

April 16, 2009

COUNCIL COMMITTEE

The Regular Session of Council Committee of the Municipality of the County of Colchester was held in the Courthouse, Truro, Nova Scotia on Thursday, April 16, 2009 beginning with an In-Camera meeting at 6:30 p.m., followed by the open session at 7:10 p.m.

Roll Call

The roll was called with the following Councillors in attendance:

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| Mayor Bob Taylor | |
| Councillor Christine Blair | District #1 |
| Councillor Bill Masters | District #2 |
| Councillor Gerald Buott | District #3 |
| Councillor Mike Cooper | District #4 |
| Councillor Glen Edwards | District #5 |
| Deputy Mayor Ron Cavanaugh, Chair | District #8 |
| Councillor Tom Taggart | District #10 |
| Councillor Earl McKenna | District #11 |

Absent:

| | |
|----------------------------|-------------|
| Councillor Karen MacKenzie | District #6 |
| Councillor Jimmie LeFresne | District #7 |
| Councillor Bob White | District #9 |

**Public Hearings -
Dangerous or
Unightly Premises****Mr. Les Greenwood, 882 Pictou Road, Bible Hill**

Mr. Mannie Withrow, Building Inspector, provided a brief background on this property located at 882 Pictou Road when it came to Council back in July 2008. At that time, an order was issued giving the property owner 30 days to clean up the property. Mr. Greenwood complied with the order.

Early in 2009, Mr. Withrow again received complaints about the condition of the property from concerned neighbours. An inspection in March found the property to be unsightly with derelict vehicles, auto parts and garbage. Given this had been before Council in 2008, a notice was posted on the property advising the owner to appear before Council Committee this evening.

Mr. Withrow indicated that he had looked at the property today and although some cleanup had taken place, he still found the property to be unsightly.

Mr. Withrow recommended that Council Committee issue an order giving the owner 30 days to remedy the unsightly condition of the property, as presented in items 1 and 2 on the posting.

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Mr. Robert Fox, 840 Pictou Road, indicated that many properties in this neighbourhood are well kept and it is disgraceful to have a property in this condition.

Mr. Greenwood, the property owner, stated that his main objective is to get a 16 x 20 garage built for storage and that he has received a permit to do so from the County. He is also in the process of putting vinyl siding on his house and fixing up the porch. All vehicles in the yard are licensed and insured. The wood blocks in the yard are used for burning.

Moved by Councillor Taggart
Seconded by Councillor Buott

“That an order be issued to the property owner, as specified in the Notice, and 14 days be given to remedy the condition of the property by:

- Removing all derelict vehicles, vehicles not licensed or insured, auto body parts, tires, etc., from the property and disposing of them in a lawful manner; and
- Removing all other miscellaneous junk, garbage, debris from the property and disposing of it in a lawful manner; and,

That staff be authorized to look into what legal action can be taken to prevent this property from returning to Council again for a dangerous and/or unsightly public hearing.”

Motion Carried Unanimously.

Mr. Curtis Lynds, 11 Highway 311, North River

Mr. Withrow reported that both a building permit and a development permit had been issued to construct a carwash on this property located at 11 Highway 311 in North River. The structure was started but never completed. Early in 2009, Mr. Withrow received a call that some children were playing around the building and that residents felt it was unsafe for them to be doing so. An inspection on February 20th deemed the structure to be dangerous and unsightly. It was also noted that the permits had expired.

A letter was written to the owner to either re-apply for permits or demolish the building. No response was received. A re-inspection on March 24th still found the property to be dangerous and unsightly. Therefore, a notice was posted on the property advising the owner to appear before Council Committee this evening.

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Mr. Withrow recommended that Council Committee issue an order giving the owner 30 days to remedy the unsightly condition of the property, as presented in items 1 and 2 on the posting.

There was no one in the audience to represent the property owner on this matter.

Moved by Mayor Taylor
Seconded by Councillor Blair

“That an order be issued to the property owner, as specified in the Notice, and 30 days be given to remedy the condition of the property by:

- Demolishing the structure so that it is no longer dangerous and unsafe; and
- Disposing of all debris in a lawful manner.”

Motion Carried Unanimously.

Approval of Agenda

Moved by Councillor Cooper
Seconded by Deputy Mayor Cavanaugh

“That the agenda for April 16, 2009 be approved with the following additions/deletions:

- delete No. 6 under Presentations: Mr. Derek Forsythe, Ocean Links, Brule Point
- defer No. 9, Diversion Credit Policy, to May Council Committee
- add 12b: Gasper Lane”

Motion Carried Unanimously.

Approval of Minutes

Moved by Councillor Masters
Seconded by Councillor Buott

“That the minutes of meetings held on February 24 and March 12, 2009 be approved as circulated.”

Motion Carried Unanimously.

Business Arising from Minutes

There was no business arising from the minutes of meetings held on February 24 and March 12, 2009.

Presentations

As noted earlier, the public presentation scheduled for this evening was withdrawn.

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ACTION ITEMS**Open Burning Issues**

Referring to background information from the Chief of the Bible Hill Fire Brigade, Councillor McKenna indicated that recreational bonfires within the boundaries of the Village of Bible Hill have become more frequent in recent years and a concern for the area fire brigades. The fires in some cases are a hazard but in most cases, they are nuisance fires that are generating large volumes of smoke that affect the enjoyment of neighbouring properties. As it stands right now, the Municipality does not have a By-law Enforcement Officer for this purpose; therefore, the brigades in the area are obligated to respond to any complaints.

Councillor Blair mentioned several complaints she has received from residents in Bible Hill about open fire burning issues.

Both Councillor Blair and Councillor McKenna requested that Council consider having staff look into establishing a by-law to deal with open fire burning issues within the boundaries of the Village of Bible Hill only.

Moved by Councillor Blair
Seconded by Councillor McKenna

“That staff be requested to look into the possibility of a by-law to deal with open fire burning issues within the boundaries of the Village of Bible Hill.”

Motion Carried Unanimously.

Bible Hill Water Extension - Phase III and IV

Staff noted that at a meeting on March 26th, Council authorized April Council Committee to make a final decision on the Bible Hill Water Extension - Phase III project.

Moved by Mayor Taylor
Seconded by Councillor Blair

“That Council Committee approves up to a maximum of \$212,232 in funding for the Bible Hill Water Extension Project - Phase III, based on a sharing of one half of the local costs, source of funds to be the gas tax; and,

That a decision on Phase IV of the Bible Hill Water Extension Project be deferred.”

Motion Carried Unanimously.

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**Installation of
Sidewalk on Osprey
Court**

Moved by Councillor Blair
Seconded by Mayor Taylor

“That Council Committee recommends to Council that permission be granted to the Village of Bible Hill to install a sidewalk from the intersection of Osprey Court and Talon Court, to the intersection of Osprey Court and College Road; and,

That the sidewalk to be installed be made of concrete.”

Motion Carried Unanimously.

**Comfort Smart
Homes - 65 and 66
Anita Crescent**

Moved by Councillor McKenna
Seconded by Councillor Edwards

“That the request from Comfort Smart Homes to amend the Central Colchester Municipal Planning Strategy and Land Use By-law to allow their apartment buildings at 65 and 66 Anita Crescent to have in excess of 12 units, be received for information.”

Motion Carried. *(Councillor Cooper opposed)*

**Greenfield Road
Bridge and Gasper
Lane**

Councillor Edwards requested that Council consider writing a letter to Transportation and Infrastructure Renewal to have them inspect the bridge on the Greenfield Road past the cattle market for damage received during the recent flood. The letter should also request that the Department take a look at the road shoulder washout on Gasper Lane, also caused by the recent flood.

Moved by Councillor Edwards
Seconded by Mayor Taylor

“That a letter be written to the provincial Department of Transportation and Infrastructure Renewal requesting that they inspect the flood damage on the Greenfield Road bridge and road shoulder washout on Gasper Lane, with a copy to the three local MLA’s.”

Motion Carried Unanimously.

**Council and Council
Committee 2009-10
Meetings**

Moved by Councillor Cooper
Seconded by Mayor Taylor

“That the schedule of Council and Council Committee regular sessions for the 2009-10 fiscal year, as attached to the Action Item dated April 16, 2009, be approved as presented, with the date for the May Council Committee meeting being Tuesday, May 19, 2009.”

Motion Carried Unanimously.

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**INFORMATION
ITEMS**

**Procedure for
School Crossing
Guards - Harmony
Heights School,
Salmon River**

At the March Council meeting, Council received a letter of request for four crossing guards at the Harmony Heights School in Salmon River. The request was forwarded to staff for processing under the Municipality's policy on crosswalk supervision. This item will be brought back to Council once the required information is received from Transportation and Infrastructure Renewal and the catchment area for each crossing guard is mapped out with assistance from school staff.

Adjournment

Moved by Councillor McKenna
Seconded by Councillor Taggart

"That the meeting be adjourned at 9:45 p.m."

Motion Carried Unanimously.

Sheila Arsenault
Recording Secretary