



Truro Town Council Meeting
Monday, June 12th, 2017 at 1:00 pm
Council Chambers – Town Hall

11

A regular public meeting of Truro Town Council was held on Monday, June 12th, 2017 at 1:00 pm in the Council Chambers of the Truro Town Hall.

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

In Attendance: Director of Corporate Services A. Currie, Fire Chief B. Currie, Director of Planning J. Fox, Senior Engineer C. Roberts, Director of Parks, Recreation & Culture D. MacKenzie, Police Chief D. MacNeil, Town Solicitor J. Rafferty and CAO M. Dolter

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

On motion of Councillors W. Talbot and C. Hinton, the Public Hearing minutes and the Public Council minutes of May 1st, 2017 were approved as circulated. Motion carried.

MOTIONS AND NOTICES OF MOTIONS

a) Public Hearing Date re: Transfer of Land to Colchester Food Bank – Lorne Street Property

The CAO advised that the Colchester Food Bank which was formerly located on Lorne Street, is currently undergoing a fundraising campaign to construct a new building to house the Food Bank. The plan has always been for the building to be constructed on the former site on Lorne Street. The land is currently owned by the Town, and staff is recommendation that the Town sell the land on Lorne Street, 74 and 76 Lorne (PIDs 20183414, 20183406, 20434379, and 20434387) to the Food Bank for a nominal fee so they can proceed when ready with their construction plans. The CAO noted that under the Municipal Government Act, Section 51(1)(a), a public hearing must be conducted respecting the sale if the land is valued over \$10,000 and will be sold for less than market value. The proposed date for the hearing is July 11th, 2017 at 1pm, prior to the Town's regular public Council meeting.

On motion of Councillors B. Kinsman and T. Chisholm, it was agreed that the Town will establish a public hearing for July 11th, 2017 at 1:00pm to review the sale of the Town owned properties at 74 and 76 Lorne Street to the Colchester Food Bank for the construction of their new Food Bank. Motion carried.

PETITIONS AND DELEGATIONS

a) Presentation – Wayward Cats Society

The Wayward Cats Society gave a presentation to Council on what it is they do, their successes so far, and what fundraising they undertake.

The Mayor thanked them for their presentation. He advised them to fill out a grant application for next year's budget.

b) Presentation – Pavement Management System

The Senior Engineer gave a presentation to Council on the new pavement management system which rates and assesses streets, and it is used for capital planning and which streets are repaired or repaved each year.

Councillor W. Talbot requested a copy of the presentation so he could have the information on hand for when residents have questions or concerns.

IN-CAMERA SUMMARY REPORT

The CAO advised Council that there had not been an In-Camera meeting since the last public 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 May was presented to Council.

On motion of Councillors T. Chisholm and B. Kinsman, it was moved that the CAO Report for the month of May, 2017 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 Councillor W. Talbot and Deputy Mayor C. Fritz, it was moved that the Corporate Services report for the month of May, 2017 be approved as presented. Motion carried.

Fire Report

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

Councillor C. Hinton asked the Chief how many units he estimated to be in the building destroyed by fire recently on 18 Laurie Street.

The Fire Chief advised that he would estimate there were four to five units in the building.

On motion of Councillors C. Hinton and W. Talbot, it was moved that the Fire Report for the month of May, 2017 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 C. Hinton advised that she had been receiving some calls regarding issues with chickens in Town and she asked what the bylaws were regarding chickens.

The Director of Planning advised that Town bylaws do allow for urban agricultural uses, including chickens, but a permit is required and is based on the size of the lot. He noted there are also stipulations for the proper storage of feed and a proper coop for the animals.

Councillor C. Hinton asked for an update on 11 Alice Street.

The Director of Planning advised that the demolition tender had been awarded and demolition was expected within 7-10 days, no later than June 23rd. He noted that pest control has been on site with traps and poison, and a preliminary assessment indicates that there is minimal burrowing by rats on site.

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

The Director of Planning stated that there are no active complaints on that property. The Town has cleaned up the property three times, on April 4th, May 3rd and again on May 17th.

Councillor C. Hinton asked how many units were in the building at 18 Laurie Street.

The Director of Planning advised that he did not have that information in front of him, but he would find out and let Council know.

Councillor C. Hinton noted that the Fire Chief just said that he believed there were four or five units in the building. She also noted that she had an email from the Building Inspector dated January 4th, 2016 that indicates there were two units in that building. Councillor C. Hinton advised that there are concerns by residents about illegal units and the risk to people living there.

The CAO stated that if a building starts off as two units, if there are renovations or changes made that are unbeknownst to the Town, it is difficult to control that. He also noted that there are no restrictions with regards to someone renting out single rooms. The CAO advised that staff is aware of the issues and have been looking into potential fixes for this. He noted that there is no process in place that allows the Town to enter a residence without being invited in.

Deputy Mayor C. Fritz asked for a summary of the proposed new institutional zone.

The Director of Planning advised that the proposed new institutional zone is still being discussed at the Town Planning Advisory Committee and would be coming to Council for approval in the next few months. He stated that there are approximately 20 churches in the Town, and some of them are located in low density residential areas, and all are zoned institutional. He stated that if at some point a church ceases to exist in one of the low density residential areas, staff wanted to create a new zone that is not as broad and only permits certain uses in those areas, a neighbourhood friendly use.

Councillor T. Chisholm asked for an update on the proposed development for the former jail site on Queen Street.

The Director of Planning advised that according to the Agreement of Purchase and Sale, construction was supposed to start by May 31st. However, the development agreement allows for a construction start date by September of this year. He stated that he has been in contact with the developer and the developer does still plan to start construction, but would likely be requesting an extension from Council in the next few months.

Councillor W. Talbot noted that someone told him recently that the Town does not have a legal definition of what constitutes an apartment, and asked if that was correct.

The Director of Planning advised that there is not a definition for an apartment in the Town bylaws, but it is defined under the National Building Code and the department relies on that definition.

The Mayor advised that he had been receiving complaints and questions regarding the constructed garbage containers on a property on Beechwood Drive. He noted that years ago when construction was approved, the developer was permitted to construct garbage containers on the street side. The Mayor stated that that containers are now falling into disrepair and it does not look nice on the streetscape. He asked if there was a way for the Town to enforce a bylaw to have the containers removed.

The Director of Planning advised that under the current Solid Waste Bylaw, the containers on Beechwood Drive do comply. He noted that Council can amend the bylaw, but stated he was unsure if the containers would be considered as an existing non-conforming situation, and that would be a question for legal.

The Town Solicitor advised that he would investigate that possibility of the containers being considered as an existing non-conforming situation and report back to Council next month.

On motion of Councillor T. Chisholm and Deputy Mayor C. Fritz, it was moved that the Planning and Development report for the month of May, 2017 be approved as presented. Motion carried.

Police Report

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

On motion of Councillors C. Hinton and W. Talbot, it was moved that the Police Report for the month of May, 2017 be accepted as presented. Motion carried.

Public Works Report

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

Councillor C. Hinton asked if weekly compost collection would be taking place again this summer.

The Senior Engineer advised that it would be, and would be starting the second week of July.

Councillor C. Hinton advised that she had been receiving some calls from residents on the road from Camden to Harmony about the rough shape of the road.

The Senior Engineer advised that some patching has taken place, and the department will continue to patch.

Councillor W. Talbot noted that there have been complaints about trucks on Park Street, and thought maybe larger signs would help deter the trucks.

The Senior Engineer advised that the current signs are the proper regulatory size, but he would look into the possibility of larger signs.

On motion of Councillors W. Talbot and C. Hinton, it was moved that the Public Works Report for the month of May, 2017 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.

Councillor W. Talbot asked if the Director had an update regarding the possibility of moving some of the Town events to other parks throughout town.

The Director of Recreation advised that staff was scheduled to meet to discuss this, but he had been away on vacation and the meeting did not happen. He stated he would have an update soon for Council and would send it out by email.

On motion of Councillors B. Kinsman and T. Chisholm, it was moved that the Parks, Recreation and Culture Report for the month of May, 2017 be accepted as presented. Motion carried.

QUESTIONS BY MEMBERS

Councillor C. Hinton asked if there was a possibility that a service group would ever take over Kiwanis Park again and get the water fountain fixed.

The CAO advised that there is a chance that a service club will look at Kiwanis Park. He noted that the original cost estimated to fix the fountain was fairly significant at around \$20,000.

Deputy Mayor C. Fritz asked if the lane between Willow and Kaulback was a street, as the new developments look like the doors lead onto the lane.

The CAO advised that technically the backs of the buildings are on the lane, not the front. He stated that from a traffic perspective, that lane creates issues with the intersection where it meets Willow Street. The CAO advised that the Town is looking at cutting off access to Willow Street from that lane as it does not meet any of the standards that are required for an intersection.

Councillor W. Talbot noted that Council had previously discussed the potential of a beautification committee and in recent conversations with some landlords in Town, they have expressed interest in participating in the committee.

The CAO agreed that a beautification committee is something the Town is considering. He noted that the Town should have a more active role with some landlords and working together. He will bring back some dates to Council for future meetings.

The Mayor noted that there has been good success with block parties in the downtown area, but he has received some calls from residents, particularly on Pleasant Street, who thought the bass of the music was too loud. They were also concerned the availability of washroom facilities for these events, as patrons have been using residents' yards as washrooms.

The CAO advised that the Town is aware of the complaints and is looking into it, and will discuss the concerns with the business owners. He stated that the Street Closure Bylaw was meant for more residential areas and perhaps it should be revisited regarding commercial type closures.

NEW BUSINESS

a) FCM Award of Excellence, International Programs

The CAO advised that the Town received an award from FCM for our international service. Mr. Fox has been recognized for his involvement and other staff as well have been involved.

b) Designation of Watershed to Victoria Park

The CAO advised that the Truro Parks, Recreation and Culture Committee would like to recommend to Council that Town owned watershed land be designated as part of Victoria Park. For over 20 years, the land has been enjoyed by hikers and bikers. The stewardship of Parks, Recreation and Culture Department has been to maintain the hiking/biking trails and groom cross country trails. As we continue to encourage the community to get out and get active, the needs and wants for more secluded areas for recreation use has increased. By designating the land as Victoria Park, it allows the Town to meet the many needs of our community. Having an open space of this size is an impressive achievement for Truro's size and this information could be used to attract more visitors to the Town. The CAO noted that as recommended in the Victoria Park Master Plan, "the addition of the watershed to the park would essentially create another zone in which protection of the reservoir's water quality is the primary concern and recreational activities that do not negatively affect this management and operational priority are welcome. Compatible recreation uses in this zone are considered positive uses, allowing 'eyes and ears' in the area to assist in maintaining and monitoring a healthy environment."

On motion of Councillors B. Kinsman and W. Talbot, the Town owned watershed land will be designated as part of Victoria Park. Motion carried.

c) Municipal Heritage Designation of Farmers' Market

The CAO advised that the research on the heritage value and character defining elements of the Farmers' Market has been completed. He stated that the Heritage Advisory Committee is requesting that Council authorize staff to proceed with the municipal heritage designation in accordance with the Heritage Property Act of the Farmers' Market and establish a public hearing date. The benefits of municipal designation include fostering a sense of pride in the community while ensuring commemorative integrity for present and future generations. The building will be commemorated with the installation of a municipal heritage plaque. Also, there is a Provincial Sales Tax Rebate Program. One of the burdens of designation is the addition of a layer of legislation; the building will be subject to the Heritage Property Act, and additional legislation can cause time delays when proposing changes.

On motion of Deputy Mayor C. Fritz and Councillor W. Talbot, Council authorizes staff to proceed with the municipal heritage designation of the Farmers' Market in accordance with the Heritage Property Act and establish a public hearing date on July 11th, 2017. Motion carried.

d) Final Report: Youth in Rural Nova Scotia

The Mayor advised that the Constituency Youth Council for Cumberland-Colchester recently completed a study of youth retention and migration in rural Nova Scotia and they presented it to Bill Casey. They have requested that the report be shared with all municipal councillors, first nations councillors, members of the legislative assembly, Mayors, Wardens, Chiefs in Cumberland and Colchester.

e) Truro/Colchester Regional Enterprise Network – Approval of Agreements

The CAO advised that over the past year, the Town, Colchester County, the Town of Stewiacke and Millbrook First Nation have been working with the Truro Colchester Chamber of Commerce to establish a Regional Enterprise Network (REN) that will provide regional support to economic development. The partners see the critical need to work together and cooperate to establish the conditions and address economic challenges with a unified approach. Once formally approved by the partners, the REN will be eligible for provincial funding to offset operational costs and provide for the start-up of the organization. The partners have agreed to specific funding levels over a three year period to establish a REN. The Truro/Colchester REN is unique from other RENs in the province in that business has asked to be at the table and has been a major supporter of the concept and its intent. This will be a three year pilot project. The REN will be operated with an Executive Director and a Board of Directors made up of leading business people and professionals from the region. The overall process will be monitored by the provincial government as well as a Liaison and Oversight Committee made up of the REN partners. All roles and responsibilities are outlined in the agreements that are being presented today. The three documents presented for Council approval are: 1) Inter-municipal Agreement – between Truro, County of Colchester, Stewiacke and Millbrook First Nation (the REN); 2) Participation Agreement – between the REN and the Truro/Colchester Chamber of Commerce; 3) Contribution Agreement – committing the partners to the three year funding contributions.

On motion of Councillors T. Chisholm and C. Hinton, Council approved the three agreements, as presented, for its participation in the Truro/Colchester REN and enter into the partnership for the three year pilot, subject to the participation of the named partners. Motion carried.

ACCOUNTS

It was moved by Councillors C. Hinton and T. Chisholm, that Council approve for payment the accounts as presented be approved for the month of May, 2017. Motion carried.

ADJOURNMENT

On motion of Councillors D. Joseph and T. Chisholm, it was moved that the meeting be adjourned at approximately 3:25 p.m. Motion carried.

W.R. (Bill) Mills
Mayor

M.W. Dolter
CAO