

## **COMMITTEE OF THE WHOLE MEETING**

**SEPTEMBER 12, 2016**

**Location:** Council Chambers, Municipal Office

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

Warden David called the meeting to order at 7:05 p.m.

### **Items Added to the Agenda**

Warden David indicated that an items added form was submitted prior to the meeting which consists of various grant requests.

Councillor Boucher requested unanimous consent to add Strait Area Transit.

Unanimous consent was granted.

Councillor Marchand requested unanimous consent to add the Louisdale Water Treatment Plant.

Unanimous consent was granted.

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

**Review of Minutes:** June 9, 2016 (Special Committee of the Whole – Budget)  
June 7, 2016 (Special Committee of the Whole – Budget)  
May 16, 2016 (Special Committee of the Whole – Budget)  
May 9, 2016 (Regular Committee of the Whole)

Councillor Samson noted that he attended the June 9, 2016 Special Committee of the Whole Meeting but was not listed in the minutes.

Moved by Councillor Sampson, seconded by Councillor McNamara that the minutes of June 9, 2016 (Special Committee of the Whole – Budget), June 7, 2016 (Special Committee of the Whole – Budget), May 16, 2016 (Special Committee of the Whole – Budget), May 9, 2016 (Regular Committee of the Whole) be adopted as corrected. Motion carried.

Solicitors/Eastern District Planning Commission re: Proposed Demolition: \_\_\_\_\_

- Property of Shane and Tina Murphy, 169 Chapel Cove Road, L'Ardoise, Nova Scotia, Property Identifiers (PID) 75072355, Assessment Account (AAN) 03280128

(i) Mr. Sean Donovan re: Update on Property

Warden David welcomed Mr. Donovan to the meeting.

Mr. Donovan presented a PowerPoint presentation regarding a dangerous and unsightly premise (Copy attached).

- Property of Shane and Tina Murphy, 169 Chapel Cove Road, L'Ardoise, Nova Scotia, Property Identifiers (PID) 75072355, Assessment Account (AAN) 03280128
- The property owner was notified of the Proposed Demolition on August 30, 2016.
- The dwelling appears to be abandoned. The exterior of the dwelling and landscape is not being maintained.
- The dwelling is open and accessible.
- The dwelling is in a ruinous and dilapidated condition.
- The dwelling is allurement to children who may play there to their danger.
- The dwelling is unsightly in relation to neighbouring properties due to the exterior finish of the building and the landscape not being maintained.
- The Certified Building Inspector report suggest that:
  - All doors and windows are beyond repair and would require replacement.
  - The entire floor joists and flooring system is showing signs of deterioration and rot, there is strong evidence to indicate it would all have to be replaced.
  - This dwelling is in such a state of non-repair as to be no longer used for human habitation or any other types of occupancy.
  - Strongly recommends the dwelling be removed from the property and disposed of in the appropriate manner.

- Should a decision be made to upgrade this dwelling to the 2010 National Building Code, the project shall be overseen by a Certified Structural Engineer by the province of Nova Scotia.
- The Administrators recommendations are:
  - The dwelling appears to be abandoned.
  - The dwelling meets the *Municipal Government Act* definition as “dangerous and unsightly”.
  - It is therefore our recommendation that an “Order to Remedy Condition” be issued and that the Order be a Demolition Order issued from Council to the owners.
  - The Order should state to the owners that the dwelling is to be demolished and all debris be removed and disposed of in the appropriate manner within thirty (30) days.
  - If the property owner fails to comply the Municipality will complete the same and recover the costs.

(ii) Opportunity for the Above Property Owner to Address the Committee

Warden David indicated that the property owners were not present.

The following points were brought forth during discussion:

- The owners did express interest in repairing the property, however, they have made no attempts since May 2016;
- With the June Committee of the Whole meeting being cancelled, the property owners were given extra time to address the property and did not;
- When a property shows signs of danger, it is important to address the issues in a timely fashion.

Moved by Councillor Sampson, seconded by Councillor Boucher that the Committee recommend to Council to accept the recommendation of the Eastern District Planning Commission and that that an “Order to Remedy Condition” be issued to Shane and Tina Murphy, 169 Chapel Cove Road, L’Ardoise, Nova Scotia, Property Identifiers (PID) 75072355, Assessment Account (AAN) 03280128 and that the Order be a Demolition Order issued from Council to the owners. The Order should state to the owners that the dwelling is to be demolished and all debris be removed and disposed of in the appropriate manner within thirty (30) days. If the property owner fails to comply the Municipality will complete the same and recover the costs. Motion carried.

Motion Required: Councillor Martell re: To adopt the Richmond County “Expense Claims Publication “Policy to enable all expenses of Richmond County Council and the Chief Administrative Officer to be posted online. (Attached as Appendix “A”).

Moved by Councillor Martell, seconded by Councillor MacNeil that the Committee recommend to Council to adopt the Richmond County “Expense Claims Publication “Policy to enable all expenses of Richmond County Council and the Chief Administrative Officer to be posted online. (Attached as Appendix “A”). Motion carried.

First Reading Approval - To amend By-Law #43 Deed Transfer By-Law in order to change Section 3(1) to read as follows: Section 3(1): On every deed a tax of one and a half percent of the value of the property thereby conveyed is imposed and levied and payable to the municipal unit within which the property lies. (Attached as Appendix “B”).

Moved by Councillor Johnson, seconded by Councillor Boucher that first reading be approved to amend By-Law #43 Deed Transfer By-Law in order to change Section 3(1) to read as follows: Section 3(1): On every deed a tax of one and a half percent of the value of the property thereby conveyed is imposed and levied and payable to the municipal unit within which the property lies. (Attached as Appendix “B”). Motion carried.

Notice to be Given – To adopt the Association of Municipal Administrators Nova Scotia Records Management Manual, Second Edition, 2013 (Attached as Appendix “C”)

Councillor Martell gave notice that he will introduce a motion at the next council meeting To adopt the Association of Municipal Administrators Nova Scotia Records Management Manual, Second Edition, 2013 (Attached as Appendix “C”)

Correspondence:

For Information Purposes:

- a) Mayor Cecil Clarke, President of Union of Nova Scotia Municipalities re: Notice of Provincial Legislation, Regulation or Administrative Actions re: effect of decreasing revenues or increasing required expenditures of municipalities;

For information purposes.

- b) Eastern Counties Regional Library Board re: Financial Statements for the year ended March 31, 2016;

For information purposes.

Action Required:

a) Shannon Mury re: Grant Requests

- Sacred Heart Ladies Group, Municipal District Activity Fund, District #10, \$400;
- Societé Vitalité Isle Madame, Municipal District Infrastructure Fund, Multiple Districts, \$26,000;
- South Mountain Arm of Gold Association, Municipal District Activity Fund, District #7, \$300;
- Canadian Cancer Society-Relay for Life Arichat, Municipal District Activity Fund, District #1, \$289.80;
- River Bourgeois Mariner Society, Municipal District Infrastructure Fund, District #7, \$2,440;
- Holy Guardian Angels Parish, Municipal District Activity Fund, District #9, \$2,500;
- St. Hyacinth Cemetery Committee, Municipal District Activity Fund, District #3, \$300;
- St. Peter's & Area Lions Club, Municipal District Infrastructure Fund, District #8, \$4,002.

Moved by Councillor Boucher, seconded by Councillor Sampson that the Committee recommend to Council the approval of the following grants:

- Sacred Heart Ladies Group, Municipal District Activity Fund, District #10, \$400;
- Societé Vitalité Isle Madame, Municipal District Infrastructure Fund, Multiple Districts, \$26,000;
- South Mountain Arm of Gold Association, Municipal District Activity Fund, District #7, \$300;
- Canadian Cancer Society-Relay for Life Arichat, Municipal District Activity Fund, District #1, \$289.80;
- River Bourgeois Mariner Society, Municipal District Infrastructure Fund, District #7, \$2,440;
- Holy Guardian Angels Parish, Municipal District Activity Fund, District #9, \$2,500;
- St. Hyacinth Cemetery Committee, Municipal District Activity Fund, District #3, \$300;
- St. Peter's & Area Lions Club, Municipal District Infrastructure Fund, District #8, \$4,002.
- Basin River Inhabitants Historical Society, Municipal District Activity Fund, District #5 (\$3,500);

- Royal Canadian Legion Branch 47, Municipal District Infrastructure Fund, Multiple Districts (\$3,947.18);
- La Picasse, Centre Communautaire Culturel, Municipal District Infrastructure Fund, District #2 (\$5,000);
- Festival Acadien de Petit de Grat, Municipal District Activity Fund, District #2 (\$1,000).

Motion carried.

Review of Cheques: May 2016, June 2016, July 2016

For information purposes.

Items Added to the Agenda:

1. Councillor Boucher re: Strait Area Transit

Councillor Boucher indicated that he was concerned of the lack of available services on the mainland versus Isle Madame and would like an update on the progress for SAT funding.

Warden David received information on the 2016 budget today and has been in contact with Mr. Jim Mustard.

Warden David noted that there has been some preliminary discussion of potentially offering public transportation services for Inverness and Richmond through a new system.

The CAO noted that Richmond maintained funding however Strait Area Transit cut services.

Warden David indicated that there is a meeting that is taking place on September 13, 2016 at 10 am and he is unable to attend and would like someone to replace him. Councillor Johnson agreed to attend on his behalf.

Consensus was granted to have the Warden and CAO meet with Inverness County to discuss options for public transportation.

2. Councillor Marchand re: Louisdale Water Treatment Plant

Councillor Marchand asked for a timeline for the project.

The Director of Public Works addressed council and provided a timeline of the project and indicated that the project is on schedule.

15 Minute Question Period:

Germaine MacDonald approached the Committee regarding an item on the agenda

Millie Hatt approached the Committee.

Ellen Polegato approached the Committee regarding an item on the agenda.

Laurie Sutor approached the Committee regarding an item on the agenda.

“In Camera” Session, If Required

Moved by Councillor Boucher, seconded by Councillor Martell that the meeting move to an “In Camera” Session at 7:49 p.m.

Moved by Councillor Sampson, seconded by Councillor MacNeil that the meeting reconvene to regular session at 8:04 p.m.

Warden David indicated that a press release will be made available Wednesday or Thursday regarding the release of information.

Adjournment

Moved by Councillor Martell that the meeting be adjourned. Motion carried.

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

MINUTES RECORDED BY:

DEPUTY CLERK/TREASURER

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CHAIRPERSON