with the Town refusing someone a license.

The Town Solicitor advised that if Council wished to make an amendment to the Bylaw regarding minor versus major infractions for taxi drivers, the Bylaw would need to be sent back to staff to make the amendments and brought back to Council for a 1st and 2nd reading.

It was agreed that 2nd reading of the amendments to the Taxi Bylaw would be adjourned to the July 9th, 2018 Council meeting.

c) Terms of Reference – Rental Standards Committee

The CAO advised that the Town would be creating a Rental Standards Committee that would be responsible for the coordination of efforts to ensure that residential rental properties in the Town are managed and maintained to a standard that does not negatively impact on the quality of life of the residents and neighbours of these developments and the community as a whole. Council was presented with the draft Terms of Reference and staff was recommending that Council approve the Terms and approve the establishment of a new committee to be known as the Rental Standards Committee. The CAO advised there was a change to the second page, in the second paragraph, it reads that "the Chair position will be held by a Town Councillor and selected by the Committee members". It then goes on to say "both Town Councillor members...", that should actually read "all three Town Councillor members...". He noted that in the following sentence, it says "in the absence of the elected Chair, the other Truro Councillor...", and the wording should be amended to reference the three members as opposed to two.

On motion of Councillors C. Fritz and W. Talbot, the draft Terms of the Reference for the Rental Standards Committee were approved as presented and the Rental Standards Committee was established. Motion carried.

IN-CAMERA SUMMARY REPORT

The CAO advised Council that there was not an incamera meeting for the month of May and there is one issue to be discussed by Council at the incamera meeting today.

COMMITTEE REPORTS

CAO Report

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

On motion of Councillors C. Hinton and D. Joseph, it was moved that the CAO Report for the month of May, 2018 be approved as presented. Motion carried.

Corporate Services Report

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

On motion of Councillors C. Hinton and C. Fritz, it was moved that the Corporate Services report for the month of May, 2018 be approved as presented. Motion carried.

Fire Report

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

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

Planning and Development Report

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

Councillor W. Talbot noted from the report that there was a violation on Ford Street with a number of derelict vehicles. The resident was given a timeframe to remove them and one was removed. The report now states that the issue is ongoing. He asked how a deadline could be issued but not all of the vehicles were removed.

The Director of Planning advised that he did not have the information with him, but that he would advise Council by email once he had the information.

Councillor C. Hinton asked if there was an update on the development of the old jail site on Queen Street.

The Director of Planning advised that the developer had applied for demolition permits for the older buildings on the site, and they have since been demolished. Architectural drawings have been submitted as part of the permit application, but the application is not complete yet.

Councillor C. Hinton advised that she has received move calls about the overflowing garbage at the end of Louise Street.

The Director of Planning advised that the department would have another look at that area.

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

Police Report

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

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

Public Works Report

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

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

Parks, Recreation and Culture Report

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

On motion of Councillor B. Kinsman and Deputy Mayor T. Chisholm, it was moved that the Parks, Recreation and Culture Report for the month of May, 2018 be accepted as presented. Motion carried.

QUESTIONS BY MEMBERS

Councillor B. Kinsman asked if all of the fire hydrants are regularly tested to ensure they work.

The Director of Public Works advised that each hydrant, or every other hydrant on a street, are tested annually as part of the Town's flushing program.

Councillor B. Kinsman noted that he had previously brought up the issue of large RVs parking in residential neighbourhoods, some for long periods of time, and asked if the Planning Department could look into bylaws of other municipalities to determine how this issue could be dealt with.

The Director of Planning noted that there have not been many complaints about large RV parking, but that he would investigate and report back to Council.

NEW BUSINESS

a) Repeal of Tax Exemption for Non-Profit and Charitable Organizations Bylaw and Awnings and Signs Bylaw

The CAO advised that staff was recommending the repeal of the "Tax Exemption for Non-Profit and Charitable Organizations Bylaw) and the "Awnings and Signs Bylaw. He stated that if the Tax Exemption Bylaw was repealed, organizations would apply through the Town's grant process for their amount of their taxes. This will allow the Town the ability to determine funding amounts based on availability of funds and the number of requests.

Councillor W. Talbot stated that he believed that the Town's grant process was flawed, as it seems to be a good portion of some of the organizations core funding that should be coming from other sources and not the Town. He noted that adding the tax grants to the grant program may make the process not an even playing field for each organization.

The CAO stated that there would likely be two grant applications created; one for a tax consideration and one for the regular grant.

It was agreed that further discussion would need to take place among staff for a plan moving forward and this matter will be discussed at the next Council meeting.

The CAO stated that the Awnings and Signs Bylaw was no longer required as the regulations contained within have been added to the Land Use Bylaw.

On motion of Councillor W. Talbot and Deputy Mayor T. Chisholm, 1st reading of the repeal of the Awnings and Signs Bylaw was approved, with 2nd reading to take place at the July 9th, 2018 Council meeting. Motion carried.

b) FCM Special Advocacy Fund

The CAO advised that the Federation of Canadian Municipalities is commencing a new special advocacy fund, which is voluntary for municipalities to participate in. The portion being requested from each municipality is based on population numbers, with the amount request from the Town of Truro being \$575 for each of the two years of the program. The program will fund different issues that the FCM would bring forward to the Federal government on behalf of the municipalities, ahead of the upcoming Federal election.

Councillor D. Joseph asked if not participating in the fund would prevent the Town from raising a concern with the FCM.

The CAO stated that concerns of Nova Scotia municipalities typically go through the Nova Scotia Federation of Municipalities (formerly the Union of Nova Scotia Municipalities), and would still make its way to the Federal government.

Councillor W. Talbot noted that the Town pays an annual fee to the FCM and he did not understand paying an additional fee, on principle.

On motion of Councillors B. Kinsman and D. Joseph, it was proposed that Council would provide \$1,150 to the FCM Advocacy Fund. Motion defeated with six votes against and one vote in favour cast by Councillor B. Kinsman.

c) Letter from MP Bill Casey

The CAO reviewed a letter received from MP Bill Casey regarding a new Government of Canada funding opportunity called the Disaster Mitigation and Adaptation Fund.

The CAO noted that the fund appeared to be a valuable tool, but the projects have to be very large in order to apply for funding.

d) Taxi License Appeal

The CAO advised that Roy Smith was appealing the decision of the Taxi Authority to deny him a taxi license. Mr. Smith was denied a license as per Section 20a(1) of the Taxi Bylaw.

The Taxi Authority (the Police Chief) stated that a passenger of Mr. Smith's contacted the Police Service and advised that there were alcoholic coolers in a bag in the backseat of the taxi and one bottle located in the front of the vehicle. The passenger was concerned with the way the driver was driving and that he almost hit another vehicle while she was in the car. The Taxi Authority advised that the passenger was asked to attend the appeal hearing to give her evidence, but declined.

Mr. Smith addressed Council through his lawyer, Ms. Smith. Ms. Smith advised that Mr. Smith was unaware of the alcohol in the vehicle, as occasionally passengers leave belongings and he does not check the vehicle after each fare. Mr. Smith stated that he was not consuming alcohol and the alcohol in the vehicle did not belong to him.

Ms. Smith stated that Mr. Smith had no other driving infractions against him and that this instance happened over a year ago, without any issues since.

On motion of Councillors B. Kinsman and C. Fritz, it was agreed that Roy Smith would be granted a taxi license. Motion carried with six votes in favour, and one nay vote cast by Councillor W. Talbot.

ACCOUNTS

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

ADJOURNMENT

On motion of Councillors D. Joseph and C. Hinton, it was moved that the meeting be adjourned at approximately 4:15 p.m. Motion carried.

W.R. (Bill) Mills
Mayor

M.W. Dolter
CAO