

APPROVED – MAY 9, 2007

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**KENTVILLE TOWN COUNCIL**

**MINUTES**

**April 11<sup>th</sup>, 2007**

**PRESENT**

Mayor David Corkum, Councilor Bernie Cooper, Councilor Eric Bolland, Councilor Dennis Kehoe, Councilor Mark Pearl, Councilor Nola Folker-Hill, CAO Bill Boyd, Town Solicitor Peter Muttart and Recording Secretary Carol Harmes.

**MEETING CALLED TO ORDER AND ROLL CALL**

Mayor Corkum called the meeting to order and CAO Boyd reported that all Council members were in attendance, with the exception of Deputy Mayor Larry Honey who is ill.

**APPROVAL OF THE AGENDA**

It was moved by Councilor Mark Pearl and seconded by Councilor Nola Folker-Hill

**that the agenda be approved with the addition of:**

***7 (d) Bellanger Letter to PRAC***

***8 (a) Jan Sweet***

**MOTION CARRIED**

**MOMENT OF SILENCE**

Those in attendance observed a Moment of Silence in memory of Jane (Wallace) Murphy, a seasonal employee of the Kentville Information Centre, who passed on recently.

**PRESENTATIONS**

None

**APPROVAL OF THE MINUTES**

**(a) March 14, 2007**

It was moved by Councilor Bernie Cooper and seconded by Councilor Eric Bolland

**that the Minutes of March 14, 2007 be approved with no errors or omissions.**

**MOTION CARRIED**

**BUSINESS ARISING FROM THE MINUTES**

**(a) Tabled Motion – KVFD Capital Budget (Area Rate 2007)**

A copy of the report from the Fire Department, attached, outlined the area rate requirements for 2007-2008. In this, it was noted that the amount budgeted

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for 2007-2008 was \$388,900, which was an increase of \$24,500. (This is reflected in an area rate of \$.0476.) The budget also includes a replacement of the rescue unit, which was 17 years old.

Some councilors felt that as it might appear presumptuous for Town Council to approve this budget prior to the rate payers' meeting of March 21<sup>st</sup>, and as delay of approval would not adversely affect this process, the matter was tabled until the April meeting of Council. At the rate-payers' meeting the budget of \$388,900 was passed, although the rate was reduced to \$.045, as a result of assessments from the County of Kings.

Therefore, it was moved by Councilor Dennis Kehoe and seconded by Councilor Bernie Cooper

**that the matter be returned to the table.**

**MOTION CARRIED**

With no further discussion, the question was called.

**and the Capital Budget of \$388,900 and Area Rate for 2007 (at \$.045) be approved as per the attached report.**

**MOTION CARRIED**

**REPORTS AND  
RECOMMENDATIONS**

- (a) Council Advisory Committee**
- (i) CP Land Guiding Principles**

Councilor Mark Pearl stated that at a recent meeting of Council Advisory Committee, it was noted that Brian Desloges, a member of the Kentville Community Development Committee, presented those guiding principles established for the development of the CP Lands, and asked that these be ratified by Council.

Therefore, it was moved by Councilor Mark Pearl and seconded by Councilor Bernie Cooper

**that the following Guiding Principles, submitted by the Kentville Community Development Committee, be received and recommended to the Planning Department in consideration for future development of**

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**the Kentville Futures Site.**

- 1. A second bridge crossing is needed to accommodate access to new commercial and residential properties, and to help circulate additional traffic volumes and flow through the CP development area. The new bridge will also provide connections to existing water and sewer services on the north side of the Cornwallis River. The second bridge should be addressed as integral and coincidental with development of the CP Lands.**
  
- 2. A new flood control dyke is required to be constructed along the Cornwallis River. This flood control dyke and its associated lands, while on the CP lands, is a necessary flood control measure to protect the downtown and should be constructed independently of the development of the CP Lands.**
  
- 3. The CP Lands should be developed along the principle of a development "gradient". Specifically, new downtown style commercial uses should be developed adjacent to the existing downtown core. Moving west, commercial development would change seeing a reduction in height and density from the existing traditional downtown core eventually changing to a multi-family residential use and density, to create a new population base within the downtown core area.**
  
- 4. The preferred development mix is a minimum 60% multi-family residential development with the remaining 40% used for commercial opportunities. This mix is based on a strong desire to provide residential development within the downtown core, but more importantly to maintain a vibrant existing downtown**

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- core, that is complimented by new commercial, rather than see a shift from and abandonment of existing older buildings to new more modern opportunities on the CP lands.
5. With the need to develop a flood control dyke along the Cornwallis River, the lands associated with this dyke should be dedicated as Parkland and Open Space. These dyke lands should be developed by the Town and remain as a river walkway and park system. All municipal sidewalks and residential development should connect to this new River Park. No other parks are necessary within the development areas proposed.
  6. Development of a road network that will allow for maximized development of the CP Lands.
  7. Developers will be required to start construction of their specific development project within 12 months, dated from the time of purchase of the property.
  8. Timing requirement for the sale of land (time to get information out and RFP timeline) is 60 days for response.
  9. Work towards expropriation, or potential purchase, of the Welton property. The RFP will be issued, excluding the Welton property.
  10. If and when the KEED property and their new residential proposal should ever revert back to Town ownership, it should be included in the CP Lands parcel and would be only considered for commercial development with the same density and character as the existing downtown.

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**(ii) TBR – Kentville Future’s Site 2006-2007**

Councilor Mark Pearl stated that at a recent meeting of Council Advisory Committee, Finance Director Crowell reported that in order to continue remediation of the Kentville Futures Site, a temporary borrowing resolution is required.

Therefore, it was moved by Councilor Mark Pearl and seconded by Councilor Dennis Kehoe

**that Town Council approves the TBR 06/07-04 – Land – Kentville Futures Site in the amount of \$500,000.**

**MOTION CARRIED**

**(iii) CPI Salary Increases**

Councilor Mark Pearl stated that at a recent meeting of Council Advisory Committee, Director Crowell reported that the CPI factor is based on the average CPI for the province for the period March the prior year, to February the current year, as posted by Statistics Canada. She added that for this period, the average cost of living is 1.8%.

Therefore, it was moved by Councilor Mark Pearl and seconded by Councilor Dennis Kehoe

**that the cost of living increase be granted to non-union employees of the Town, effective April 1, 2007 for the rate of 1.8% .**

**MOTION CARRIED**

**(iv) Withdrawal Capital Reserve – Various 2006-2007**

Councilor Mark Pearl stated that at a recent meeting of Council Advisory Committee, Director Crowell reported that late invoices have arrived relating to capital construction for 2006-2007, and these cost additions must now be funded. She indicated the list of items needing funding and stated that currently, the Town’s Capital Reserve contains \$171,449 (unrestricted \$169,846; Kentville Futures – Nil; Restricted - \$1,603), and after the withdrawal, the Capital Reserve will have a balance of \$156,940

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(unrestricted - \$155,337; Kentville Futures – Nil;  
Restricted - \$1,603).

Therefore, it was moved by Councilor Mark Pearl and  
seconded by Councilor Nola Folker-Hill

**that funds in the amount of \$14,509.28 be  
withdrawn from Capital Reserve to fund  
capital constructions costs for 2006/2007.**

**MOTION CARRIED**

**(v) Sewer Bylaw – First Reading**

Councilor Mark Pearl stated that at a recent meeting of  
Council Advisory Committee, Solicitor Geoff Muttart  
reported that the draft Sewer Bylaw (attached) replaces  
a presently existing bylaw, ( which is very much out of  
date) and provides for regulation in the connection and  
discharge of effluent into the sewers of the Town of  
Kentville. He further pointed out that as many controls  
relating to sewerage could be found in the MGA, they  
are not repeated in this bylaw, as this document serves  
to supplement that legislation.

A review of the proposed Sewer Bylaw pointed out a  
section for definitions, connections, use of sewers,  
sampling and analysis, spills, reports, maintenance  
access points, disconnection, fees, offences, costs and  
repeals.

Therefore, it was moved by Councilor Mark Pearl and  
seconded by Councilor Eric Bolland

**that First Reading of the Sewer Bylaw be  
given.**

**MOTION CARRIED**

**(vi) Sewer Bylaw – Public Meeting**

Councilor Mark Pearl stated that at a recent meeting of  
Council Advisory Committee, the newly crafted Sewer  
Bylaw was approved for recommendation to Town  
Council. This document allows the Town to take a  
more direct approach in identifying, monitoring and  
controlling the amount of industrial waste being  
discharged into the Town's sewer lines, and allows for  
enforcement through penalties (or law suits) to correct

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these abuses to the system.

It was understood that several industries operating in the Town do not meet the required BOD levels and that compliance to reduce these levels would be costly to them. Although the Town is not required to provide a public meeting session for this bylaw, Council members felt that this would allow the opportunity to introduce this legislation, identify the impact that overloading the waste water streams has on the environment and on the economics of the Town, and to gather any feedback from those who will be most affected.

Therefore, it was moved by Councilor Mark Pearl and seconded by Councilor Dennis Kehoe

**that a public input session be held between first and second reading of this bylaw on May 7<sup>th</sup>, 2007 at 7:00 p.m.**

**MOTION CARRIED**

**(vii) KWC – Rules and Regulations – Amendments**

Councilor Mark Pearl stated that at a recent meeting of Council Advisory Committee, a draft amendment to the Rules and Regulations Governing the Supply of Water by the Kentville Water Commission was presented by Director Hal Henderson. He outlined a number of changes which would allow for the clarification and/or updating of this document, and recommended approval by Council prior to it being forwarded to the Utility and Review Board.

Therefore, it was moved by Councilor Mark Pearl and seconded by Councilor Eric Bolland

**that the KWC Rules and Regulations amendments be accepted, as proposed.**

**MOTION CARRIED**

**(viii) Kings Transit Authority Budget**

Councilor Mark Pearl stated that at a recent meeting of Council Advisory Committee, it was noted that in

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accordance to the funding formula, the Town of Kentville contributes 20% towards the budget for Kings Transit Authority, which this year, represents \$67,035 of the \$335,176 budget being proposed. Various aspects of this budget were reviewed in great detail at a meeting held on February 28<sup>th</sup> for this purpose.

Therefore, it was moved by Councilor Mark Pearl and seconded by Councilor Bernie Cooper

**that the Budget for Kings Transit Authority be approved.**

**MOTION CARRIED**

**(ix) NKEC Hockey Team – Provincial Champions**  
Councilor Mark Pearl stated that at a recent meeting of Council Advisory Committee, it was noted that our local high school has won the Provincial Hockey Championships for the second time in three years, and should be recognized for this achievement.

Therefore, it was moved by Councilor Mark Pearl and seconded by Councilor Eric Bolland

**that Council publicly recognizes the achievement of the Northeast Kings Educational Centre's Hockey Team (at the following public meeting of Council) for winning the provincials this year.**

**MOTION CARRIED**

**(a) Finance**  
**(i) Director's Report**

Director Debra Crowell reported that as of March 31<sup>st</sup>, year-end procedures are well underway, as is the work associated with the 2007-2008 budgets. She added that Schedules A and B have not been included this month as the department is beginning year-end financial statements and these reports would not be relevant. Schedule C (Summary of Outstanding Taxes) indicates that \$29,282 has not been collected, which reflects 99.5% collected. Budget meetings have been



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scheduled for the next few weeks and the audit is booked for May 22<sup>nd</sup>.

It was moved by Councilor Bernie Cooper and seconded by Councilor Dennis Kehoe

**that the report prepared by the Finance Director be received.**

**MOTION CARRIED**

**(b) Planning and Development  
(i) Director's Report**

Director Gentleman reported that there were 6 permits issued during the month, with a building total of \$1,067,000, for a yearly total of \$1,763,061.

She added that an occupancy permit was issued to Mr. Tan for the 5 room boarding house, however, unfortunately, the following day, the sprinklers burst and flooded the building. The NS Planning Directors continue with plans for the conference in May; meetings have been held with Shannex and Cassedele to discuss the development of the senior's facility; and staff has been meeting with Kings County staff to discuss an integrated system to expedite the issuance of development and building permits.

It was moved by Councilor Nola Folker-Hill and seconded Councilor Mark Pearl

**that the report from the Director of Planning and Development (attached) be received.**

**MOTION CARRIED**

**(ii) Committee Report**

Councilor Nola Folker-Hill reported that the committee met on April 2<sup>nd</sup> and a request was made to post minutes of PAC on the website. She added that there will be 2 or 3 members attending the Planning Conference and the next committee meeting is scheduled for June 11<sup>th</sup>.

*(Note: The inclusion of committee minutes on the website will be discussed at the next CAC meeting.)*

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**(c) Fire**

**(i) Chief's Report**

Chief Ripley provided a statistical report for the month of March, (as attached), in which he broke down the type and number of Town and County alarms, mutual aid and the total kilometres travelled. It was noted that 90 kilometers were travelled for Kentville alarms, 1662 travelled for County alarms and 630 kilometers traveled for Mutual Aid.

It was moved by Councilor Dennis Kehoe and seconded by Councilor Eric Bolland

**that the report from the Fire Chief be received.**

**MOTION CARRIED**

**(ii) Governance Committee Report**

Councilor Dennis Kehoe reported that at the committee meeting (held the night prior to the public meeting), the Capital Budget was discussed.

**(e) Parks and Recreation**

**(i) Director's Report**

A report from Director Mark Phillips outlined that the arena continues to be busy with a number of scheduled events, (i.e. equipment and home shows, yard sales, wrestling, flea markets and Apple Blossom events.) He added that Friends of the Library meetings continue and that this group has held a Sustainability Workshop. With the Ducks Unlimited project, a meeting was held with the Rotary Club regarding Capital Works Projects, and there seems some interest by the Rotary Club in supporting trail development.

He listed several meetings and events in which he has taken part, and stated that the Capital and Operating budgets have been presented to the Parks and Recreation Advisory Committee and another meeting is scheduled for later in the month.

It was moved by Councilor Mark Pearl and seconded by Councilor Eric Bolland

**that the report from the Director of Parks**

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**and Recreation (attached) be received.**

**MOTION CARRIED**

**(ii) Committee Report**

Councilor Mark Pearl had nothing further to report at this time.

**(f) Police**

**(i) Chief's Report**

Chief Mander reported that two parole violators were apprehended recently in town and these individuals were also responsible for a number of crimes in Western Nova Scotia. Further, he added that officers spent 42 hours in March on foot patrol, compared to 89 in 2006 and 84 in 2005.

It was moved by Councilor Dennis Kehoe and seconded by Councilor Nola Folker-Hill

**that the report from the Police Chief (attached) be received.**

**MOTION CARRIED**

**(ii) Board Report**

Councilor Dennis Kehoe reported that the committee met and dealt with the Operating Budget. He added that he assumed that the reduction of foot patrol hours was as a result of the weather.

**(g) Transportation Services**

**(i) Director's Report**

Director Henderson reported that clean-up work has begun; that a new Temporary Workplace Traffic Control Manual has been drafted to include the new changes and requirements being imposed. (These changes will involve increased personnel and costs to the Town.) Also, First Reading of the new Sewer Bylaw was proposed earlier in the meeting, as was a public meeting prior to the Second Reading. A copy of this document was sent to the Regional Sewer Committee.

Lastly, he noted that spring clean will take place on Monday, April 30<sup>th</sup>.

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It was moved by Councilor Bernie Cooper and  
seconded by Councilor Eric Bolland

**that the report prepared by the Director of  
Transportation Services (attached) be  
received.**

**MOTION CARRIED**

*(Note: CAO Boyd confirmed (in response to a query)  
that a contractor is hired in the spring to repair lawns  
and asphalt curbing, although irrigation systems are  
not repaired if on the 10 foot Town right-of-way.)*

**(ii) Committee Report**

Councilor Bernie Cooper reported that the committee  
has had a number of meetings relating to budgets.

**(h) Water Commission**

**(i) Directors Report**

Director Henderson reported that the 2007-2008  
Capital Budget has been approved by the Water  
Commission and approval by NSURB is expected  
shortly, following which tenders will be prepared  
where necessary. Work continues on the Operating  
Budgets. He added that requirements by the NS  
Department of Environment and Labour and the  
Canadian Drinking Water Guidelines will mean  
several additional tests to be undertaken, and the costs  
for these will climb to around \$50,000, compared to  
the average of \$17,000 per year. These testing costs  
will have a significant impact on future water rates.

It was moved by Councilor Dennis Kehoe and  
seconded by Councilor Mark Pearl

**that the Director's Report (attached) be  
received.**

**MOTION CARRIED**

**(ii) Commission Report**

Mayor David Corkum reported that there was nothing  
further to add at this time.

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**(i) Valley Waste Resource Management Authority**

**(i) Representative's Report**

Councilor Mark Pearl reiterated items from the report prepared by Deputy Mayor Larry Honey (attached) and stated that work continues with the use of Summary Offence Tickets (for enforcement and compliance of the rules); that the financial surplus is increasing and may exceed \$500,000 and allocation of these funds will be determined later; new office space, the purchase of new green carts, the Provincial Waste Management Strategy review and new rules for Specified Risk Materials and Prohibited Materials were also addressed. The next meeting will be on April 18<sup>th</sup>.

It was moved by Councilor Mark Pearl and seconded by Councilor Bernie Cooper

**that the report from the representative of the Valley Waste Management Authority be received.**

**MOTION CARRIED**

Points from Discussion

- There is a movement to substitute the green bags for garbage, with clear bags, so as to better control what goes into the garbage stream.
- Scotia Recycling is discussing this issue with Valley Waste and it may be in effect within 10 months.

**(j) Kings Community Economic Development**

**(i) Representative's Report**

Councilor Eric Bolland welcomed members from Kings CED in the audience and stated that a written report (attached) outlined the work being done by this agency. In this, it was noted that the Business Showcase and Luncheon was a big success with over 100 participants. The *Service First* training (April 11<sup>th</sup> at Rosie's) will offer two sessions.

Councilor Bolland added that the Kings CED Eco Kings team has been reactivated, and a recent

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presentation was given on the Anti-Idling Campaign. This was well attended, and similar programs will be initiated in other communities.

It was moved by Councilor Eric Bolland and seconded by Councilor Bernie Cooper

**that the report from the representative of the Kings Community Economic Development be received.**

**MOTION CARRIED**

**(k) Kentville Community Development Committee**

**(i) Report**

As Erin Mason was not in attendance, (due to a death in her family), Mayor Corkum presented some items on her behalf. He stated that Kentville's Representative (Erin Mason) is doing a fabulous job and that the very successful Business Showcase may be the first of many more to come. Also, plans are underway for training sessions for front line staff, and at a recent meeting of KCDC, it was noted that there are some very active members on the committee who will add a great deal of enthusiasm and support.

**(l) Kings Transit Authority Representative's Report**

Councilor Mark Pearl reported (as per the attached report) that revenue to date is \$568,385 (2006 - \$523,385); that Linda Ramsay is on site as the acting general manager; and that RFPs have been issued. A placement firm has been hired to conduct the hiring process and the next meeting regarding that will be April 17<sup>th</sup>. The revised strategic plan has been approved; the Public Transportation Agreement is complete, and KTA is awaiting a cheque from the Province. (A Presentation Ceremony will be scheduled for this funding.) Lastly, he added that a new payroll system has been approved for May 1<sup>st</sup>.

It was moved by Councilor Mark Pearl and seconded by Councilor Bernie Cooper

**that the report from the representative of**

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**Kings Transit Authority be received.**

**MOTION CARRIED**

**(m) Councilor's Report**

Councilor Bernie Cooper had nothing further to report. Councilor Eric Bolland reported that he attended all meetings, except Kings CED; he attended a conference in Halifax for the Green Communities Canada Conference and the launch of the new Destination South West Nova program.

Councilor Dennis Kehoe had nothing further to report. Councilor Mark Pearl had nothing further to report. Councilor Nola Folker-Hill had nothing further to report.

**(n) Mayor's Report**

Mayor David Corkum gave an outline of the meetings and events that he has attended over the last month, pointing out that the Business Showcase was a wonderful event – well represented and a good networking opportunity. He also added that the Provincial Volunteer Luncheon in Halifax was excellent and that Garth Calkin got a standing ovation when introduced as our Town's Representative. Mr. Calkin will be 100 years old on May 18, and his family will be holding a birthday party for him from 3:30 pm to 5 pm at KenWo Golf and Country Club. He will also be honoured at the Rotary Past President's Luncheon next Monday.

**(o) Chief Administrative Officer's Report**

CAO Boyd made reference to the attached report and added that the Irving Oil site work continues and this will allow the completion of the road; the Keed project is still inactive; the Shannex project principals have been in contact with the office and Environmental Solutions and Environmental Solutions will attend CAC to report on ongoing costs for remediation of the site.

**CORRESPONDENCE**

**(a) Valley Wildcats**

A letter was received from President Ted Agombar in which the club thanked the Town for accommodating them at the Kentville Arena and felt that staff and the

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facility were very acceptable for their needs.

**(b) Ian Maxwell – April 4, 2007**

A letter from this developer pointed out the work required as part of changes to his cul-de-sac, and the issues to which he is not prepared to conform.

It was moved by Councilor Mark Pearl and seconded by Councilor Dennis Kehoe

**that the letter be received.**

**MOTION CARRIED**

**(c) Robbins – Bonavista Park**

Shauna Robbins of 17 Anderson Blvd. submitted a letter to Council showing her support for the nature trail proposed for the Bonavista Subdivision.

It was moved by Councilor Dennis Kehoe and seconded by Councilor Mark Pearl

**that the letter be received.**

**MOTION CARRIED**

**(d) Baldwin – Bonavista Park**

Greg Baldwin of Bonavista Subdivision submitted a letter to Council pointing out that many residents on the perimeter of the proposed park are in opposition to the park's construction.

It was moved by Councilor Mark Pearl and seconded by Councilor Dennis Kehoe

**that the letter be received.**

**MOTION CARRIED**

Points from Discussion

- This letter will be shared with the Parks and Recreation Advisory Committee.
- Alternative sites for this park have been investigated.

**(e) Belanger Letter to PRAC**

Councilor Nola Folker-Hill noted that this letter was



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not forwarded on to the Parks and Recreation Advisory Committee, as expected and asked that this be done.

It was moved by Councilor Nola Folker-Hill and seconded by Councilor Dennis Kehoe

**that this letter be sent to Parks and Recreation Advisory Committee.**

**MOTION CARRIED**

**NEW BUSINESS**

**(a) Jan Sweet**

Mayor Corkum reported that a previous resident of Kentville (now living in Toronto), has become well-known as an artist and she, along with her husband (a contractor) have renovated their home. Their efforts have been recognized extensively and have been published in the magazine - Home in Style. Her painting of Cape Split was also noted in this magazine, and rumour is that it will be brought back to the area to be displayed in the lobby of a local hotel.

It was moved by Councilor Dennis Kehoe and seconded by Councilor Eric Bolland

**that a letter be sent to Jan Sweet, congratulating her and her husband on the acknowledgement they have received for their talents.**

**MOTION CARRIED**

**PUBLIC COMMENT PERIOD**

Mayor Corkum asked that any members in the audience come forward for comments. No comments were made.

**ADJOURNMENT**

It was moved by Councilor Dennis Kehoe and seconded by Councilor Bernie Cooper

**that the meeting adjourn at 8:10 p.m.**

**MOTION CARRIED**