

COMMITTEE OF THE WHOLE MEETING

APRIL 30, 2012

Location: Council Chambers, Municipal Office

Present: Deputy Warden V. David, Councillor M. Beaton
Councillor A. Martell, Councillor S. McNamara
Councillor B. Marchand, Councillor G. Boucher
Councillor S. MacNeil, Councillor S. Sampson
Councillor G. Johnson

Deputy Warden David called the meeting to order at 7:00 p.m.

Items Added to the Agenda

Councillor Marchand requested and received unanimous consent to add a grant application re: Municipal District Activity Fund Grant Application, Stella Maris Pastoral Unit, Youth Faith Development Group, District #6, (\$100)

Moved by Councillor Johnson, seconded by Councillor McNamara that the item added be accepted as presented. Motion carried.

Review of Minutes: April 3, 2012

Moved by Councillor Boucher, seconded by Councillor Sampson that the minutes of April 3, 2012 be adopted as presented. Motion carried.

Presentations:

- (a) Eastern District Planning Commission (Mr. John Bain) re: Service

Deputy Warden David welcomed Mr. John Bain to the meeting.

Mr. Bain presented on behalf of the Eastern District Planning Commission and the following points were brought forward:

- The services that the Eastern District Planning Commission provide could not be completed by 2 people. It would take at least 4 or 5 people to provide the same services;
- The EDPC has serviced Richmond and Inverness Counties for 21 years;

- The function allocations of the EDPC are broken down as follows:
 - 24% - Inspections
 - 21% - Unsightly Premises
 - 19% - Mapping
 - 19% - Planning
 - 10% - Administration
 - 7% - Mapping

- The EDPC has provided numerous mappings and documents for Richmond County some of which include Richmond County Plan Area maps, Zoning Maps and the Wind Turbine Document;
- Documents created by EDPC get circulated to other areas such as Land Registration, Department of Transportation, etc;
- The EDPC wrote the Subdivision By-Law for Richmond County;
- The EDPC employs 11 staff members and has three specially Certified Planners, one Senior Certified Development Officer, two Level 2 Building Inspectors and a Level 1 Building Inspector, one Planning Technician and one employee training to be a Certified Building Official;
- Only one staff member has not dealt with Richmond County in the last year;
- There is a \$30,000 permit tracking system in place which is highly customizable;
- Three dimensional modeling maps are available;
- As of January 2014 all municipalities will require a Climate Change Action Plan to be prepared and the EDPC would have the tools to prepare this;
- Dangerous/Unsightly Premises has been very successful with 2 demolitions in 2010, 13 demolitions in 2011 and 7 in 2012;
- More than 50% of the demolitions are in Richmond County;

A question and answer period ensued and the following points were brought forth during discussion:

- Richmond County had more demolitions than other municipalities because the County is being pro-active and bringing these properties to the attention of the EDPC;
- The services that Richmond County receives is well above other municipalities;
- The number of inspections being performed in Richmond County has increased;
- The quality of Building Inspectors has improved and since 2008 Building Inspectors must be certified;
- Staff turnover at the EDPC has been a concern over the past years;

- Effective April 1, 2012 the use of the permit tracking system which compiles photos, building plans, digital data and creates output reports is beneficial;
- Other responsibilities have been added to the services over the years including civic addressing;
- The EDPC has cooperated and collaborated with departments such as Public Works and Tourism;
- Water and Sewer lines in the County have
- been digitized;
- Digital data is available at the EDPC;
- The EDPC did the ground water study area mapping for the Public Works Department;
- A water pressure study has been completed for St. Peter's';
- A subdivision potential study was completed for Sampsonville;
- The EDPC does a lot of behind the scenes work;
- The EDPC has produced some mapping for the County in as little as 24 hours;
- The EDPC created a map of the complete trail for the Isle Madame ATV Riders Association;
- In 2011/2012 Richmond County contributed \$212,860 to the EDPC and received \$1100 more worth of service;
- The service the EDPC provides to Richmond County is second to none;
- The committee to review the services of the EDPC will meet on May 14, 2012 and will try to answer the following questions:
 - What purpose does the EDPC serve?
 - What would Richmond County gain by not using the services of the EDPC?
 - Will Richmond County be able to maintain the level of service?
 - What are the benefits of remaining with the EDPC?
 - What effect will this have on neighboring communities?
- The committee will report to Council after the review process is complete.

Deputy Warden thanked Mr. Bain for his presentation.

Tabled from Previous Meeting:

- (a) Save Community Schools – Richmond re: Request for Financial Support

The C.A.O. reported the following:

- The CAO indicated that it is his recommendation that the response to the request for Save Community Schools remain with individual Councillors from their activity funds;
- The CAO noted that he had checked the policy on this and that Councillors may spend up to \$500 at their own discretion and that there are no legal issues with doing this;
- The CAO also noted that if Councillors were interested in contributing to this cause that they could contact Shannon Diggdon to prepare the necessary paperwork and it will be available to them on Monday, May 7, 2012;

CAO re:

(a) St. Peter's School

The CAO indicated that he had been contacted by 2 proponents regarding the purchase of the St. Peter's School. He also indicated that he was contacted during the 11th hour regarding the purchase and chose to make the last minute decision to cancel the tender due to factors such as the high cost of the demolition and the opportunity to sell the property and collect taxes on it.

The following points were brought forth during discussion:

- The cost of demolish would probably exceed the value of the land;
- The CAO did not have enough information regarding the proponents and stated that with Council's approval he could investigate this issue further;
- It was a great decision for the CAO to cancel the tender if there was an opportunity to sell the property and avoid the demolition cost and any other costly issues that could potentially arise;
- If the property is sold there would have to be stipulations;
- Richmond County is not condoning illegal dump sites;
- The construction debris from the demolition will need to go to our Waste Management Facility;
- If demolition will be costly, a buyer will have those costs also;
- There is concern about what plans the proponents have for the property;
- The parking lot of the St. Peter's School was previously the site of an old school and it is unknown what could be found underground there;

The CAO noted that there is \$150,000 in reserve allocated to the demolition of the St. Peter's School.

The CAO also noted that he is requesting direction from Council as there have been no offers made and that these were just phone calls from interested proponents to purchase the property.

The CAO indicated that with Council's approval he would bring back to Council the terms of reference for the advertisement of the sale of the property.

Moved by Councillor Martell, seconded by Councillor Boucher that the Committee recommend to Council to authorize staff to move forward with the investigation of the sale of the St. Peter's School due to the 11th hour interest from 2 proponents. (Ayes; 8, Nays; 1, Councillor MacNeil). Motion carried.

(b) Policy for providing Booster Pumps

The CAO noted that there were 2 residents near the Courthouse on the high road in Arichat who have very low water pressure. He also noted that the water pressure was tested by staff and the reading was below the minimum of 28 psi.

The CAO indicated that there is currently a Booster Pump Policy in place but it only refers to properties on the high road in Arichat and booster pumps should be provided to all residents of Richmond County under the Richmond County Water Utility who are experiencing low water pressure.

The CAO recommended that with the direction of Council, the policy on booster pumps be amended to cover the cost of a booster pumps for residents of Richmond County under the Richmond County Water Utility who are experiencing low water pressure. This would be a onetime maximum fee of \$650.

It was a consensus that the Booster Pump Policy be amended to cover the cost of a booster pump for all residents of Richmond County under the Richmond County Water Utility who are experiencing low water pressure. This would be a onetime maximum fee of \$650.

(c) St. Peter's Library

The CAO indicated that he had received and reviewed the draft lease for the St. Peter's Library and is prepared to move forward. He noted that there has been money allocated in this year's budget that has not yet been approved. The cost is \$12,000/year, Operating expenses at approximately \$15,000 with a onetime investment for shelving.

He also indicated that he was looking for direction from Council as to whether staff has the authority to move forward and enter into a lease or if Council wished to move this to budget deliberations.

Moved by Councillor MacNeil, seconded by Councillor Boucher that Council authorize staff to complete the lease agreement for the St. Peter's Library and that the cost be included in the budget for this year. Motion carried.

Correspondence:

(a) Mr. Don Pottie re: July 1, 2012 Event in Saint Georges

The CAO indicated that correspondence had been received from Mr. Don Pottie regarding a Cenotaph being erected in honor of fallen Canadian Soldiers. He also indicated that Cpl. Mark John Sampson F56469 North Nova Scotia Highlanders of River Bourgeois was lost in the attack and Mr. Pottie is requesting a scroll or some other gesture from Richmond County to offer to the people of Saint Georges in appreciation of their care and compassion for these men.

There was unanimous consent that a plaque be presented to the people of Saint Georges, from the Municipality of the County of Richmond with the Municipality logo on it, in honor of the fallen Canadian Soldiers.

(b) Eastern District Planning Commission re:

(i) Property of Tammy Lee Boucher, River Bourgeois

Moved by Councillor Beaton, seconded by Councillor Johnson that the Committee recommend to Council that an "Order to Remedy Condition" be issued to Tammy Boucher, 8506 Highway 4, River Bourgeois, NS, PID 75047621, AAN 03585123, and that the Order be a Demolition Order issued from Council to the owners instructing that the house be demolished and all debris be removed from the property within thirty (30) days or the Municipality will complete the same and recover the costs through property taxes. Motion carried.

(ii) Property of Vivian Samson, Little Anse

Moved by Councillor Martell, seconded by Councillor Beaton that the Committee recommend to Council that an “Order to Remedy Condition” be issued to Vivian Samson, 36 Pennys Lane, Little Anse NS, PID 75012260, AAN 04118189, and that the Order be a Demolition Order issued from Council to the owners instructing that the house be demolished and all debris be removed from the property within thirty (30) days or the Municipality will complete the same and recover the costs through property taxes. Motion carried.

(c) Transportation and Infrastructure Renewal re: Notice of Property Surplus

The CAO indicated that correspondence had been received from Transportation and Infrastructure Renewal regarding surplus property at or near Pondville, County of Richmond. He also indicated that he recommends the approval of the sale of the surplus property at or near Pondville, Richmond County.

Moved by Councillor Boucher, seconded by Councilor Beaton that the Committee recommend to Council to approve the sale of surplus property at or near Pondville, Richmond County. Motion carried.

(d) Richmond Academy re: Scholarship/Bursary Donor

The CAO noted that correspondence had been received from Richmond Academy regarding the Scholarship/award to be presented at the 2012 Graduation ceremonies.

There was unanimous consent that the CAO advise Richmond Academy that the money for the Scholarship/Bursary is in this year’s budget pending budget approval and that the County does not choose the recipient.

(e) Strait Highlands Regional Development Agency re: Representatives to the S-HRDA Board

The CAO indicated that correspondence had been received from the Strait-Highlands Regional Development Agency regarding the expiry of current representatives to the S-HRDA Board.

The CAO recommended to Council that he advise S-HRDA that due to an election year, current representation will remain in place.

There was unanimous consent that Council re-approves the current board members to the S-HRDA Board.

(f) Warden Leland Anthony, District of Yarmouth re: Electoral Boundaries

For information purposes.

(g) Mr. Ross Landry, Minister of Justice re: Electoral Boundaries

For information purposes.

(h) Ms. Shannon Diggdon re: Grant Requests:

- Stella Maris Pastoral Unit, Municipal District Activity Fund, District #1 (\$100);
- Lawrence Kavanaugh Council 4607, Municipal District Activity Fund, District #1 (\$143.59);
- Early Childhood Education Centre, Municipal District Activity Fund, District #3 (\$300);
- Lennox Passage Yacht Club, Municipal District Infrastructure Fund, District #3 (\$10,000);
- River Bourgeois Mariner Society, Municipal District Activity Fund, District #7 (\$500);
- St. Peter's Lions Club, Municipal District Infrastructure Fund, District #10 (\$8,178.49);
- Grand River Volunteer Fire Department, Municipal District Infrastructure Fund, District #10 (\$15,000)
- D'Escousse Civic Improvement Society, Municipal District Activity Fund, District #3 (\$200)
- St. Hyacinth's Catholic Women League, Municipal District Activity Fund, District #3 (\$200)
- Wallace MacAskill Museum Society, Municipal District Activity Fund, District #8 (\$200)
- Stella Maris Pastoral Unit, Youth Faith Development Group, District #6, (\$100)
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Moved by Councillor MacNeil, seconded by Councillor Boucher that the Committee recommend to Council that the following grant requests be approved:

- \$100 to Stella Maris Pastoral Unit, Municipal District Activity Fund, District #1;
- \$143.59 to Lawrence Kavanaugh Council 4607, Municipal District Activity Fund, District #1;
- \$300 to Early Childhood Education Centre, Municipal District Activity Fund, District #3;
- \$10,000 to Lennox Passage Yacht Club, Municipal District Infrastructure Fund, District #3;
- \$500 to River Bourgeois Mariner Society, Municipal District Activity Fund, District #7;
- \$8,178.49 to St. Peter's Lions Club, Municipal District Infrastructure Fund, District #10;
- \$15,000 to Grand River Volunteer Fire Department, Municipal District Infrastructure Fund, District #10;
- \$200 to D'Escousse Civic Improvement Society, Municipal District Activity Fund, District #3;
- \$200 to St. Hyacinth's Catholic Women League, Municipal District Activity Fund, District #3;
- \$200 to Wallace MacAskill Museum Society, Municipal District Activity Fund, District #8;
- \$100 to Stella Maris Pastoral Unit, Youth Faith Development Group, District #6;

Motion carried.

Review of Cheques Issued: March 2012:

Deputy Warden David declared a conflict of interest due to cheques being written to his personal business and removed himself from the discussion.

Moved by Councillor McNamara, seconded by Councillor Johnson that the cheques issued for March 2012 in the amount of \$839,520.54 be approved as presented. Motion carried.

Items Added to the Agenda:

Item was previously addressed

Fifteen Minute Question Period:

There were no questions from the gallery.

In-Camera

Moved by Councillor Johnson, seconded by Councillor Beaton that the meeting proceed to “In-Camera” session at 8:15 p.m. Motion carried.

Moved by Councillor Martell, seconded by Councillor Boucher that the meeting revert to regular session. Motion carried.

Adjournment

Moved by Councillor Johnson, seconded by Councillor Beaton that the meeting be adjourned. Motion carried.

There being no further business the meeting was adjourned at 9:00 p.m.

MINUTES RECORDED BY:

MUNICIPAL CLERK:

CHAIRPERSON

CHIEF ADMINISTRATIVE OFFICER