



**Truro Town Council Meeting**  
**Monday, September 11<sup>th</sup>, 2017 at 1:00 pm**  
**Council Chambers – Town Hall**

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A regular public meeting of Truro Town Council was held on Monday, September 11<sup>th</sup>, 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, Director of Planning J. Fox, Fire Chief B. Currie, Director of Public Works A. MacKinnon, Assistant Director of Parks, Recreation & Culture A. Simms, Police Chief D. MacNeil, Town Solicitor J. Rafferty and CAO M. Dolter

**APPROVAL OF AGENDA**

The CAO advised that under “New Business” the “Truro Golf Course – Passes/Netting” agenda item would be removed as the item will come to Council later this year.

On motion of Councillors C. Hinton and B. Kinsman, the agenda was approved as amended. Motion carried.

**APPROVAL OF MINUTES**

On motion of Councillor W. Talbot and Deputy Mayor C. Fritz, the Public Hearing minutes and Public Council minutes of July 11<sup>th</sup>, 2017 were approved as circulated. Motion carried.

**MOTIONS AND NOTICES OF MOTIONS**

**a) Public Hearing Date – 199 Willow Street, Development Agreement Amendment**

The CAO reviewed a letter received from the Town Planning Advisory Committee recommending that Council establish a public hearing date and approve the proposed development agreement amendment for 199 Willow Street, subject to the reconfiguration of the parking area to prevent headlights shining on abutting Kaulback Street properties.

On motion of Councillors B. Kinsman and C. Hinton, a public hearing date of October 2<sup>nd</sup>, 2017 at 1pm was established for Council to consider a proposed development agreement amendment for 199 Willow Street. Motion carried.

**b) Public Hearing Date – Lands off Upham Drive, Development Agreement Amendment**

The CAO reviewed a letter received from the Town Planning Advisory Committee recommending that Council establish a public hearing date and approve changes to the approved site plan, street layout, timing provisions and alter the number, type and configuration of the dwelling units for lands off of Upham Drive, amending at 2012 development agreement.

On motion of Councillors B. Kinsman and C. Hinton, a public hearing date of October 2<sup>nd</sup>, 2017 at 1pm was established for Council to consider proposed development agreement amendments for lands off Upham Drive. Motion carried.

**c) Public Hearing Date – MPS/LUB Amendments, Neighbourhood Institutional Zone**

The CAO advised that the Planning Department is recommending that Council establish a public hearing date to consider and approve amendments to planning documents to establish a Neighbourhood Institutional P4 Zone and apply it to several institutional uses located in established residential neighbourhoods.

On motion of Councillors B. Kinsman and C. Hinton, a public hearing date of October 2<sup>nd</sup>, 2017 at 7:00pm was established for Council to consider approving amendments to planning documents regarding a Neighbourhood Institutional Zone, subject to “Societies” being permitted by development agreement only. Motion carried.

**OLD BUSINESS**

**a) Strategic Review Update**

The CAO reviewed the top five priorities that came out of the strategic review that Council and Senior Staff participated in last December. The first priority, the deer situation, has been ongoing and would be addressed in the next agenda item. Regional collaboration has been going well, and the CAO noted that there has been many projects over the last year that the Town has worked with other regional members on and many more to come. He stated that there has not been much progress on the solar power bid, as the Town was working with an outside contractor and the contractor has not come back to the Town with information. The CAO advised that the traffic flow priority is ongoing, and the Town will be working on with a traffic consultant, after which the Director of Public Works would be providing a report to Council. The CAO noted that with regards to service capacity, that there is a workshop scheduled to take place this month. He advised that with regards to the items listed as “next”, that staff is looking at traffic planning and the Director of Corporate Services is awaiting a template document from the AMA regarding Bill 177 and how the Town will implement it.

**b) Deer Survey Results**

The Director of Planning reviewed the deer survey results with Council.

The CAO advised that the Town would be focusing on bylaw enforcement to ensure residents were not feeding the deer, with discussion to take place on how the Town can make the bylaw stricter, and on how the Town can educate the public on the harm they are causing by feeding the deer. He noted that it is helpful for residents to call the Town to report feedings, so the Bylaw Officer can deal accordingly with the issue.

Councillor T. Chisholm stated that he believed the bylaw should have stronger fines as a deterrent for those wanting to feed the deer, and perhaps have the non-payment of a fine be connected to another system so that if a person does not pay their fine, they are unable to renew their driver's license, for example.

**IN-CAMERA SUMMARY REPORT**

The CAO advised Council that there was one issue discussed by Council at the last In-Camera meeting 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 August was presented to Council.

On motion of Councillor T. Chisholm and Deputy Mayor C. Fritz, it was moved that the CAO Report for the month of August, 2017 be approved as presented. Motion carried.

**Corporate Services Report**

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

On motion of Councillors T. Chisholm and B. Kinsman, it was moved that the Corporate Services report for the month of August, 2017 be approved as presented. Motion carried.

**Fire Report**

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

On motion of Councillors C. Hinton and D. Joseph, it was moved that the Fire Report for the month of August, 2017 be approved as presented. Motion carried.

**Planning and Development Report**

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

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

**Police Report**

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

Councillor C. Hinton expressed concern over the speed of motorists on Brunswick Street, specifically between Park Road and Lyman Street, as there are no stop signs in between and she asked if a stop sign at Cottage Street would be considered.

The Director of Public Works stated that the speed trailer should be placed in that location to determine if there is a speeding problem.

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

**Public Works Report**

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

On motion of Councillor T. Chisholm and Deputy Mayor C. Fritz, it was moved that the Public Works Report for the month of August, 2017 be accepted as presented. Motion carried.

**Parks, Recreation and Culture Report**

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

On motion of Deputy Mayor C. Fritz and Councillor T. Chisholm, it was moved that the Parks, Recreation and Culture Report for the month of August, 2017 be accepted as presented. Motion carried.

### **QUESTIONS BY MEMBERS**

Councillor C. Hinton noted that some members of Council would be attending a conference at the end of the month and therefore not be present for the next Committee of the Whole meeting.

The CAO advised that the Committee of the Whole meeting would be moved to accommodate the Councillors who cannot attend for the regularly scheduled date.

Deputy Mayor C. Fritz advised everyone that this Saturday was the annual Embrace Festival and invited everyone to attend.

Councillor W. Talbot wished to publicly recognize Millbrook for their recent Powwow event, which was a great success.

Councillor T. Chisholm noted that the garbage issue for apartment buildings is ongoing, and asked if staff was working on a policy or amendment to a current policy or bylaw to deal with this problem.

The CAO advised that he has spoken to staff about the apartment garbage issue and are looking at amendments to the Solid Waste Bylaw regarding multi-unit buildings and their waste. He also noted that discussions would need to take place with legal to ensure the amendments are legal and enforceable.

### **NEW BUSINESS**

#### **a) Demolition – 18 Laurie Street**

The CAO advised that the Town Building Inspector was recommending that the single family dwelling unit located at 18 Laurie Street, damaged by fire, be approved for demolition.

The Town Solicitor noted that under the Municipal Government Act, for a demolition order, the owner must have seven days' notice of the matter coming before Council. He stated that the owner can either be notified by posting the notice on the property with seven days' notice, or the notice can be sent by registered mail to the owner. The Town Solicitor stated that the Town did post the notice on this property on August 30<sup>th</sup> which did adhere to the seven days' notice stipulation. He advised that the Town also sent the notice by registered mail and according to the MGA, registered mail is deemed to be received three days after it is sent. The notice was sent on August 30<sup>th</sup>, which would mean delivery technically would be on September 2<sup>nd</sup>, but weekends do not count, and neither do holidays, which the following Monday was a holiday. The Town Solicitor stated that technically the letter was deemed to be delivered on September 5<sup>th</sup>, but the day of delivery is also not counted, and this means that the notice sent by mail was not received prior to the seven days' notice required. However, he did note that the notice posted to the property was completed in time and the Town is only required to notify the owner in one way.

The Building Inspector advised that he was contacted by the owner of this property on two occasions and the owner was requesting additional time for demolition as he was dealing with a medical issue and could not attend the meeting today. The owner was requesting 45 days for demolition instead of 30 days.

Councillor C. Hinton stated that although she was sensitive to a health issue for the owner, this building burnt in May and cannot be saved. She noted it is a safety issue.

The Building Inspector noted that the owner did indicate that they are very close to settling with the insurance company regarding the demolition of the building.

On motion of Councillor C. Hinton and Deputy Mayor C. Fritz, Council agreed that the property at 18 Laurie Street is dangerous and unsightly and hereby order the owner(s) of 18 Laurie Street to, by October 11<sup>th</sup>, 2017, demolish the house on the property and remove the resulting debris, or if the owners do not do so, the Town may demolish the building and the costs of the demolition will be a lien against the property. Motion carried.

#### **b) Demolition of Accessory Building – 39 Aberdeen Street**

The CAO advised that the Town Building Inspector was recommending that the accessory building located at 39 Aberdeen Street be approved for demolition, as it has been cited as dangerous and unsightly and is in such a deteriorated condition that it is beyond repair.

On motion of Deputy Mayor C. Fritz and Councillor T. Chisholm, Council agreed that the accessory building at 39 Aberdeen Street is dangerous and unsightly and hereby order the owner(s) of 39 Aberdeen Street to, by November 13, 2017, demolish the accessory building and remove the resulting debris, or if the owners do not do so, the Town may demolish the building and the costs of the demolition will be a lien against the property. Motion carried.

#### **c) Demolition – 40 Alana Drive**

The CAO advised that the Town Building Inspector was recommending that the single family dwelling unit and the accessory buildings located at 40 Alana Drive be approved for demolition, as the location has been on the unsightly premises listing for several years and is in such a deteriorated condition that it is beyond repair.

On motion of Councillors D. Joseph and W. Talbot, Council agreed that the property at 40 Alana Drive is dangerous and unsightly and hereby order the owner(s) of 40 Alana Drive to, by October 11<sup>th</sup>, 2017, demolish the house and accessory buildings on the property and remove the resulting debris, or if the owners do not do so, the Town may demolish the building and the costs of the demolition will be a lien against the property. Motion carried.

**d) Stan Maxwell Park Fencing**

The CAO advised that the Town was installing fencing around the Stan Maxwell Playground and that the area residents and the Golf Club have appeared to come to an agreement regarding dates and times that the park would be closed in order to allow the driving range to operate. He stated that if there were concerns from residents regarding dates and times decided, that the dates and times could be adjusted.

**e) Proclamation re: International Pregnancy and Infant Loss Awareness Day**

The Mayor read a proclamation which declared October 15<sup>th</sup> as International Pregnancy and Infant Loss Awareness Day.

**f) Brand Leadership Committee – New Member Application**

The CAO advised that the Brand Leadership Committee is currently short two voting members and an application to join the Brand Leadership Committee has been received from Nick Sharpe.

On motion of Councillors T. Chisholm and W. Talbot, Nick Sharpe was appointed to the Brand Leadership Committee, beginning September 2017. Motion carried.

**g) Brand Development and Marketing Action Plan**

The CAO advised that the Town Brand Leadership Committee has developed a comprehensive Brand Development and Marketing Action Plan to steer the direction of Truro's brand over the next 3-5 years. He stated that the full plan was presented to Council at the Committee of the Whole on August 31<sup>st</sup>, 2017. The Committee is requesting approval and adoption of the plan by Town Council.

On motion of Councillors W. Talbot and T. Chisholm, the Brand Development and Marketing Action Plan was approved and adopted as presented. Motion carried.

**h) The Railyard Mountain Bike Park**

The Assistant Director of Recreation gave a presentation to Council regarding a proposal for the development of a full mountain biking park in the upper portion of Victoria Park, branded as "The Railyard Mountain Bike Park".

The CAO advised that the same presentation was given at the Committee of the Whole meeting on August 31<sup>st</sup>, 2017. He stated that having amazing mountain biking trails in a community not only appeals to local riders, they also attract a unique tourist segment from all over the world. Mountain bike parks have also been provide to revitalize and grow local economies, and put that destination on the map. For many key mountain biking destinations, people will fly from all over the world for the express purpose of riding these parks, and the economic benefits from these travelers is growing. The Railyard Mountain Bike Park in Truro would provide riders from all backgrounds, ages, skills and abilities a wide range of exciting riding opportunities, including exploring the trails and unique landscapes found within the Park. It has been designed to build and expand on riders skills, starting with the Bike Skills Park and Short Track area, to tackling a wide range of technical trails and enhanced terrain features. The Park could become a hub for the community and directly engage and inspire local youth, young adults, and families in the sport. It promotes healthy, active, outdoor lifestyles and provides exciting, challenging and rewarding experiences.

On motion of Councillors T. Chisholm and D. Joseph, Council approved moving forward with the Railyard project, and Council supports the immediate first steps of development a comprehensive signage and marketing plan, and beginning to secure sponsorships for the Railyard, and Council agrees to provide funding in the amount of \$2,500 within the current fiscal year. Motion carried.

**i) Truro Road Train Proposal**

The CAO advised that a presentation regarding a proposal for a road train for the downtown area was given at the Committee of the Whole meeting on August 31<sup>st</sup>, 2017. He stated that the system is designed as a hop on, hop off route where passengers are able to stop or get on at specified stopping locations. The ideal route would be to start at the Welcome Centre on Commercial Street and this would be the main "station". It would then proceed to make stops at the Civic Square, Inglis Place (or similar), and Victoria Park, before looping back to the Welcome Centre. The loop is designed to take approximately 45 minutes, including stops. The train would be connected to a GPS mapping service which would notify riders of when they could expect the train at a specific location.

On motion of Councillors D. Joseph and C. Hinton, Council gave approval for staff to move forward with the next steps for a road train, to further investigate the financial viability of this project, and approval includes assembling a project team, and meeting with the Downtown Truro Partnership and related organizations to begin investigating possible funding sources, including securing sponsorships and advertisements. Motion carried.

**j) Debenture Borrowing for Fall 2017**

The CAO advised that in February 2017, Council approved a Temporary Borrowing Resolution to refinance the balance of Loan 27-A-1 in the amount of \$550,000 over a term of five (5) years. The Municipal Finance Corporation requires Council to approve the Resolution for Pre-Approval of Debenture Issuance Subject to Interest Rate in order to complete the approval of the borrowing. This resolution gives the Municipal Finance Corporation the authority to borrow on behalf of the Town at an interest rate not to exceed that stated in the resolution.

On motion of Councillors D. Joseph and W. Talbot, Council approved the Resolution for Pre-Approval of Debenture Issuance Subject to Interest Rate for the refinancing of Loan 27-A-1 during the 2017 Fall Debenture process. Motion carried.

**k) 20 Willow Street, Request to Discharge Development Agreement**

The CAO advised that staff was requesting that Council discharge a Development Agreement for 20 Willow Street, as requested by the owner as she has downsized her business and will not require a professional office, and instead will be making a request for a development permit for a home based business.

On motion of Councillors B. Kinsman and D. Joseph, the Development Agreement for 20 Willow Street is discharged. Motion carried.

**l) Dangerous and Unsightly Premises Policy Amendment**

The CAO advised that staff is recommending that Council amend the Dangerous and Unsightly Premises Policy to replace "Ken MacLeod" with "person or individual appointed by the Chief Administrative Officer pursuant to section 41 of the Municipal Government Act effective", and appoint Patrick Boyce as the Administrator for Dangerous and Unsightly Premises.

On motion of Councillors T. Chisholm and C. Hinton, Council approved amendments to the Dangerous and Unsightly Premises Policy to replace "Ken MacLeod" with "person or individual appointed by the Chief Administrative Officer pursuant to section 41 of the Municipal Government Act effective", and appoint Patrick Boyce as the Administrator for Dangerous and Unsightly Premises. Motion carried.

**m) Development Officer Appointments**

The CAO advised that staff was requesting that Council appoint Juanita Bigelow, Jason Fox, and Patrick Boyce as Development Officers to administer the Land Use Bylaw and Subdivision Bylaw in accordance with Section 243 of the Municipal Government Act.

On motion of Councillor T. Chisholm and Deputy Mayor C. Fritz, Council appointed Juanita Bigelow, Jason Fox and Patrick Boyce as Development Officers to administer the Land Use Bylaw and Subdivision Bylaw in accordance with Section 243 of the Municipal Government Act. Motion carried.

**n) Taxi License Appeal**

Eric Stewart appeared before Council to appeal a decision by the Taxi Authority to not grant him a taxi license.

The Town Solicitor advised that the Police Chief/Taxi Authority denied a license to Mr. Stewart due to a conviction three years ago, and the Bylaw states that certain convictions are disqualifying convictions and therefore the license was denied. The Town Solicitor also noted that the Bylaw states that some of the disqualifying convictions are not appealable, and Mr. Stewart's conviction falls under the not appealable convictions, and therefore, he could not appeal the decision of the Taxi Authority.

**ACCOUNTS**

It was moved by Councillors W. Talbot and B. Kinsman, that Council approve for payment the accounts as presented be approved for the month of August, 2017. Motion carried.

**ADJOURNMENT**

On motion of Councillors C. Hinton and T. Chisholm, it was moved that the meeting be adjourned at approximately 4:05 p.m. Motion carried.

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W.R. (Bill) Mills  
Mayor

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M.W. Dolter  
CAO