

COMMITTEE OF THE WHOLE MEETING

SEPTEMBER 14, 2015

Location: Council Chambers, Municipal Office

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

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

Items Added to the Agenda

Warden David indicated that there were no items previously added to the agenda.

Moved by Councillor Johnson, seconded by Councillor Martell that the agenda be approved as presented. Motion carried.

Review of Minutes: June 15, 2015 (Committee of the Whole)
June 22, 2015 (Special Committee of the Whole – Budget)

Moved by Councillor Martell, seconded by Deputy Warden McNamara that the minutes of June 15, 2015 be adopted as presented. Motion carried.

Moved by Councillor Sampson, seconded by Councillor MacNeil that the minutes of June 22, 2015 be adopted as presented. Motion carried.

Presentation

- a) Dr. David Wheeler, President of Cape Breton University re: CBU's future strategy

Warden David welcomed Dr. David Wheeler and Ms. Amanda MacDougall to the meeting.

Dr. David Wheeler and Ms. Amanda MacDougall gave a power point presentation (Copy attached).

The following points were brought forth during the presentation:

- The adopting of a new mission will take place in October 2015;
- CBU's strategy is on course with the goal of developing an entrepreneurial society on Cape Breton Island;
- CBU is working on a pilot project regarding rural-urban immigration for Cape Breton;
 - o Based on three guiding questions
 - o Task force on immigration
 - o Survey of international students
 - o Recommendations to come forward
 - o Phase II will include an action plan
 - o There is a need for Cape Breton Island to become more welcoming to immigrants
 - o Urgency of refugee crisis
 - Movement on Cape Breton Island that says "something needs to be done"
 - Community meetings have taken place and an update will be circulated to the task force via email
- Request to consider:
 - o Signal of interest in refugees from Syria
 - o Continue encouragement of CBU as a leading agent of change for the sector
 - o Broaden and deepen welcome to international students
 - o Work towards a Memorandum of Understanding (MOU) to align objectives

The following points were brought forth during discussion:

- Approximately thirty immigrants stayed in Cape Breton last year; compare to the overall 2000 that stayed in Nova Scotia with the bulk relocating to the Halifax area;
- There is need for a better set of rules and options for immigrants which requires advocacy and a change in the mindset of politicians and bureaucrats;
- Politicians should be lobbying the Federal Government to make the immigration process easier;
- Cape Breton Island has welcomed immigrants in the past and needs to take that approach again;

Warden David thanked Dr. David Wheeler and Ms. Amanda MacDougall for their presentation.

CAO re: Arena Staffing

The CAO noted the following:

- The arena staff have begun to put the ice in for the 2015-2016 season;
- A seasonal employee has found full time employment elsewhere and will not be returning to the Arena this year;
- This could cause some staffing issues; there was an incident last year where a staff called in sick and there was no replacement and the arena was shut down as a result;
- This position will not affect the budget as funding for the dehumidifiers has been secured for the next two years;
- Requesting Council support to advertise for an eight month contract position for the Richmond Arena.

Moved by Councillor MacNeil, seconded by Councillor Johnson that the Committee recommend to Council to accept the recommendation of the CAO and advertise for an 8 month contract position for the Richmond Arena. Motion carried.

Correspondence:

For Your Information

- a) Nova Scotia Health Authority re: Arichat Public Health Office;
For information purposes.
- b) Health and Wellness, Office of the Minister re: Public Health Office;
For information purposes.
- c) Nova Scotia Municipal Affairs, Office of the Minister re: New Appointment;
For information purposes.
- d) Claire Marchand re: Thank You;
For information purposes.
- e) Nova Scotia Municipal Finance Corporation re: Nova Scotia Municipal Finance Corporation's Annual Report;
For information purposes.
- f) Eastern District Planning Commission re: Notification of Appointment – Municipality of the County of Richmond.

For information purposes.

Action Required

- a) Eastern District Planning Commission re: Property of Kazys Nasvytis and Kimberlee Coates, 11 Ben Boudreau Lane, Boudreauville, NS, PID 75008987, AAN 00386804;

The CAO noted the following:

- Correspondence was received from Mr. Sean Donovan, Eastern District Planning Commission, which stated that a dwelling unit and shed are located on the above mentioned property which falls under the following “dangerous and unsightly” conditions defined in the Municipal Government Act:
 - o The dwelling unit and shed are in a ruinous and dilapidated condition
 - o The dwelling unit and shed are in such a state of non-repair as to be no longer suitable for human habitation or business purposes
 - o The dwelling unit and shed are unsightly in relation to neighbouring properties due to the exterior finish of the buildings and landscape is not being maintained
- The assessment of the certified building official is that the dwelling unit and shed should be demolished
- It is recommended that an “Order to Remedy Condition” be issued and that the Order be a Demolition Order issued from Council to the owner instructing that the dwelling unit and shed 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.

Moved by Councillor Samson, seconded by Councillor Martell that the Committee recommend to Council to accept the recommendation of the Eastern District Planning Commission and that an “Order to Remedy Condition” be issued to Kazys Nasvytis and Kimberlee Coates, 11 Ben Boudreau Lane, Boudreauville, NS, PID 75008987, AAN 0038680, subject to notice of proposed demolition in accordance with the legislation. The Order should state to the owners that the dwelling unit and shed 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.

- b) Eastern District Planning Commission re: Property of James Ronald Lejeune, 210 Janvrin Harbour Road, St. Marys, NS, PID 75024158, AAN 02521121;

The CAO noted the following:

- Correspondence was received from Mr. Sean Donovan, Eastern District Planning Commission, which stated that a barn as well as a derelict vehicle and items of equipment are located on the above mentioned property which falls under the following “dangerous and unsightly” conditions defined in the Municipal Government Act:
 - o The barn is in a ruinous and dilapidated condition
 - o The barn is in such a state of non-repair as to be no longer suitable for human habitation or business purposes
 - o The barn is unsightly in relation to neighbouring properties due to the exterior finish of the buildings and landscape is not being maintained
 - o The property contains ashes, junk, cleanings of yards or other rubbish or refuse or a derelict vehicle, vessel, item of equipment or machinery, or bodies of these or parts thereof
- The assessment of the certified building official is that the barn should be demolished
- It is recommended that an “Order to Remedy Condition” be issued to James Ronald Lejeune, 210 Janvrin Harbour Road, St. Marys, NS, PID 75024158, AAN 02521121 and that the Order be a Demolition and Clean Up Order issued from Council to the owner instructing that the barn be demolished, the derelict vehicle be removed and all other derelict debris be removed from the property within thirty (30) days or the Municipality will complete the same and recover the costs through property taxes.

Moved by Councillor Johnson, seconded by Councillor Martell that the Committee recommend to Council to accept the recommendation of the Eastern District Planning Commission and that an “Order to Remedy Condition” be issued to James Ronald Lejeune, 210 Janvrin Harbour Road, St. Marys, NS, PID 75024158, AAN 02521121, subject to notice of proposed demolition and clean up in accordance with the legislation. The Order should state to the owners that that the barn be demolished, the derelict vehicle be removed and all other derelict 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) Public Health Services, Member of Heart re: Appointment;

The Health Equity Action & Resource Team of Strait Richmond is seeking a municipal appointment to their group to assist in addressing health equity concerns for the Strait-Richmond Area.

Warden David indicated that anyone interested in serving could email him and Council would be advised once a selection has been made.

- d) Don Marchand re: Robbie Richard Property Destroyed by Fire, Account #04801296;

Mr. Robbie Richard's property was destroyed by fire. According to our Municipal policy, Tax Reduction Due to Fire for the above mentioned property qualifies for this reduction. Based on the date of the fire, May 1, 2015, the assessed value for the trailer for 2015 of \$5,000, it is recommended that taxes in the amount of \$40.33 be written off, which represents taxes on the property for May 1, 2015 to March 31, 2016.

Moved by Councillor Johnson, seconded by Deputy Warden McNamara that the Committee recommend to Council to accept the recommendation of the Tax Collector and write off taxes for Robbie Richard's property, Account #04801296, due to a fire, in the amount of \$40.33 which represents taxes on the property for May 1, 2015 to March 31, 2016. Motion carried.

- e) Jason Martell, Director of Finance re: Borrowing Resolution and Loan Guarantee;

A request was submitted from the Louisdale Volunteer Fire Department requesting that Council approve a loan guarantee in the amount of \$330,000 for the purpose of the Fire Department purchasing a new two door freightliner chassis and tandem axle tanker & equipment truck. This arrangement would be the same as agreed to by Council on any previous loan with this fire department. The loan would be in the name of the Louisdale Volunteer Fire Department and the Municipality would be guaranteeing it.

Moved by Councillor Marchand, seconded by Councillor MacNeil that the Committee recommend to Council that a loan guarantee with the East Coast Credit Union in Louisdale for the Louisdale Volunteer Fire Department in the amount of \$330,000 for the purpose of purchasing a new two door freightliner chassis, tandem axle tanker & equipment truck, be approved. Motion carried.

- f) Eastern District Planning Commission re: Property of Shirley Anne McNamara, Evanston Road, Evanston, NS, PID 75108720, AAN 00835498;

The CAO noted the following:

- Correspondence was received from Mr. Sean Donovan, Eastern District Planning Commission which stated that a dwelling unit is located on the above mentioned property which falls under the following "dangerous and unsightly" conditions defined in the Municipal Government Act:
 - o The dwelling unit is in a ruinous and dilapidated condition
 - o The dwelling unit is in such a state of non-repair as to be no longer suitable for human habitation or business purposes
 - o The dwelling unit is unsightly in relation to neighbouring properties due to the exterior finish of the buildings and landscape is not being maintained
- The assessment of the certified building official states that the dwelling unit should be demolished

- It is recommended that an “Order to Remedy Condition” be issued and that the Order be a Demolition Order issued from Council to the owner 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.

Deputy Warden McNamara approached the Committee regarding the demolition order.

A discussion ensued.

Deputy Warden McNamara declared a conflict of interest because she is the owner of this property and removed herself from discussion.

The following points were brought forth during discussion:

- The building is assessed as a residential property
- All properties can be repaired
- An extension could be provided to resolve the issue of the property being assessed as a dwelling as opposed to a storage facility

Moved by Councillor Johnson, seconded by Councillor Boucher that the Committee recommend to Council that a sixty (60) day extension be given to Shirley Anne McNamara regarding her property. Motion carried.

g) Shannon Mury re: Grant Requests

- River Bourgeois Community Services Society, Municipal District Infrastructure Fund, District #7 (\$2,000);
- Sacred Heart Ladies Group, Municipal District Activity Fund, District #10 (\$500);
- East Richmond ATV Riders Association, Municipal District Infrastructure Fund, Multiple Districts (\$10,000);
- Isle Madame Community Pig Roast Association, Municipal District Activity Fund, District #5 (\$500);
- St. Hyacinth Cemetery Committee, Municipal District Activity Fund, District #3 (\$300);
- St. Peter’s & Area Lions Club, Municipal District Activity Fund, District #8 (\$758.96);
- Isle Madame New Horizon’s Senior Citizen Club, Municipal District Infrastructure Fund, Multiple Districts-Island Councillors (\$5,125);
- Societé Vitalité Isle Madame, Municipal District Infrastructure Fund, District #1 (\$1,500).

Moved by Councillor MacNeil, seconded by Councillor Boucher that the Committee recommend to Council that the following grant requests be approved:

- River Bourgeois Community Services Society, Municipal District Infrastructure Fund, District #7 (\$2,000);
- Sacred Heart Ladies Group, Municipal District Activity Fund, District #10 (\$500);
- East Richmond ATV Riders Association, Municipal District Infrastructure Fund, Multiple Districts (\$10,000);
- Isle Madame Community Pig Roast Association, Municipal District Activity Fund, District #5 (\$500);
- St. Hyacinth Cemetery Committee, Municipal District Activity Fund, District #3 (\$300);
- St. Peter's & Area Lions Club, Municipal District Activity Fund, District #8 (\$758.96);
- Société Vitalité Isle Madame, Municipal District Infrastructure Fund, District #1 (\$1,500).

Motion carried.

Councillor Martell declared a conflict of interest in relation to the grant request for the Isle Madame New Horizon's Seniors Club and removed himself from discussion.

Moved by Councillor Samson, seconded by Councillor MacNeil that the Committee recommend to Council that the following grant request be approved:

- Isle Madame New Horizon's Senior Citizen Club, Municipal District Infrastructure Fund, Multiple Districts-Island Councillors (\$5,125);

Motion carried.

Review of Cheques: June, July & August 2015

Warden David indicated that if there were any questions regarding the cheques, to email himself or the CAO.

Items Added to the Agenda:

There were no items added.

Adjournment

Moved by Deputy Warden McNamara that the meeting be adjourned. Motion carried.

There being no further business the meeting was adjourned at 8:05 p.m.

MINUTES RECORDED BY:

CAO/MUNICIPAL CLERK:

CHAIRPERSON