

## COMMITTEE OF THE WHOLE MEETING

OCTOBER 22, 2013

Location: Council Chambers, Municipal Office

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

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

### Items Added to the Agenda

Deputy Warden Martell indicated that two items were previously added; a grant request from L'Ardoise Legion Branch 110 and correspondence from the Eastern District Planning Commission regarding the property of Michelle Richards, 391 Shore Road, Lower L'Ardoise, NS, PID 75068080, AAN 02777282.

Councillor McNamara requested and received unanimous consent to add a statement of congratulations regarding the most recent provincial election.

Moved by Councillor MacNeil, seconded by Councillor Boucher that the agenda be approved with the items added. Motion carried.

### Review of Minutes: September 9, 2013

Moved by Councillor David, seconded by Councillor McNamara that the minutes of September 9, 2013 be adopted as presented. Motion carried.

### Presentations:

- a) Atlantic Woodworks re: Wood First Resolution

Deputy Warden Martell welcomed Patrick Crabbe of Atlantic Woodworks to the meeting.

Mr. Crabbe made a PowerPoint presentation regarding Wood First Resolution (Copy attached).

Mr. Crabbe noted the following:

- Wood Equal is a new resolution to amend the existing WoodFIRST resolution;
- Woodworks is a program of the MLB as part of an industry leading initiative by the Canadian Wood Council;
- The mandate is to foster innovation and provide leadership to expand and support the use of wood and engineered wood products;
- Their mission is to grow a wood culture;
- The focus is in the non-residential & multi residential construction market;
- WoodWORKS started as a pilot project in BC, in 1998. Since then, it has grown to a North American wide initiative;
- The Wood First resolution is: When building new structures, renovating or adding on to existing buildings, the Provinces or municipalities shall employ the material that has the lowest environmental impact, within building code requirement
- The name WoodFirst was misleading as it was not intended to promote anti-competitive procurement policies; it was simply initiated to increase the awareness of the environmental & economic attributes of wood use. Because the wood culture in the non-residential and multi-residential construction exists in roughly 5% of the non & multi residential construction markets;
- The name has been changed to WoodEqual in order to begin the process of working with other industries to help build sustainable communities. After all we all go to sleep in a wooden house assembled firmly on top of a concrete foundation;
- A wood building is easier to insulate;
- Should the municipality choose to pass this resolution, we would ask that a copy of the minutes be sent (in electronic or hard copy) of the Council meeting on the date the resolution was passed;
- This is about making decisions on your own, but having the correct information to make informed decisions.

The following points were brought forth during discussion:

- It was noted that a lot of Canada's wood is exported making it difficult to access;
- Atlantic Canada is one of the leaders in harvesting;
- Wood is a renewable resource;
- It was noted that allowing the natural regrowth has benefits that are not available with planting from seed.

Deputy Warden Martell thanked Mr. Crabbe for his presentation.

Councillor MacNeil re: Richmond County Fire Fighters Risk Protection Program

Councillor MacNeil noted the following:

- The Fire Protection Services Committee is seeking financial support from Council for the annual FSANS (Fire Service Association of Nova Scotia) and Fire School dues which total \$1,215 for the nine Richmond County Volunteer Fire Departments;
- Bruce Langille has provided the Fire Protection Services Committee with a proposal for a Fire Service Risk Protection Program which will assist in identifying exposures in various areas for the nine fire departments as well as obtain more feasible insurance fees;
- The cost for the Fire Service Risk Protection Program is \$12,000 and can be covered over two fiscal years;
- The CFO and CAO support this initiative and have indicated that there are monies available in the budget;
- In addition to the Fire Service Risk Protection Program, Mr. Langille is recommending an assessment of the Volunteer Fire Department buildings to ensure proper replacement cost value which would come at an additional cost.

The following points were brought forth during discussion:

- The fire departments receive a levy each year that help cover the costs of repairs, insurance, equipment, vehicles, etc;
- More information is required prior to going with a blanket insurance statement;
- Monies that are allotted to Councillors for activities are spread thin enough and shouldn't be used to pay for such expenses for the fire departments.

Moved by Councillor MacNeil, seconded by Councillor Boucher that the Committee recommend to Council that funding be approved for the Fire Service Risk Protection Program, in the amount of \$12,000, which is to be paid over a period of two fiscal years and also approve funding for the the annual Fire Service Association of Nova Scotia (FSANS) and Fire School dues, in the amount of \$1,215, for the nine Richmond County Volunteer Fire Departments. (Ayes: 8, Nay: 1 Councillor David) Motion carried.

Director of Recreation, Leisure & Community Relations re: By-Law # 49 - Heritage Property By-Law

The Director of Recreation, Leisure & Community Relations noted the following:

- The Heritage Property By-Law requires that there be a Heritage Advisory Committee, however there hasn't been any activity since 2008;
- This is the only By-Law that requires Provincial approval;
- There is potential for future requests from community groups regarding heritage structures;
- The Committee requires Council presence however Council appointments can only be made at the annual session of Council;

- Would like to move forward and work on addressing the requirements of the By-Law until such time that Council representation can be appointed to the Heritage Advisory Committee at the next annual Council meeting.

It was the consensus of the Committee that the Director of Recreation, Leisure & Community Relations investigates moving forward with the requirement of By-Law #49 until such time that a Committee is established.

CAO re:

a) Grant Request Process

The Clerk noted the following:

- The CAO would like the Councillors to debate the process they wish staff to use when dealing with multiple district requests;
- An email was previously sent to Councillors outlining three options to consider

It was the consensus of the Committee to continue with the current grant application process but have the requests for consideration sent out in advance, via email.

b) Tourism Update

The Clerk noted the following:

- On Friday October 18, 2013 a meeting took place with senior officials of Enterprise Cape Breton Corporation to present the tourism strategy;
- The meeting went very well. The price tag of \$6.0 million exceeds any current program. There was discussion on the phases over several years. It is important to note that our request was not for the total price tag. The Municipality will also need to make an investment;
- The Warden and CAO met with Federal Minister Lisa Raitt. That meeting was also very productive and included a lengthy discussion on our tourism strategy. A request was made for an exception to policy and a meeting with Minister Moore was requested. We have been assured that we will get to meet with the Minister responsible for Enterprise Cape Breton Corporation;
- In the coming weeks, staff will be arranging a meeting with the Province to discuss funding under Rural Economic Development and Tourism. It was agreed with Enterprise Cape Breton Corporation and the Minister that if we had the Province on board, the project would be much easier to finance;
- Overall, we are optimistic that we will secure the necessary funding early in the New Year so that we can begin putting shovels in the ground in the Spring of 2014;
- Additionally, Mr. Jeff Stanley has been asked to present the strategy to Cape Breton Regional Municipality council. It is expected that they will pass a motion endorsing

our strategy. Letters of support are currently being requested from the Mayor of Cape Breton Regional Municipality, Mary Tulle of DCBA, Keith MacDonald of the Cape Breton Partnership and others;

- Staff will continue to update council and the stakeholders as progress continues on this important piece of infrastructure for all of Richmond County.

The following points were brought forward during discussion:

- Enterprise Cape Breton Corporation has been a great partner thus far and it is time to keep moving forward;
- Harvey Sawler, Jeff Stanley and the CAO have done great work towards this initiative;
- Parks Canada has come on board to show their support. Although funding is not available through them, they continue to show their support in other areas.

c) Wastewater Update

The Clerk noted the following:

- The QP1 engineering tender was awarded recently;
- The company expects to begin analyzing the proposed test sites in the coming weeks for the type of technology required;
- Upon completion of this piece of work, the Director of Public Works and consultant will put a tender together for the supply of products necessary to begin installing onsite septic systems and or clusters in the New Year;
- Residents who signed up for the pilot project will be receiving letters in the coming days detailing the plans;
- The pilot project will take place in District #4 followed by District #3

Correspondence:

- a) Director of Public Works re: Additional changes requested to By-Law #17, Solid Waste Management By-Law

The Clerk noted the following:

- In response to issues with non-compliant loads of waste from the ICI sector the Director of Public Works would like to amend the proposed solid waste by-law to include a provision for doubling the tipping fee for non-compliant loads of residual waste (excess of 10% non-compliant);
- Such loads often contain recyclables mixed with residual solid waste and at times with C&D material mixed in as well and require sorting by facility staff before

- transfer from our facility;
- Our only option at present is to turn away the load which would likely result in the waste being disposed of by other means;
- Similar penalties are in place at numerous other waste management facilities in the province.

The following points were brought forward during discussion:

- The intent of this amendment is to avoid having staff do the sorting of such materials, as well as having the materials dumped elsewhere illegally;
- Staff should consult with the solicitor to confirm whether or not the process of amending By-Law #17 would have to start over or if this is considered a minor change to the by-law.

Moved by Councillor McNamara, seconded by Councillor MacNeil that notice be given to restart the process of amending By-Law #17, if the solicitor indicates that this is required. Motion carried.

b) Strait Area Community Curling Club re: Funding Request

The Clerk noted the following:

- The Strait Area Community Curling Club is seeking a grant to assist with the expense of \$22,000 for ice making equipment;
- A contribution of \$2,500 was provided to the group from the Economic Development budget.

c) Nova Scotia Emergency Management Office re: Emergency Management Program Evaluation;

For information purposes.

c) Nova Scotia Department of Energy re: Solar PV

For information purposes.

e) Canada-Nova Scotia Offshore Petroleum Board re: 2012/2013 Annual Report for the Canada-Nova Scotia Offshore Petroleum Board

For information purposes

f) Richmonds of the World re: Invitation

The Clerk noted the following:

- A new global community called 'RICHMONDS OF THE WORLD' is inviting Richmond County to join this growing international collaboration. Using the "Richmond Rule" which defines that all communities named Richmond or with Richmond in their name are eligible, 84 communities have been identified on six continents as potential members of 'RICHMONDS OF THE WORLD';
- Accepting this invitation is as simple as sending members of the community of Richmond to the inaugural 'RICHMONDS OF THE WORLD' Conference in Richmond Virginia next January 16-19, 2014.

It was the consensus of the Committee that the Clerk obtain additional information regarding this event.

g) Shannon Mury re: Grant requests

- St. Hyacinth Parish Council, Municipal District Activity Fund, District #3 (\$300);
- D'Escousse Civic Improvement Centre, Municipal District Activity Fund, District #3 (\$200);
- Dr. Kingston Memorial Community Health Centre, Municipal District Activity Fund, Multiple Districts (\$1,000);
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Moved by Councillor MacNeil, seconded by Councillor Beaton that the Committee recommend to Council that the following grants be approved:

- \$300, St. Hyacinth Parish Council, Municipal District Activity Fund, District #3;
- \$200, D'Escousse Civic Improvement Centre, Municipal District Activity Fund, District #3;
- \$1,000, Dr. Kingston Memorial Community Health Centre, Municipal District Activity Fund, Multiple Districts;
- \$500, L'Ardoise Legion Branch 110, Municipal District Activity Fund, District #9.

Motion carried.

Approval of Cheques Issued: June, July and August, 2013

Councillor David declared a conflict due to cheques written to his business and removed himself from discussions.

Moved by Councillor Johnson, seconded by Councillor Boucher that the list of cheques issued for the month of June 2013 in the amount of \$1,559,413.47, the month of July 2013 in the amount of \$1,249,181.15 and the month of August 2013 in the amount of \$1,126,942.36 be approved. Motion carried.

Review of Cheques Issued: September, 2013

For information purposes.

Items Added to the Agenda

1. L'Ardoise Legion Branch 110 Grant Request

This item was previously dealt with.

2. EDPC regarding the property of Michelle Richards, 391 Shore Road, Lower L'Ardoise, NS, PID 75068080, AAN 02777282.

Councillor David declared a conflict of interest due to his personal relationship with the owner of this property and removed himself from discussions.

The Clerk noted the following:

- In response to 9 complaints received regarding the above referenced property Mr. Donovan visited the property on October 4, 2013
- A dwelling unit is located on the property which falls under the following “dangerous and unsightly” conditions defined in the *Municipal Government Act*:
  - 1) The dwelling is in a ruinous and dilapidated condition.
  - 2) The dwelling is in such a state of non-repair as to be no longer suitable for human habitation or business purposes.
  - 3) The dwelling is unsightly in relation to neighbouring properties due to the exterior finish of the buildings not being maintained.
- It is the opinion of Mr. Donovan that the dwelling unit gives the appearance of being abandoned while meeting the *Municipal Government Act* definition of "dangerous

and unsightly". Mr. Leon Leblanc's assessment as a Certified Building Official is that the dwelling should be demolished.

- The recommendation is that the an "Order to Remedy Condition" be issued and that the Order be a Demolition Order issued from Council to the owners instructing that the dwelling unit 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.

The following points were brought forth during discussions:

- This property was certainly dealt with in an extremely timely manner;
- EDPC staff should have been present at this meeting to discuss this property and the CAO should be informed and communicate as such to Mr. John Bain

Moved by Councillor Boucher, seconded by Councillor MacNeil that the Committee accept the recommendation of the Eastern District Planning Commission and recommend to Council that an "Order to Remedy Condition" be issued and that the Order be a Demolition Order issued from Council to the owners of the property of 391 Shore Road, Lower L'Ardoise, NS, PID 75068080, AAN 02777282 instructing that the dwelling unit 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.

1. Councillor McNamara re: Statement of congratulations regarding the most recent provincial election.

Moved by Councillor McNamara, seconded by Councillor David that a thank you letter be sent to the three candidates who participated in the recent Provincial Election, as well as a letter of congratulations to Michel Samson for his successful reappointment as MLA for Cape Breton Richmond, along with his newly appointed cabinet position as Minister of Economic and Rural Development and Tourism, Minister of Acadian Affairs and Minister responsible for Nova Scotia Business Inc. and the Nova Scotia Innovation Act. Motion carried.

#### Fifteen Minute Question Period

Mrs. Lisa Boudreau addressed Council regarding a letter on the agenda.

#### Adjournment

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

There being no further business the meeting was adjourned at 8:45 p.m.

MINUTES RECORDED BY:

MUNICIPAL CLERK:

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\_\_\_\_\_  
CHAIRPERSON

\_\_\_\_\_  
CHIEF ADMINISTRATIVE OFFICER